

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nitin Kumar**

Residential Flat No. B / 1106, 11th Floor, Building No. 2, "S3 Skygreens", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India.

Latitude Longitude: 19°15'56.3"N 72°52'50.2"E

Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B / 1106, 11th Floor, Building No. 2, "**S3 Skygreens**", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mr. Nitin Kumar**.

Boundaries of the property.

North : Hermitage Housing Complex & Mira Road
South : Internal Road
East : Open Plot
West : Sanghvi S3 Woods (Under Construction Building)

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 Fair Market Value for **Fair Market Value purpose** at ₹ **1,18,50,000.00 (Rupees One Crore Eighteen Lakh Fifty Thousand Only)**. As per Site Inspection 10% Construction Work is Completed.

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.**



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Fair Market Value purpose.
2.	a) Date of inspection	:	16.03.2024
	b) Date on which the valuation is Made	:	19.03.2024
3.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 20.02.2024 b/w. S3 Smart Spaces Private Limited (Promoter) and Mr. Nitin Kumar (Purchaser) 2. Copy of RERA Certificate No. P51700047108 dated 10.10.2022 issued by Maharashtra Real Estate Regulatory Authority 3. Copy of 7/12 Extracts 4. Copy of Commencement Certificate Document No. MNP / NR / 11 / 2023 – 24 dated 03.04.2023 issued by Mira Bhayandar Municipal Corporation (C.C. is issued for Building Type – 2 – Basement + Part Ground + 2 Podium + Part 3 to 39 upper floors only). 5. Copy of Approved Plan No. MNP / NR / 11 / 2023 – 24 dated 03.04.2023 issued by Mira Bhayandar Municipal Corporation
e	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mr. Nitin Kumar Address: Residential Flat No. B / 1106, 11th Floor, Building No. 2, "S3 Skygreens", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Rushabh Shah (Sales Person) Contact No. 9867587036 Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential flat is located on 11th Floor. As per Approved Plan & site information, the composition of flat will be 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Balcony (i.e. 2 BHK with 2 Toilets). The property is at 5 Km. travelling distance from nearest railway station Mira Road.</p> <p>At the time of inspection building was under construction.</p>
		Stage of Construction	
		If under construction, extent of completion	

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building RCC	1 st Slab Work is in progress	Total	10% work completed
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. A, Old Survey No. 51/26, 69/13, New Survey No. 102/26, 88/13 of Village - Mire
	b)	Door No.	:	Residential Flat No. B / 1106
	c)	C.T.S. No. / Village	:	Village - Mire
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. MNP / NR / 11 / 2023 – 24 dated 03.04.2023 issued by Mira Bhayandar Municipal Corporation
	g)	Approved map / plan issuing authority	:	Corporation
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A., Building is under construction
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property		:	Residential Flat No. B / 1106, 11 th Floor, Building No. 2, "S3 Skygreens", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India.
8.	City / Town		:	Mira Road (East)
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
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		:	Village – Mire Mira Bhayandar Municipal Corporation
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			As per Site As per documents
	North		:	Hermitage Housing Complex & Mira Road Details not available
	South		:	Internal Road Details not available
	East		:	Open Plot Details not available

	West	:	Sanghvi S3 Woods (Under Construction Building)	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 683.00 Exclusive Balcony / Dry Area in Sq. Ft. = 107.00 Total Carpet Area in Sq. Ft. = 790.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 869.00 (Carpet Area as per Agreement + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'56.3"N 72°52'50.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 683.00 Exclusive Balcony / Dry Area in Sq. Ft. = 107.00 Total Carpet Area in Sq. Ft. = 790.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	-	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Mire Mira Bhayandar Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B / 1106, 11 th Floor, Building No. 2, "S3 Skygreens", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India.	
	Description of the locality Residential / Commercial / Mixed	:	Residential	
	Year of Construction	:	Building is under construction	
	Number of Floors	:	Proposed Basement + Ground + 3 Level Podium + 4 th	

			to 37 th Upper Residential Floors (As per site information)
	Type of Structure	:	Proposed R.C.C. Framed Structure
	Number of Dwelling units in the building	:	Proposed 7 Flats on 11 th Floor
	Quality of Construction	:	Building is under construction
	Appearance of the Building	:	Building is under construction
	Maintenance of the Building	:	Building is under construction
3.	Facilities Available	:	
	Lift	:	Proposed 7 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Basement + Podium Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes
III	FLAT		
1	The floor in which the Flat is situated	:	11 th Floor
2	Door No. of the Flat	:	Residential Flat No. B / 1106
3	Specifications of the Flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with solid flush door
	Windows	:	Proposed Powder Coated Aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Nitin Kumar
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 869.00 (Carpet Area as per Agreement + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the Flat?	:	RERA Carpet Area in Sq. Ft. = 683.00 Exclusive Balcony / Dry Area in Sq. Ft. = 107.00 Total Carpet Area in Sq. Ft. = 790.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class

13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 25,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
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)	:	₹ 15,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet Area
2	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).	:	₹ 15,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 12,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,07,470.00 per Sq. M. i.e. ₹ 9,984.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	-
5	Age of the building	:	Building is under construction
6	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
7	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	790.00 Sq. Ft.	15,000.00	1,18,50,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			

8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			1,18,50,000.00
	The realizable value of the property			1,06,65,000.00
	Distress value of the property			94,80,000.00
	Insurable value of the property			23,46,300.00
	Guideline value of the property			86,76,096.00

Justification for price / rate [®]

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

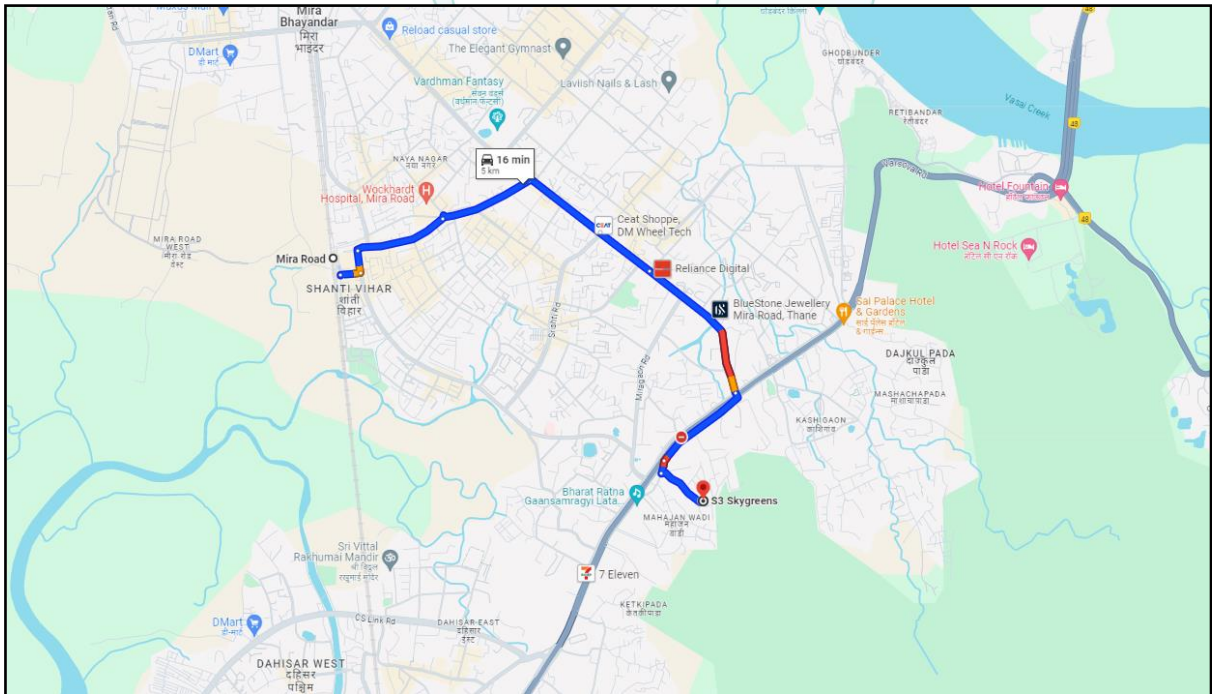
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual site photographs



Route Map of the property

Site/ur



Latitude Longitude: 19°15'56.3"N 72°52'50.2"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 5 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : MIRA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land : Q) Mira Village					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/22	28700	97700	111980	122100	111980
C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	97,700.00			
Increase by 10% on Flat Located on 11 th Floor	9,770.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,07,470.00	Sq. Mt.	9,984.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	28,700.00			
The difference between land rate and building rate (A – B = C)	78,770.00			
Depreciation Percentage as per table (D)	N.A.			
Rate to be adopted after considering depreciation [B + (C x D)]	1,07,470.00	Sq. Mt.	9,984.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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 shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

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1 BHK Flat For Sale in Sanghvi Ecocity, [Mira Road, Mumbai](#)

1 Bed | 2 Baths | 2 Balconies | Unfurnished

Carpet Area 498 sqft - ₹16,466/sqft	Developer Sanghvi S3 Group	Project Sanghvi Ecocity
Floor 9 (Out of 27 Floors)	Transaction Type Resale	Status Ready to Move
Facing North - East	Lifts 2	Furnished Status Unfurnished

Contact Owner
 Sanjeev -91-75XXXXXXX
Get Phone No.

Download Brochure

Contact Owner

Get Phone No.

👤 Last contact made 49 days ago

More Details

Price Breakup	₹ 82 Lac
Booking Amount	₹ 100000
Address	Woods, A wing, 902, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near Thakur Mall

Showing Floor Plan for

2 BHK Apartment ▾

598 sq.ft.(55.56 sq.m.)
680 sq.ft.(63.17 sq.m.)
700 sq.ft.(65.03 sq.m.)
720 : Show More ▾

Possession

Dec, 2023

Price

1.25 Cr + Govt. Charges

View Number 📞

Rooms in this property

2 Bedrooms

Sellers for 2 BHK Apartment - 680 sq.ft.

🏠 Rejsho Dealer

MagiCProp

View Contact

🏠 Propvilla Dealer

PROPVILLA REALTY PVT.LTD.

View Contact

Price Indicator

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahajan Wadi > 2 BHK Flats for Sale in Mahajan Wadi > 1055 Sq-ft

₹1.16 Cr EMI - ₹52k | [How much loan can I get?](#) VERIFIED ON SITE

2 BHK 1055 Sq-ft Flat For Sale **Mahajan Wadi, Mumbai**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area: 700 sqft - ₹16,571/sqft

Floor: 11 (Out of 18 Floors)

Additional Rooms: 1 Store Room

Developer: **Sanghvi S3 Group**

Transaction Type: **Resale**

Facing: **East**

Project: **Sanghvi Ecocity**

Status: **Ready to Move**

Lifts: **2**

Near Thakur Mall, Near Western Express Highway.

Contact Agent
Get Phone No.

Contact Agent

Irfan -91-90XXXXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup	₹1.16 Cr ₹5,80,000 Approx. Registration Charges ₹3,800 Monthly
Booking Amount	₹1.5 Lac
Address	Mira Road Area, Mumbai, Mahajan Wadi, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near Thakur Mall, Near Western Express Highway.
Furnishing	Unfurnished

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
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Home > Property in Mumbai > Flats in Mumbai > Flats in Mira Road East > 2 BHK Flats in Mira Road East

Verified

₹1.15 Cr @ 11,557 per sq.ft.

Estimated EMI ₹91,851

2BHK 2Baths

Flat/Apartment for Sale

In Sanghvi S3 Ecocity, Mira Road East, Mira Road And Beyond, Mumbai

RERA STATUS: REGISTERED | Registration No: P51900006575 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (14) Society (56)

Area
Super Built up area 995 sq.ft. (92.44 sq.m.)
Carpet area: 710 sq.ft. (65.96 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, 3 Balconies with Others

Price
₹ 1.15 Crore+ Govt Charges & Tax @ 11,557 per sq.ft. [View Price Details](#)

Address
Sanghvi S3 Ecocity
Mira Road East, Mira Road And Beyond

Floor Number
7th of 17 Floors

Facing
East

Overlooking
Others

Property Age
1 to 5 Year Old [View Construction Status](#)

Places nearby View All (13)

701, Mira Road East, Mira Road And Beyond, Mumbai

Mira Road Train Station
Andheri West Metro
Central mall
Kashimira Flyover
N. L. Dalmia High School
Andheri

Sale Instances

14189337 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 14189/2023 नोदणी : Regn:63m
गावाचे नाव : मिरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9450000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5472815.364	
(4) भू-मापन,पोटहिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे मिरा,येथील जुना सर्वे क्र. 69,51,नवीन सर्वे क्र. 88,102,हिस्सा क्र. 13,26,येथील सदनिका क्र. बी/1504,15 वा मजला,एस3 स्कायग्रीन्स,विल्डींग नं. 2,प्लॉट नं. ए,क्षेत्रफळ रेरा कारपेट 58.82 चौ. मी. म्हणजेच 633 चौ. फुट,संपवी एस3 इकोसिटी,दहिसर चेक पोस्ट जवळ,मुहाविष्णू मंदिर व ठाकूर माल मार्गे,मिरारोड पु. ठाणे.,विभाग क्र. 5/23,वॉर्ड क्र. क्यु-1,एक कार पार्किंग सह.((Survey Number : सर्वे क्र. 88, 102, हिस्सा क्र. 13, 26. ;))	
(5) क्षेत्रफळ	64.70 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-एस 3 स्मार्ट स्पेसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संपवी यांच्या तर्फे कु.मु.म्हणून गणपत बोबले -- वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAKCS5901Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राखी सतीश माधुर -- वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 327/328/101, स्वस्तिक पार्क, जवाहर नगर रोड नं. 12, गोरगाव प. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ACYPM0125G 2): नाव:-सतीशकुमार महावीरप्रसाद माधुर -- वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 327/328/101, स्वस्तिक पार्क, जवाहर नगर रोड नं. 12, गोरगाव प. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AEKPM1938F	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2023	
(10)दस्त नोदणी केल्याचा दिनांक	26/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14189/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	661500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यीकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

17481337 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.ठाणे 7 दस्ता क्रमांक : 17481/2023 नोदणी : Regn:63m
गावाचे नाव : मिरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5725751.372	
(4) भू-मापन,पोटहिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मोजे मिरा,येथील जुना सर्वे क्र. 69,51,नवीन सर्वे क्र. 88,102,हिस्सा क्र. 13,26,येथील सदनिका क्र. बी/1206,12 वा मजला,एस3 स्कायग्रीन्स,बिल्डींग नं. 2,प्लॉट नं. ए,क्षेत्रफळ रेरा कारपेट 63.45 चौ. मी. म्हणजेच 683 चौ. फुट,संपवी एस3 इकोसिटी,दहिसर चेक पोस्ट जवळ,महाविष्णू मंदिर व ठाकूर माल मागे,मिरारोड पु. ठाणे((Survey Number : सर्वे क्र. 88, 102, हिस्सा क्र. 13, 26 ;))	
(5) क्षेत्रफळ	69.79 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस 3 स्मार्ट स्पेसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संपवी यांच्या तर्फे कु.मु.म्हणून गणपत बोंबले -- वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAXC5901Q	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश कुमार चौरसिया -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/702, स्टार प्रिमियर -1, इंदलोक फेज -5, अन्नपूर्णा इस्टेट रोड, भाईदर पु. जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AHVPC5040Q 2): नाव:-भावना कश्यप -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/702, स्टार प्रिमियर -1, इंदलोक फेज -5, अन्नपूर्णा इस्टेट रोड, भाईदर पु. जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DWIPK0180E	
(9) दस्ताऐवज करून दिल्याचा दिनांक	11/09/2023	
(10)दस्ता नोदणी केल्याचा दिनांक	14/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	17481/2023	
(12)बाजारभावाप्रमाणे मुदोक शुल्क	728000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुदोक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Nitin Kumar from S3 Smart Spaces Private Limited vide Agreement for Sale dated 20.02.2024
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Fair Market Value purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 16.03.2024 Valuation Date – 19.03.2024 Date of Report – 19.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 16.03.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **790.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Nitin Kumar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Nitin Kumar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **790.00 Sq. Ft. Total Carpet Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **790.00 Sq. Ft. Total Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for **Fair Market Value purpose** under reference as on **19th March 2024**.

The term **Fair Market 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.

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 Fair Market value for this **Fair Market Value purpose** at ₹ 1,18,50,000.00 (Rupees One Crore Eighteen Lakh Fifty Thousand Only). As per Site Inspection 10% Construction Work is Completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763