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**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

☎ 9422071531, 9373842968 E-mail : ravindrabhutadaltr@yahoo.com

2) Flat No. 101, 1<sup>st</sup> Floor, "Shrinivas Chambers-A", Naik Chowk, Ring Road, Latur - 413531 ☎ 7588114531

**Pune Office :** Office No. 04, Ground Floor, Swami Samarth Complex, Nana Peth Pune - 411011

☎ 9850158949

**Mumbai 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-2023-2024/03

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		
3.	List of documents produced for perusal			
	i) Copy of Index-2	: 8427/2020	Dated : 14/10/2020	Thane-9
	ii) Copy of CC Certificate No.	:		Dated : 31/10/2007
	iii) Copy of OC Certificate No.	:		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)	Pournima M Wadkar,		
5.	Brief description of the property	Residential Flat		
6.	Location of property	Residential Flat Premises, Flat No. 103, 1st 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) Door No.	Flat No. 103		
	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. 103, 1st 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
12	North	:	Road
	Dimensions of the site	:	
	East	:	---
	West	:	---
13	South	:	---
	North	:	---
13	Extent of the site	:	Carpet area - 458.33 Sq. Ft. Built up - 550.00 Sq. Ft. (51.10 Sq. Mt.)
14	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 - 458.33 Sq. Ft. Built up - 550.00 Sq. Ft. (51.10 Sq. Mt.)
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	occupied by the owner
<b>FLAT BUILDING</b>			
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. 103 (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
<b>III FLAT</b>		
1	The floor on which the flat is situated	: 1st Floor,
2	Door No. of the flat	: Flat No. 103
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
4	House Tax	: Not yet started
	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	: <b>Pournima M Wadkar</b>
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 - 550.00 Sq. Ft. (51.10 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 - 458.33 Sq. Ft.
12	Is it being used for Residential or Commercial purpose?	: Residential
13	Is it Owner-occupied or let out?	: Owner-occupied
<b>IV MARKETABILITY</b>		
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
<b>DATE</b>		
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 - 51.10 Sq. Mt. X Rs. 92,300/- = Rs. 47,16,530/-
<b>V1 COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	Depreciated building rate	: 0.00
	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	: <b>Rs. 13,000/-per Sq. Ft. on carpet area</b>



VALUATION DETAILS:			
DESCRIPTION	Quantity In Sq. Ft.	Rate Rs/Sq. Ft.	Present value (Rs.)
Carpet area	458 33 Sq. Ft.	Rs. 13,000/-	Rs. 59,58,290/-
Car Parking			----
Superfine finish & Furniture			----
Interior decorations			----
4. Potential Value, if any?			----
5. Share of common amenities, if any?			----
TOTAL (After Completion)			Rs. 59,58,290/-
		Say	Rs. 59,50,000/-
Rental value (Per month)			Rs. 14,000/-
Distress Value			Rs. 44,62,000/-

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. 59,50,000/- (Rupees Fifty Nine Lacs Fifty Thousands Only).

**RAVINDRA BHUTADA**  
CHARTERED ENGINEERS  
IER R. No. M-1705355  
Place: Mumbai GOVT. REGD. APPROVED VALUERS  
F-23070, IBBU/RV/04/2020/12983

RAVINDRA  
RAMNIWAS  
BHUTADA

Digitally signed by RAVINDRA  
RAMNIWAS BHUTADA  
Date: 2023.12.04 14:21:06  
10530



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. 59,50,000/- (Rupees Fifty Nine Lacs Fifty 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 from the system (i.e. LLMS/LOS) only.

Date: 4th DEC. 2023  
Place: Mumbai.



ther, 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,	<b>Ravindra R. Bhutada</b> <b>(Panel Valuer)</b>
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  
RAMNIWAS  
BHUTADA

Digitally signed by  
RAVINDRA RAMNIWAS  
on 04/12/2023  
Date: 2023.12.04 14:21:31  
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Ravindra R. Bhutada  
**RAVINDRA BHUTADA**  
CHARTERED ENGINEERS  
IER R. No. M-1705355  
GOVT. REGD. APPROVED VALUERS  
F-23070, IBBI//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.





19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he / it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his / its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspection and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he / it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he / it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation : For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he / it is unlikely to be able to devote adequate time to each of his / its assignments.

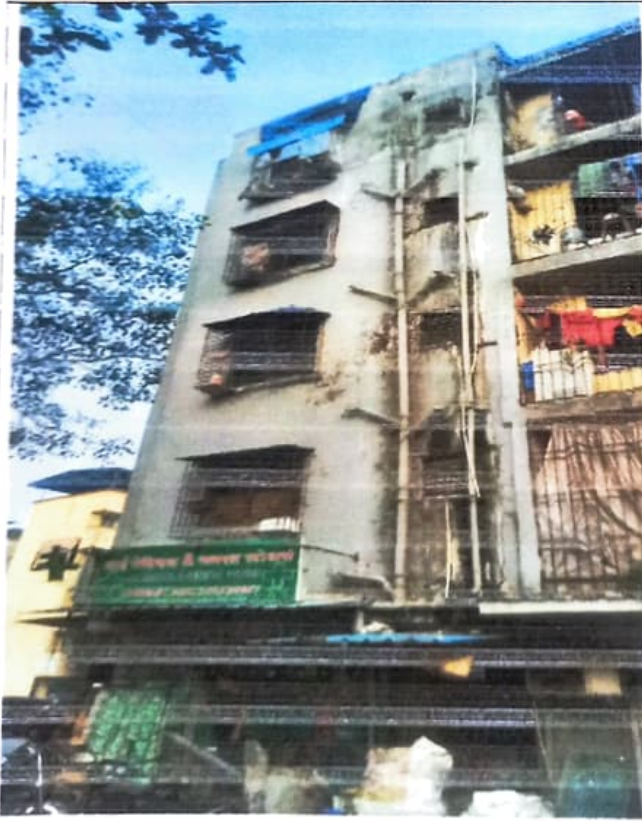
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.



SITE VISIT PHOTOS



IBBI/RV-  
04/2020-  
12933  
D. VALLER

READY RECKONER

DIVISION / VILLAGE - BELAPUR

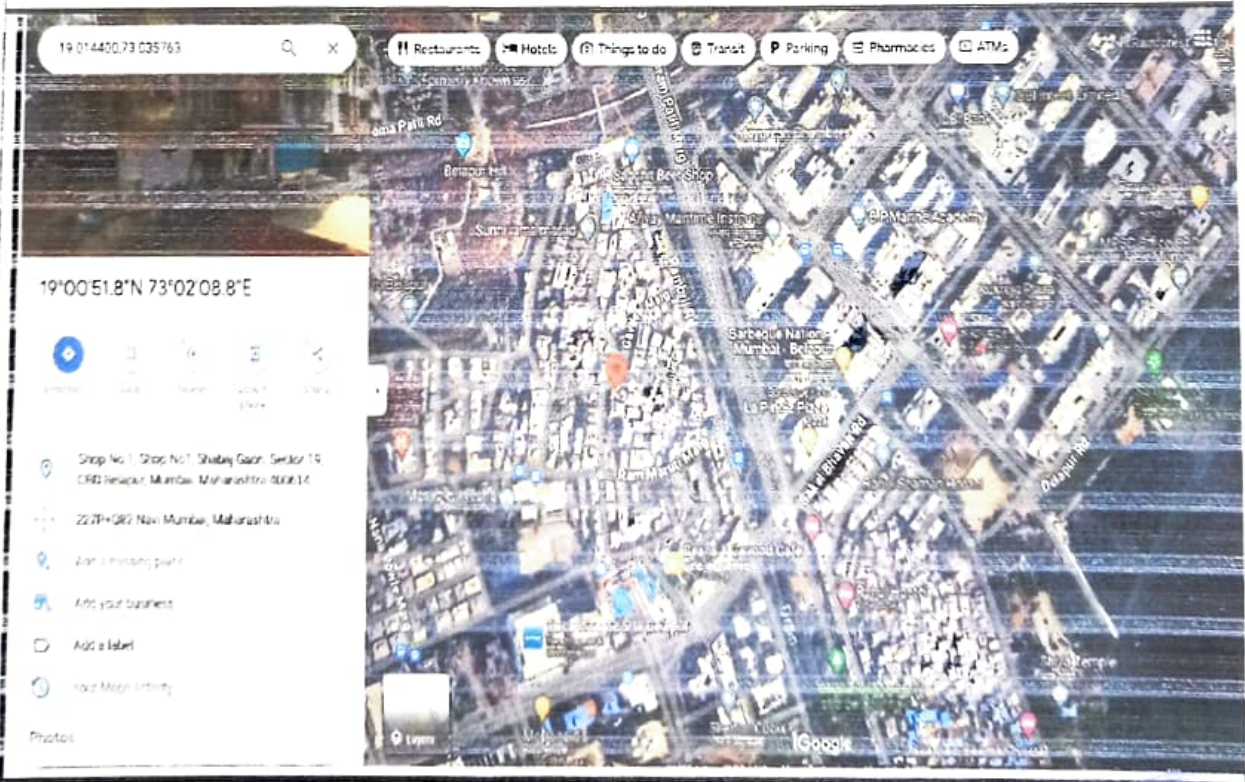
Commence From 1st April 2023 To 31st March 2024

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 EARTH 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

दुय्यम निबंधक महद्र दू नि टाणे 6

दस्तावेज क्रमांक. 4067/2023

नादणी :

Reqn.63m

गाव : बेलापूर

1) दस्तावेज प्रकार	अभिहन्नातरणपत्र
2) जाचसमा	4900000
3) बाजारभाष (भाषपट्ट्याच्या बाबतीतपट्ट्याक आकारणी देता कि पट्टेदार न समूह करावे)	4492979.4
4) असापन, पाटहिम्ना व परक्रमांक (असल्यास)	1) इतर माहिती : सदनिका नं 204 दुसरा मजला साई शक्ती ऑफ बेलापूर जहावाज साई शक्ती 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 चौरस मीटर कागपट) दस्त क्र टनन 6-10945-2022 दि. 25/08/2022 अन्वये मू श्रु व नों फी तय्यल नवी मुंबई मनपा
5) क्षेत्रफल	1) 40.565 चौ.मीटर
6) आकारणी किंवा जुबी दर्शान असून नव्हा	
7) दस्तावेज करून घेणाऱ्या / निहून ठेवणाऱ्या परक्रमांच नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मनीषा उतम बोईंग पार्टील 50 प्लॉट नं : - माला नं : - इमारतीचे नाव : - ब्लॉक नं : - गेड नं : गहणार २०४ दुसरा मजला साई शक्ती को ऑपरेटिव्ह होमिंग सोसायटी ली प्लॉट नं झेड-५ आणि झेड - ६ सेक्टर १९-२० जहावाज गाव सी वी डी बेलापूर नवी मुंबई महाराष्ट्र टाणे. 400614
8) दस्तावेज करून घेणाऱ्या परक्रमांच नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मोहम्मद आशिक 40 प्लॉट नं : - माला नं : - इमारतीचे नाव : - ब्लॉक नं : - गेड नं : गहणार २०२ चौथा मजला सबा अपार्टमेंट मालुद्दिन स्कुल च्या बाजूला पिराणीपाळा भिवंडी टाणे महाराष्ट्र THANE. 421302
9) दस्तावेज करून दिल्याचा दिनांक	21/03/2023
10) दस्त नादणी केल्याचा दिनांक	21/03/2023
11) अनुक्रमांक बंद व पुट्ट	4067/2023
12) बाजार भाषाप्रमाण मूद्रक शुल्क	100
13) बाजार भाषाप्रमाण नादणी शुल्क	100
14) शेर	
मन्वाकनामादी विचारात घेतलेला नसतील	

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



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

acres

Buy | Location | Property Type | Society | Landmark



Posted on 15/05/2023 | Ready to move

Verified

₹68 Lac  
Estimated EMI: ₹4,312

2BHK 2Baths  
Flat/Apartment for Sale

On Request Sector 20 Belapur, Near Mumbai

NOT AVAILABLE - Please refer to the status in the listing page

- Overview
- Dealer Details
- Price Trends
- Registry Record
- Location Map
- Documents



- Area**  
Carpet area: 553 sq.ft. (51 rooms)
- 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 Bed Rooms, 2 Bathrooms, Two Parking
- Add to Request**  
On Request Sector 20 Belapur, Near Mumbai
- Facing**  
West
- Property Age**  
5 to 10 Year Old

2 people already contacted since last week

Places nearby  
Sector 20 Belapur, Near Mumbai, Mumbai

View All (10)

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

SALE INSTANTLY 68.8 Lacs | 12,363/- Sq. Ft.

NOBROKER Buy

My Bookings

Sector 19 Add more..

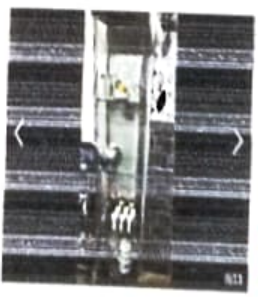
Search Save Search

Filters Premium Filters

- BHK Type: 1 RK, 1 BHK, 2 BHK, 3 BHK, 4 BHK, 4+ BHK
- New Builder Projects
- Price Range: ₹ 0 to ₹ 10 Cr
- Property Status: Under Construction, Ready
- Furnishing

2 BHK Flat In Omkar Villa For Sale In Sector 19, Belapur  
Near BCI Sector 19 Explore Nearby

₹90 Lacs ₹12,000 per sq.ft. ₹51,582/Month Estimated EM 750 sqft Builtup



- Don't Know Facing
- 2 Refrainers
- 2 BHK Apartment type
- Car Parking
- Get Owner Details

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



सूची क्र. 2

दुय्यम निबंधक : दु. नि. ठाणे 9

दस्तावेज क्र. : 8427/2020

मोहरी :

Regn 63m

माघाचे नाव : बेलापूर

करारनामा

4300000

3995722

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्धन : इतर माहिती: प्लॉट नं-103, 1वा मजला ब्लॉक अपार्टमेंट हाऊस नं-982/02 की सी एम नं-1187, मध्ये नं-106/2 साह्याय नाव सेक्टर-19 बेलापूर नवी मुंबई ( SECTOR NUMBER : 19 : )

1) 550 चौ.फूट

1): नाव:-महेस मोतीराम कुंभार - बच:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं-892, प्लॉट नं: साह्याय नाव सी डी बेलापूर नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400814 पॅन नं:-ASOPK77000

1): नाव:-वीर्जिमा एम भाडकर - बच:-48; पत्ता:-प्लॉट नं: रो हाऊस नं-डी-39, माळा नं:-, इमारतीचे नाव:-, प्लॉट नं: युनिट नं-1 सेक्टर-4 ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAPPW18780

14/10/2020

14/10/2020

8427/2020

129000

30000

सह दुय्यम निबंधक वर्ग 2 ठाणे क्र. ९

सहायक निबंधकचे नाव :-

सहायक निबंधकचे नाव :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



तजज - २  
दस्त क्रमांक ४१५५/२०२२  
१८/३६



नवी मुंबई  
मानगरपालिका

फ्लोर फ्लोर, नैजरा १११, से. वी. टी.,  
नवी मुंबई - ४०० ६१४.  
दुरध्वनि क्र. : २ २५४ ५० ५०

Navi Mumbai  
Municipal Corporation

1<sup>st</sup> FLOOR, NEMAPUR TOWER C.R.O.,  
NAVI MUMBAI - 400 614.  
TEL. NO. 2757 70 70

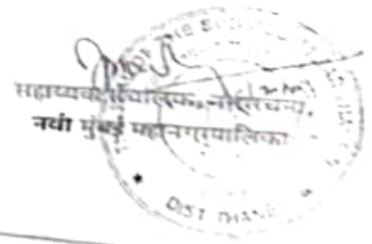
जा.क्र./नमुंमपा/सभनर/नवि/प्र.क्र. थ्री ८२०१/२०१  
दिनांक : २०.०६.२०२२

भोगवटा प्रमाणपत्र

नवी मुंबई येथील पर नं. ६९२/०२, सर्व्हे नं. १०६/०२ सि.टी. एम. नं. १११८७ जहाज्वान, येवदूर, नवी मुंबई या जागेचे मालक श्री. महेश मोतीराम कुंभार यांनी जागेवरील बांधकाम दि. ३१.१०.२००७ दाखला संबंधित यागविवरणद आकृती यास्तुविचारद, यांनी सादर केलेला आहे. सदर जागेची फाटणी दि. १५.०५.२०१० रोजी यागविवरणद करण्यात आलेली आहे. जागेवरील बांधकाम विभाग नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले अमून बांधकाम प्रारंभ प्रमाणपत्र दि. ३१.१०.२००७ नवी मुंबई केलेल्या शर्तीप्रमाणे पूर्ती केलेली आहे. त्यामुळे सदर जागेत रहिवास यापर करण्यास हरकत नाही. क्षेत्रफळाची तपशील खालीलप्रमाणे आहे.

- रहिवासाखालील बांधकाम क्षेत्र : ३२७.६६२ चौ.मी.
- एकूण : ३२७.६६२ चौ.मी.
- यावकनीखालील बांधकाम क्षेत्र : १८.८६५ चौ.मी.

तजज - ९  
दस्त क्र. ४१५५/२०२२  
१८/३६



जान्य अरुधे द्या मरण कायदाक नोंदणीकरण



**OZA ASSOCIATES**

**R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,  
REGISTERED APPROVED VALUER, PLANNER,  
REGISTERED ARCHITECT, R.C.C., DESIGNER  
REG. NO. MI23142-6, CAT No. 1/546/1999-2000.  
REG. 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**

**Chinchpokli RACPC**

**OF**

**Mrs. Pournima M. Wadkar**

**"RESIDENTIAL FLAT"**

**19°00'51.9"N 73°02'08.7"E**

**Flat No. 103, 1<sup>st</sup> Floor, "Om Apartment", House No.  
962/02, Shahabaj Village, Sector 19, Village Belapur,  
Navi Mumbai, Taluka Thane, District Thane 400614**



Ref. No. OZAVAL/SBUCCPL/2021-22/ 8905

Date: 16/06/2021

To,  
 State Bank of India,  
 Chinchpokli RACPC,  
 Mumbai

**VALUATION REPORT**

1. GENERAL		
1	Purpose for which valuation is made	: To determine the Fair Market Value of the property
2	a) Date of inspection	: 16/06/2021
	b) Date on which the valuation is made	: 16/06/2021
3	List of documents produced for perusal	: Agreement for Sale (Dt. 14/10/2020) Index II Rg No. 8427/2020 (Thane 09)
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)	: <b>Mrs. Pournima M. Wadkar</b>
5	Brief description of the property	: Flat No. 103, 1 <sup>st</sup> Floor, "Om Apartment", House No. 962/02, Shahabaj Village, Sector 19, Village Belapur, Navi Mumbai, Taluka Thane, District Thane 400614
6	Location of property	
	a) Plot No. / Survey No.	: Survey No. 106/2
	b) Door No.	: Flat No. 103
	c) C.T. S. No. / Village	: C.T.S No. 1187, Village Belapur
	d) Ward / Taluka	: 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	: Belapur
	Residential Area, Commercial Area, Industrial Area or Mixed area	: Residential and Commercial Area
9	Classification of the area	
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Navi Mumbai Municipal Corporation (NMMC) Authority
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /	: No



	cantonment area		
12	Boundaries of the property	A	B
	Dimensions of the side	As per Agreement	As per Site Investigation
	North	-	Road
	South	-	Other Bldg
	East	-	Lalchand Koli Bldg
	West	-	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	
<b>II. APARTMENT BUILDING</b>			
1	Nature of the Apartment	: The said property Flat No. 103 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 Belapur, NMMC Authority	
	Door No. Street or Road (PIN Code)	: 400614	
3	Description of the locality (Residential / Commercial / Mixed)	: Mixed	
4	Year of Construction	: 2013 (As per Site Investigation) (Actual may vary)	
5	Number of Floors	: Ground + 4 Floors	
6	Type of Structure	: RCC Framed Structure	
7	Number of Dwelling units in the building	: -	
8	Quality of Construction	: Good	
9	Appearance of the Building	: Good	
10	Maintenance of the Building	: Regular maintenance required	
11	Facilities Available		
	Lift	: Yes	
	Protected Water Supply	: Yes	
	Underground Sewerage	: Yes	
	Car Parking – Open / Covered	: -	
	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	: 1 <sup>st</sup> Floor	
2	Door No. of the flat	: Flat No. 103	
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?	:	Well maintained
7	Sale Deed executed in the name of	:	Mrs. Pournima M. Wadkar
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: 51.10 Sq. Mtr. equivalent to 550.00 Sq. Ft. (As per Agreement)
10	What is the floor space index (approx.)?	:	Not Known
11	What is the Carpet Area of the flat?	:	Carpet Area: 42.58 Sq. Mtr equivalent to 458.33 Sq. Ft.
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?	:	N.A.
<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. 13,000.00/- to Rs. 21,500.00/- per Sq. Ft. for Carpet Area in the locality for similar type of property (varying based on amenities and location)
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. 78,200.00/- per Sq. Mtr. for Built up Area Rs. 7,264.95/- 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. 1200.00/- per sq. ft. for the similar type of construction

# ZA ASSOCIATES

**R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,  
PROVED VALUER, PLANNER,  
OR, R.C.C., DESIGNER  
M123142-6, CAT No. 1546/1999-2000,  
24333, M.L.C.A., B.E. CIVIL



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info@ozaassociates.com

Age of the building	:	8 years (As per Site Investigation)
Life of the building estimates	:	52 years residual age if properly maintained
Depreciation percentage assuming the salvage value as 10%	:	90%
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. 6,822.74/- per sq. ft
Area	:	550.00 Sq. Ft. built up area
Total Composite Rate	:	Rs. 39,95,722.00/- 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. 13,000.00/- to Rs. 21,500.00/- per Sq. Ft. Carpet.
- As per our opinion the fair market value of **Rs. 15,000.00/- per Sq. Ft. for Carpet Area of the flat** is reasonable and worth. Considering all the factors such as amenities, Location, Special Features, provided 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 (Inc of Car Parking, if any)	458.33 Sq. Ft. Carpet Area	Rs. 15,000.00/-	Rs. 68,74,950.00/-
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. 68,74,950.00/-</b>
	<b>Say in Rs/-</b>			<b>Rs. 68,75,000.00/-</b>

i. Realizable Value:- Rs. 68,75,000.00/-

ii. Rental Value of the Property: Rs. 10,000.00 to Rs. 13,000.00 per month /-

iii. Insurance Value :- Rs. 5,94,000.00/-



# OZA ASSOCIATES

**R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,  
REGISTERED APPROVED VALUER, PLANNER,  
REGISTERED ARCHITECT, R.C.C., DESIGNER  
MI23142-6, CAT No. 1/546-1999-2000.  
24333, M.I.C.A., B.E. CIVIL



AN ISO 9001:2015 CERTIFIED CO.

Tel: 0240-2321506, 9823162241

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info@ozaassociates.com

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. 68,75,000.00/- (Rupees Sixty Eight Lacs and Seventy Five Thousand only)**.

**Place:** Mumbai

**Date:** 16/06/2021



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)

**(ANNEXURE-I)****Format of undertaking to be submitted by Individuals/ proprietor/ partners/  
Directors 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 **16/06/2021** 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 **16/06/2021**. 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. LIMS/LOS) only.
  - Further, I hereby provide the following information.

S r n o	Particulars	Valuer comment
1.	Background information of the asset being valued	Residential Flat
2.	Purpose of valuation and appointing	To determine the Fair Market Value of the property



# OZA ASSOCIATES

**R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,  
REGISTERED VALUER, PLANNER,  
REGISTERED ARCHITECT, R.C.C. DESIGNER  
MI23142-6, CAT No. 1/546/1999-2000,  
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

3.	authority	
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: <b>16/06/2021</b>
6.	Inspections and/or investigations undertaken;	Physical visual inspection of the property
7.	Nature and sources of the information used or relied upon;	Assumptions are made to the best of our knowledge and belief. Reliance is based on the information provided to us by the identifier and the client based on circumstances/information provided/material content
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where the value is estimates based on instances of sales/quotes of similar assets in the market
9.	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10.	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property
11.	Major factors that were not taken into account during the valuation;	Factors not mentioned in point no. 10
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.	

## DISCLAIMERS

\*Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.

\*The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.

\*The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.

\*As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.

\*Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.

\*It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. Oza Associates within 15 days and Oza Associates is not responsible for any change in contents after expiry of 15 days from the date of the report.

\*Encumbrances of loan, Govt. and other statutory dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.





Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

Home

Valuation Rules User Manual

Close

Year  
2021/2022

Language  
English

Selected District ठाणे  
Select Taluka ठाणे  
Select Village गावाचे नाव : बेलापूर  
Search By  Survey No  Location

SurveyNo 27 /345-बेलापूर नोड सेक्टर क्र. 15अ  
SurveyNo 27 /346-बेलापूर नोड सेक्टर क्र. 19 व 20  
SurveyNo 27 /347-बेलापूर नोड सेक्टर क्र. 21  
SurveyNo 27 /348-बेलापूर नोड सेक्टर क्र. 22  
SurveyNo 27 /349-बेलापूर नोड सेक्टर क्र. 23

सर्व्हे नंबर	पिनकोड	एरिया	एरिया	एरिया	एरिया	एरिया	एरिया
27800	65300	78300	113300	78300			चौ. मीटर
30600	78200	87900	109100	87900			चौ. मीटर
28800	72600	88800	113600	88800			चौ. मीटर
23500	58800	74900	96100	74900			चौ. मीटर
24100	57500	83800	94800	83800			चौ. मीटर
12345678							



Survey Number



# TYPES OF PROPERTY AND PRICE TREND FROM ONLINE PROPERTY SEARCH

**2 Lac**      **1BHK 2Baths**

**Carpet rate = Rs. 16,000.00/- per sq. ft.**

STATUS: AVAILABLE      Price Trends

Dealer Details      Recommendations      Price Trends

Super Built up area 360 sq.ft.      1 Bedroom, 2 Bathrooms, No Balcony

Carpet area: 450 sq.ft.

₹ 22 Lac      ₹ 12,857 per sq.ft.

Nights Gardens Belapur, Mumbai, Maharashtra

1st of 4 floors      East

Main Road Park/Garden      10+ Year Old

Request Photos

Why should you consider this property

Close to School      Close to Hospital      Close to Market

Resale      Yes      1 Open      Co-operative S.      Yes      Voted by Municipal corpora      Semi furnished      None

VV4472170

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**₹ 1.69 Cr**      **2 BHK 1250 Sq-ft Flat**

See Other Charges      For Sale Resale, New Mumbai

**Carpet rate = Rs. 19,204.54/- per sq. ft.**

Agent: Rushikesh Pawar      Contact Now

PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
<p>See photos</p> <p>2 See Dimensions</p> <p>Super area: 1250 sqft - ₹ 13,560/sqft</p> <p>Developer: <a href="#">U/D Developers</a></p> <p>Status: Ready to Move</p>	<p>Bedrooms: 2</p> <p>Bathrooms: 2</p> <p>Carpet area: 880 sqft - ₹ 19,204/sqft</p> <p>Project: <a href="#">The Oasis</a></p> <p>Transaction type: Resale</p>	<p>Listing ID: 29%</p> <p>6 (Out of 13 Floors)</p> <p>None</p>	<p>Contact Agent      Save for Later</p> <p>Share Project Feedback</p>

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**₹ 1.55 Cr**      **2 BHK 1110 Sq-ft Flat**

See Other Charges      For Sale Resale, Taloj, Mumbai

**Carpet rate = Rs. 21,497.91/- per sq. ft.**

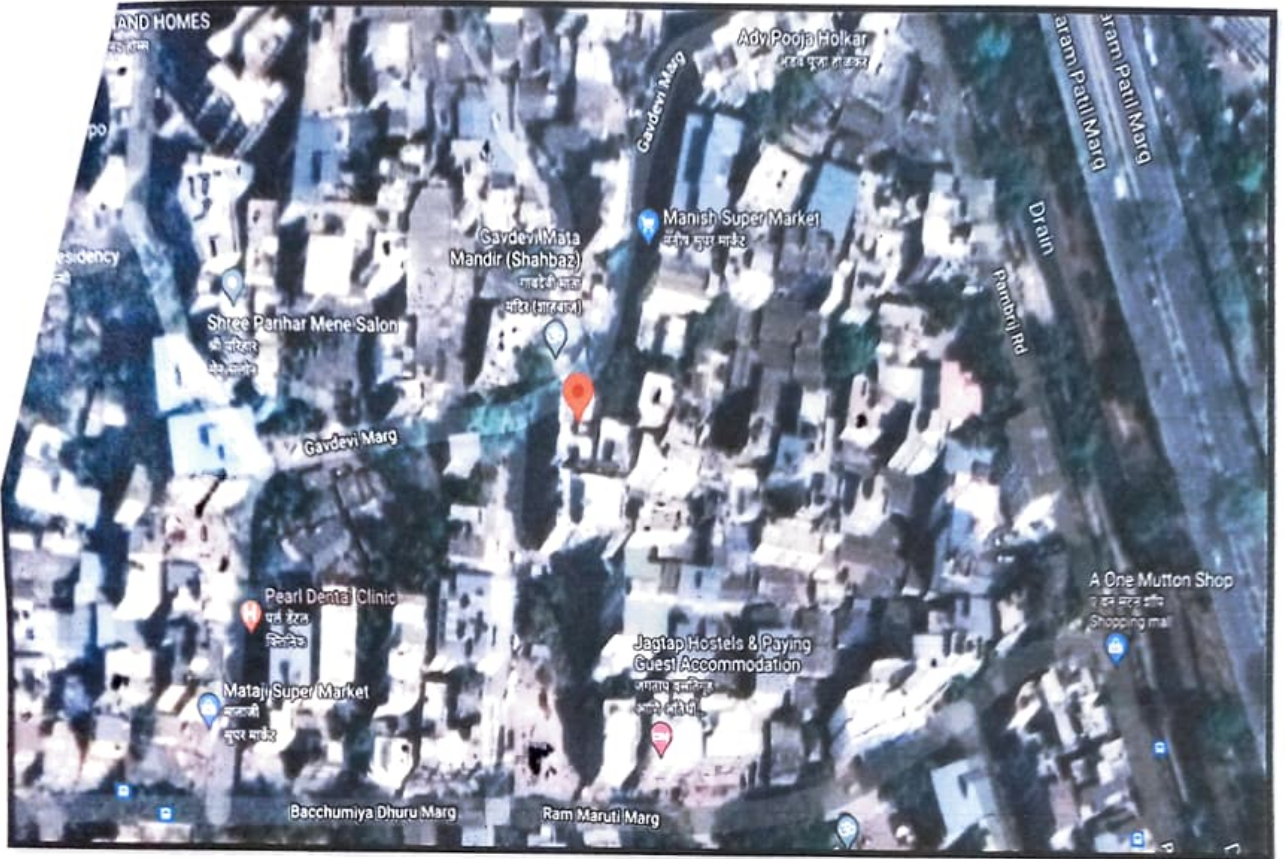
Agent: VASA      Contact Now

PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
<p>See photos</p> <p>2 See Dimensions</p> <p>Super area: 1110 sqft - ₹ 13,964/sqft</p> <p>Developer: <a href="#">Priyanka Builders</a></p> <p>Status: Ready to Move</p>	<p>Bedrooms: 2</p> <p>Bathrooms: 2</p> <p>Carpet area: 721 sqft - ₹ 21,497/sqft</p> <p>Project: <a href="#">Hill View Residency</a></p> <p>Transaction type: Resale</p>	<p>Listing ID: 35%</p> <p>11 (Out of 17 Floors)</p> <p>1 Covered</p>	<p>Contact Agent      Save for Later</p> <p>Share Project Feedback</p>

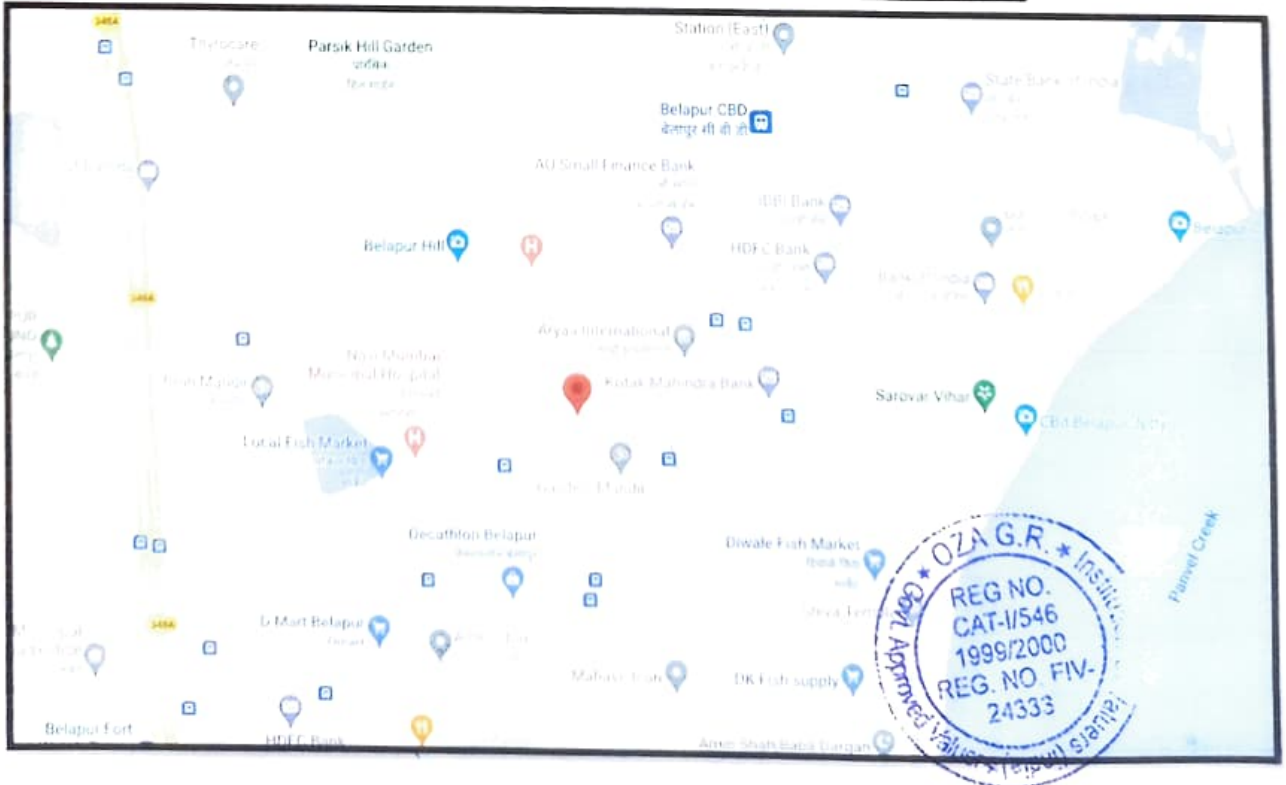
**REG NO. CAT-1/546 1999/2000 REG. NO. FIV-24333**

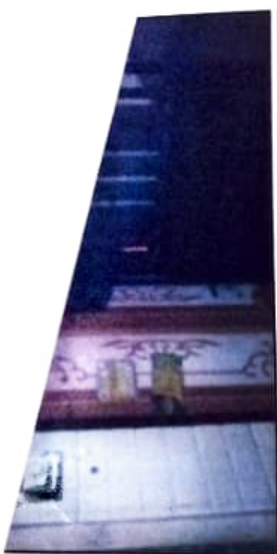
## Through Google Maps

1<sup>st</sup> Floor, "Om Apartment", House No. 962/02, Shahbaz Village, Sector 19, Village Belapur, Navi Mumbai, Taluka Thane, District Thane 400614



**Longitude and Latitude - 19°00'51.9"N 73°02'08.7"E**





OZAG.F  
REG NO.

1992003  
PAG. NC PV  
24333  
7/15/10