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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Suresh Jeevaram Prajapati & Mrs. Neeta Suresh Prajapati**

Residential Flat No. 401, 4th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road
Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101
State – Maharashtra, Country – India.

Latitude Longitude - 19°18'13.2"N 72°51'09.9"E

Valuation Prepared for:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050,
State – Maharashtra, Country – India.



Our Pan India Presence at:

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/007680/2306030

207-169-JABS

Date: 20.04.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101, State – Maharashtra, Country – India belongs to **Mr. Suresh Jeevaram Prajapati & Mrs. Neeta Suresh Prajapati**.

Boundaries of the property.

North : Devchand Nagar Road
South : Roshell Apartment
East : Palitana Darshan Building
West : Sharon Apartmewnt

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 27,18,600.00 (Rupees Twenty-Seven Lakh Eighteen Thousand Six Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD**

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.20 17:47:46 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



Our Pan India Presence at :

- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Residential Flat No. 401, 4th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 20.04.2024 for Bank Loan Purpose
2	Date of inspection	19.04.2024
3	Name of the owner/ owners	Mr. Suresh Jeevaram Prajapati & Mrs. Neeta Suresh Prajapati
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 401, 4 th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101, State – Maharashtra, Country – India. Contact Person: Mr. Hardik Jain (Seller) Contact No.: 9699575749
6	Location, street, ward no	Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane
	Survey/ Plot no. of land	Old Survey No. 29, New Survey No. 4, Hissa No. 2
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 217.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 300.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Devchand Nagar Road
14	If freehold or leasehold land	Freehold

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 Expected rental income per month



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	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1985 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 20.04.2024 for Residential Flat No. 401, 4th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101, State – Maharashtra, Country – India belongs to **Mr. Suresh Jeevaram Prajapati & Mrs. Neeta Suresh Prajapati.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 15.04.2004 between Mr. Hardik Prakashraj Jain & Keety Hardik Jain (the Transferors) AND Mr. Suresh Jeevaram Prajapati & Mrs. Neeta Suresh Prajapati (the Transferee)
2	Copy of Index II dated 15.04.2024 vide No. 6638/2024
3	Copy of Occupancy Certificate No. 398 / 85/86 dated 06.06.1985 issued by Mira Bhayander Municipal Corporation.

LOCATION:

The said building is located at land bearing Old Survey No. 29, New Survey No. 4, Hissa No. 2 of Village Bhayander, Taluka & District – Thane, within the limits of Mira Bhayander Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.2 km. from Bhayander railway station.

BUILDING:

The building under reference is having Ground + 4th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is averagely maintained. The building is used for residential purpose. 4th Floor is having 4 Residential Flat. The building has without lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. The composition of residential flats is Living Room Kitchen + Toilet + WC + Passage (**i.e., 1RK + Toilet + WC**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.



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Valuation as on 20th April 2024

The Built-up Area of the Residential Flat	:	300.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1985 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	39 Years
Cost of Construction	:	300.00 X 2,800.00 = ₹ 8,40,000.00
Depreciation $\{(100-10) \times 39/60\}$:	58.50%
Amount of depreciation	:	₹ 4,91,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,200.00 per Sq. M. i.e. ₹ 4,571.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,798.00 per Sq. M. i.e. ₹ 3,419.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,700.00 per Sq. Ft.
Value of property as on 20.04.2024	:	300.00 Sq. Ft. X ₹ 10,700.00 = ₹ 32,10,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 20.04.2024	:	₹ 32,10,000.00 (-) ₹ 4,91,400.00 = ₹ 27,18,600.00
Total Value of the property	:	₹ 27,18,600.00
The realizable value of the property	:	₹ 24,46,740.00
Distress value of the property	:	₹ 21,74,880.00
Insurable value of the property (300.00 X 2,800.00)	:	₹ 8,40,000.00
Guideline value of the property (300.00 X 3,419.00)	:	₹ 10,25,700.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, 'E' Wing, "Vraj Vihar Co-op. Hsg. Soc. Ltd.", Devchand Nagar Road, Near Jain Mandir, Bhayander (West), Taluka & District - Thane, PIN – 401 101, State – Maharashtra, Country – India for this particular purpose at ₹ 27,18,600.00 (Rupees Twenty Seven Lakh Eighteen Thousand Six Hundred Only) as on 20th April 2024.



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NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20th April 2024 is ₹ 27,18,600.00 (Rupees Twenty Seven Lakh Eighteen Thousand Six Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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ANNEXURE TO FORM 0-1

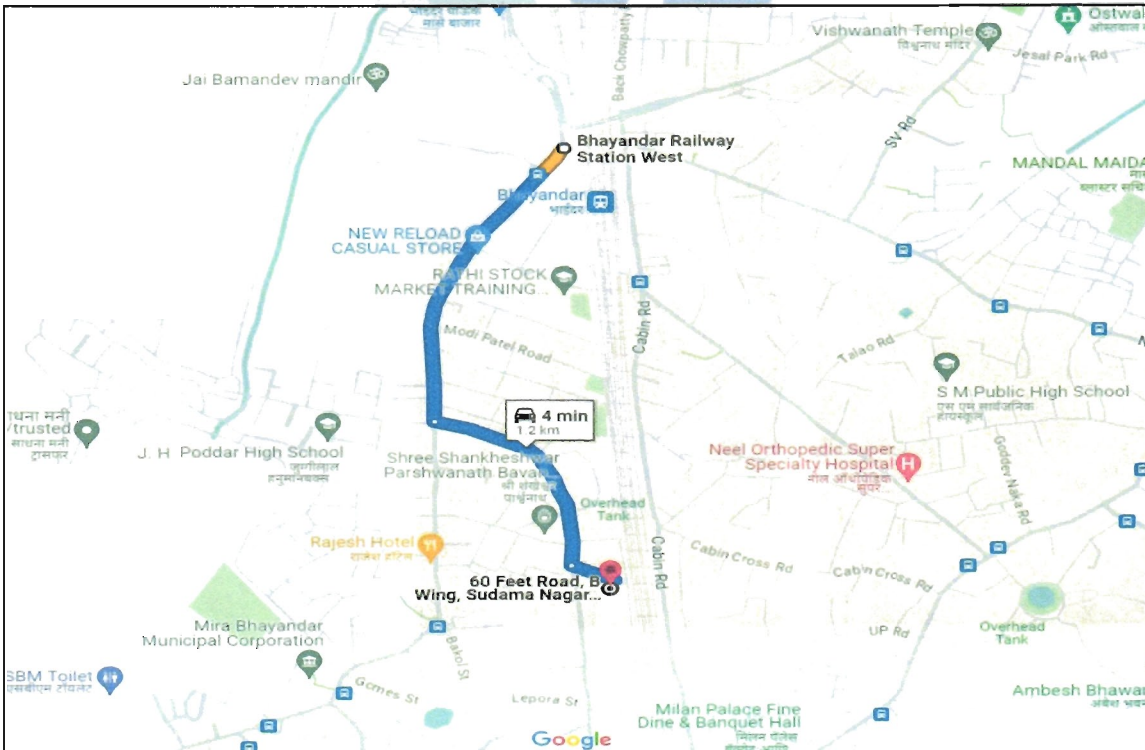
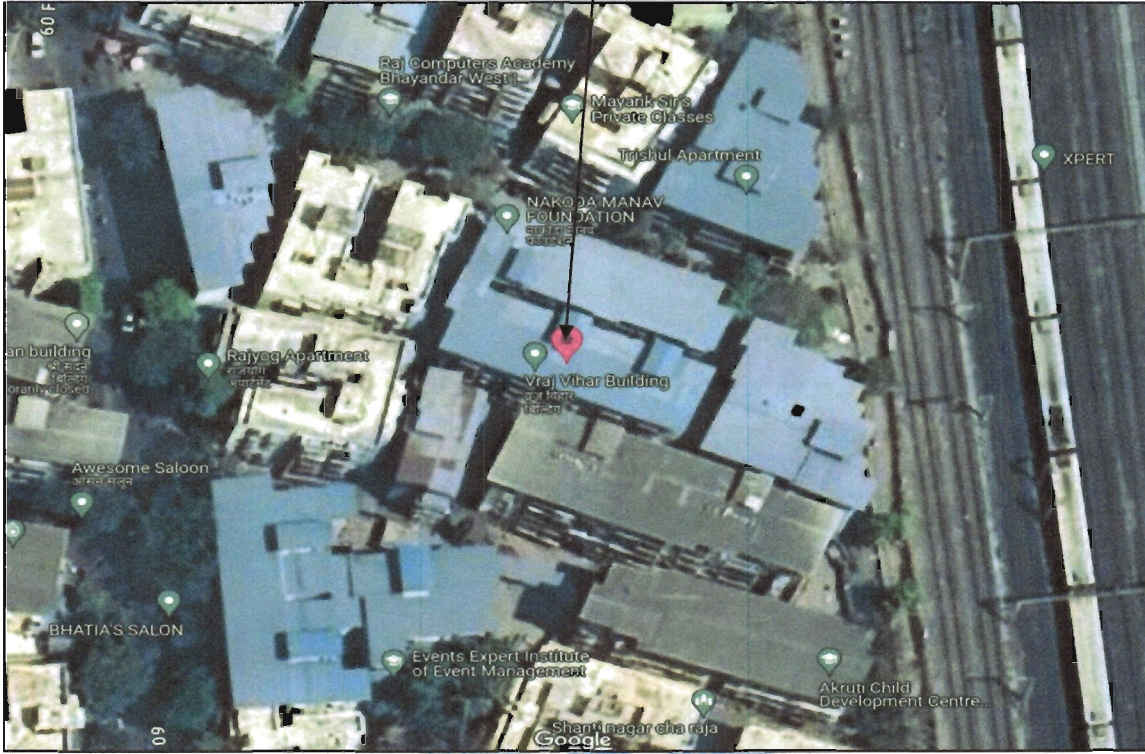
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction	1985 (As per Occupancy Certificate)
4.	Estimated future life	21 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering + POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	Not provided
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°18'13.2"N 72°51'09.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayander – 1.2 km.)




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Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
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Feedback

Year
 20242025

Annual Statement of Rates

Language
 English

Selected District डाणे
Select Taluka डाणे
Select Village मोजे [गांव] भाईदर
Search By Survey No Location
Enter Survey No 4

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Ra./)	Attribute
1/5-ई) टिका नंबर 4 पु-विभाग मुद्दी-पूर्वकडे रेल्वेलाईन दक्षिणेकडे मिरा-उत्तमरोड पश्चिम व उत्तरेकडे भाईदर स्टेशन रोड या मधील वरील "अ" "ब" "सी" "डी" भागातील मिळकती बगळता इतर सर्व मिळकती	17400	61500	67900	76900	67900	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,500.00			
20% Decrease for flat located on 4 th floors	12,300.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	49,200.00	Sq. Mtr.	4,571.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,400.00			
The difference between land rate and building rate (A – B = C)	31,800.00			
Depreciation Percentage as per table (D) [100% - 39%] (Age of the Building – 39 Years)	61%			
Rate to be adopted after considering depreciation [B + (C x D)]	36,798.00	Sq. Mtr.	3,419.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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

shall be 70% of Market Value rate

shall be 85% of Market Value rate

Price Indicators

₹38 Lac (₹10,410 per sq.ft.) **2BHK 1Bath**
 Flat/Apartment for Sale
 Estimated EMI ₹3,328*

Property (1)
 Carpet area 263 sq.ft.
 7.33 Lax
 10.410 per sq.ft. (all inclusive, negotiable)
 4th of 4 Floors
 Main Road

Configuration
 2 Bedrooms, 1 Bathroom, No Balcony

Address
 Vija Vihar CHS, Bhayandar West, Mira Bhayandar

Flooring
 Granite

Furnishing
 Furnished

Why should you consider this property?
 Close to Market, Spacious Housing, Close to Metro Station, Close to School, Top Floor, Prime Location, Security Provided, Close to Railway Station, Overlooking Main Road, Natural Light, Key Features, Parking Available, Modular Kitchen, Furnished

About Property
 Address: 43 D Ring, Bhayandar West, Mira Bhayandar, Maharashtra

SPONSORED PROJECT
 1 RK Apartment
 Bhayandar West, Mumbai
 Avg. Price: ₹23.90 K/sq.ft.

1RK Flat
 Vija Vihar CHS Rd, Bhayandar West, Mumbai

₹35.0 L EMI starts at ₹4,533
 ₹10.77 K/sq.ft.

325 sq.ft. Built-up Area
₹10.77 K/sq.ft. Avg. Price
30 Year Old Age of property
Ready to move Possession status
Middle of 4 floors
East-facing Facing
Fully Furnished Furnishing

OVERVIEW | POPULAR PROPERTIES NEARBY | FURNISHINGS | PRICE/SQ.METER | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS



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Sale Instances

429976 18-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक: सह दु.नि. ठाणे + दस्त क्रमांक: 4299/2024 नोंदणी: Regn:63m
गावाचे नाव : भाईंदर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2729871	
(4) भू-मापन,पॉटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड क्र. जे.विभाग क्र. 1/13,मौजे भाईंदर,जुना सर्वे नं. 518/1,2,519/1,2,4,नवीन सर्वे नं. 59/1,2,58/1,2,4,क्षेत्रफळ 385 चौ. फुट बिल्ट अप म्हणजेच 35.78 चौ. मी. बिल्ट अप,सदनिका क्र. 101,पहिला मजला,बी-विंग,बिल्डींग नं. 1,गुलिस्तान नं. 1 को. ऑप. हौ. सोसायटी लि.,पुजानगर रोड,मिरारोड पु.,तालुका जिल्हा ठाणे.((Survey Number : जुना सर्वे नं. 518/1,2,519/1,2,4, नवीन सर्वे नं. 59/1,2,58/1,2,4 ;))	
(5) क्षेत्रफळ	35.78 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मद इशाक चौधरी . . वय:-54 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. 101, पहिला मजला, बी-विंग बिल्डींग नं. 1, गुलिस्तान नं. 1 को. ऑप. हौ. सोसायटी लि., पुजानगर रोड, मिरारोड पु., तालुका जिल्हा ठाणे., ब्लॉक नं. ., रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BBQPC9960F	
(8)दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नाजमीन तौफिक चोपदार . . वय:-26; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. 104, पहिला मजला, बी-विंग, बिल्डींग नं. 7, गुलिस्तान नं. 7 को. ऑप. हौ. सोसायटी लि., पुजानगर रोड, मिरारोड पु., तालुका जिल्हा ठाणे., ब्लॉक नं. ., रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-FXWPS4538F 2): नाव:-मोहम्मद तौफिक चोपदार . . वय:-32; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. 104, पहिला मजला, बी-विंग, बिल्डींग नं. 7, गुलिस्तान नं. 7 को. ऑप. हौ. सोसायटी लि., पुजानगर रोड, मिरारोड पु., तालुका जिल्हा ठाणे., ब्लॉक नं. ., रोड नं. ., पिन कोड:-401107 पॅन नं:-BKSPC91230A	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4299/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	191100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27300	
(14)शेरा		
मुत्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकाराताना निवडलेला अनुच्छेद :-	(r) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

456876 18-04-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 4568/2024 नोंदणी : Regn:63m
गावाचे नाव : भाईदर		
(1)दिलेखाचा प्रकार	करारनामा	
(2)मोबदला	3282000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपटाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	3282378.66	
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: सदनिका क्र 103 पहिला मजला,ए विंग अभिनंदन चंद्रेश रिसॉर्ट को ऑफ ह्यो सो लि,लोडा कॉम्प्लेक्स,मीरा रोड पूर्व एकूण क्षेत्र 41.07 चौ मी बिल्टअप व टेर्रेस 12.08 चौ मी((Survey Number : नवीन सर्वे नं 40 हिस्सा 3 ;))	
(5) क्षेत्रफळ	41.07 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या प्रक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मद खलील किफायतुल्ला खान . . वय:-56 पत्ता:-पॉट नं. . मळा नं. . इमारतीचे नाव: 103 पहिला मजला,ए विंग अभिनंदन चंद्रेश रिसॉर्ट को ऑफ ह्यो सो लि,लोडा कॉम्प्लेक्स,मीरा रोड पूर्व , बॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGLPK1506M	
(8)दस्तऐवज करून घेणा-या प्रक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद नसीम कल्लु शेख . . वय:-70 पत्ता:-पॉट नं. . मळा नं. . इमारतीचे नाव: 001 निहाल अपेगु,लोडा कॉम्प्लेक्स जवळ,90 फिट रोड,रेल्वे टूक,मीरा रोड पूर्व , बॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGIPK2299H 2): नाव:-मोहम्मद अझीम मोहम्मद नसीम शेख . . वय:-30 पत्ता:-पॉट नं. . मळा नं. . इमारतीचे नाव: 601 निहाल अवेनु,लोडा कॉम्प्लेक्स जवळ,90 फिट रोड,रेल्वे टूक,मीरा रोड पूर्व , बॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-DURPSS377Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2024	
(11)अनुक्रमांक,खंड व प्रक	4568/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	209800	
(13)बाजारभाव प्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारलेले फोननेला तपशील.		
मुद्रांक शुल्क आकारलेला निदर्शनेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th April 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 27,18,600.00 (Rupees Twenty Seven Lakh Eighteen Thousand Six Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.20 17:48:04 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20



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