

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jashvantrai Nagardas Desai & Mrs. Jyoti Jashvantrai Desai**

Residential Flat No. 403, 4th Floor, Building No. B-3, "**Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd.**",
Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane,
PIN Code – 401 107, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'46.6"N 72°51'51.3"E

Valuation Prepared for:

Cosmos Bank




Mulund (West) Branch

Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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-  **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



Vastu/Thane/03/2024/7822/2305790

28/20-538-PSSH

Date: 28.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 403, 4th Floor, Building No. B-3, "Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd.", Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mr. Jashvantrai Nagardas Desai & Mrs. Jyoti Jashvantrai Desai.**

Boundaries of the property.

| | | |
|-------|---|--------------------------------|
| North | : | Poonam Nagar Building No.1/2 |
| South | : | Poonam Nagar Building No. A-5 |
| East | : | Poonam Nagar Building No. D-34 |
| West | : | Buddhisagar Road |

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 **₹ 71,75,000.00 (Rupees Seventy One Lakh Seventy Five Thousand 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.**



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Residential Flat No. 403, 4th Floor, Building No. B-3, "Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd."
Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane,
PIN Code – 401 107, 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 28.03.2024 for Banking Purpose |
| 2 | Date of inspection | 19.03.2024 |
| 3 | Name of the owner/ owners | Mr. Jashvantrai Nagardas Desai & Mrs. Jyoti Jashvantrai Desai |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership Details of ownership share is not available |
| 5 | Brief description of the property | Address: Residential Flat No. 403, 4 th Floor, Building No. B-3, "Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd.", Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India. Contact Person: Manthan Jashvantrai – Representative Contact No. - 9930990823 Person meets at site: Mrs. Jyoti Jashvantrai Desai - (Owner) |
| 6 | Location, street, ward no | Ward No. J, Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane |
| | Survey/ Plot no. of land | Survey No. 736 & 127 of Village - Bhayandar |
| 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. | Carpet Area in Sq. Ft. = 486.00 (Area as per Actual Site Measurement) |

| | | |
|----|--|--|
| | Shape, dimension and physical features | Built Up Area in Sq. Ft. = 560.00 (Area as per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane |
| 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? | Owner 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 | ₹ 15,000.00 Expected rental income per month |
| | (iv) | Gross amount received for the whole property | Details not provided |
| 27 | | Are any of the occupants related to, or close to business associates of the owner? | Information not available |
| 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. |
| | <i>COST OF CONSTRUCTION</i> | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2011 (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. |
| | <u>Remark:</u> | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Branch to assess fair market value as on **28.03.2024** for Residential Flat No. 403, 4th Floor, Building No. B-3, "**Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd.**", Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mr. Jashvantrai Nagardas Desai & Mrs. Jyoti Jashvantrai Desai.**

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy Agreement for sale dated 19.11.2014 between Mr. Nirmal Bharatbhai Suhagiya & Mr. Bharatbhai khodabhai Suhagiya (the Vendors / Transferors) and Mr. Jashvantrai Nagardas Desai & Mrs. Jyoti Jashvantrai Desai (the Purchasers / Transferees). |
| 2 | Copy of Commencement Certificate No. 10344 / 1992 – 1993 dated 11.03.1993 issued by Mira Bhayandar Municipal Corporation. |
| 3 | Copy of Occupancy Certificate No. MNP / NR / 756 / 2011 – 2012 dated 30.05.2011 issued by Mira Bhayandar Municipal Corporation. |

LOCATION:

The said building is located at Survey No. 736 & 127 of Village - Bhayandar, Mira Road (East), Taluka & District – Thane. The property falls in Residential Zone. It is at a traveling distance 1.3 from Mira Road 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 4th Floor is having 4 Residential Flat. The building is not having lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e. **2 BHK with Bath + WC**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 28th March 2024

| | | |
|--|---|-----------------------|
| The Built Up Area of the Residential Flat | : | 560.00 Sq. Ft. |
|--|---|-----------------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2011 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 13 years |
| Cost of Construction | : | 560.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,00,000.00 |
| Depreciation $\{(100-10) \times 13 / 60\}$ | : | 19.50% |
| Amount of depreciation | : | ₹ 2,73,000.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 67,920.00 per Sq. M. i.e. ₹ 6,310.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 63,913.00 per Sq. M. i.e. ₹ 5,938.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 13,300.00 per Sq. Ft. |
| Value of property as on 28.03.2024 | : | 560.00 Sq. Ft. X ₹ 13,300.00 = ₹ 74,48,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Depreciated fair value of the property as on 28.03.2024 | : | ₹ 74,48,000.00 - ₹ 2,73,000.00 = ₹ 71,75,000.00 |
| Total Value of the property | : | ₹ 71,75,000.00 |
| The realizable value of the property | : | ₹ 64,57,500.00 |
| Distress value of the property | : | ₹ 57,40,000.00 |
| Insurable value of the property (560.00 X 2,500.00) | : | ₹ 14,00,000.00 |
| Guideline value of the property (560.00 X 5,938.00) | : | ₹ 33,25,280.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 403, 4th Floor, Building No. B-3, "Poonam Nagar Building B-3/4 Co-Op. Hsg. Soc. Ltd.", Poonam Nagar, Phase III, Shanti Park, Near Axis Bank, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra,

Country – India for this particular purpose at **₹ 71,75,000.00 (Rupees Seventy One Lakh Seventy Five Thousand Only)**. as on **28th March 2024**.

NOTES

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th March 2024 is ₹ 71,75,000.00 (Rupees Seventy One Lakh Seventy Five Thousand 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

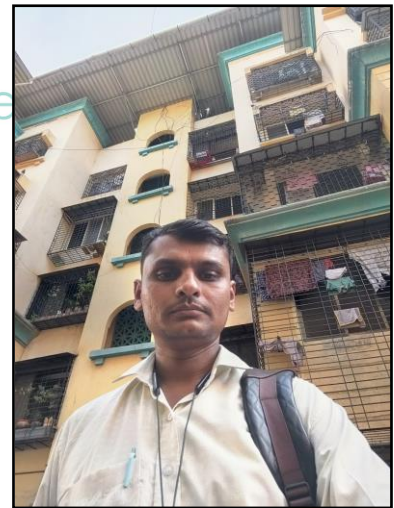
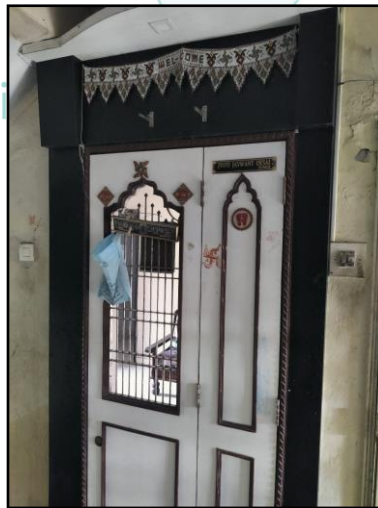
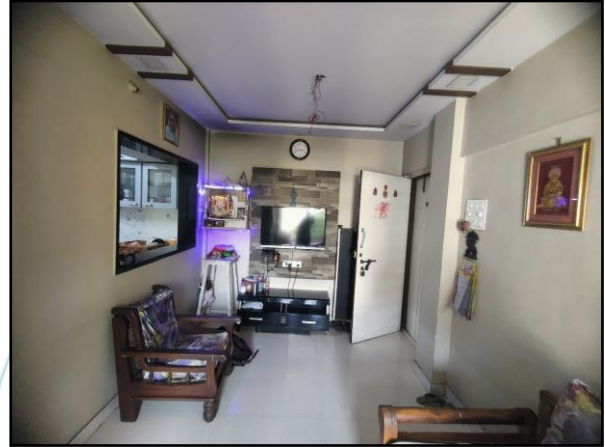
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.*Innovate*.Create **ANNEXURE TO FORM 0-1**

| | Technical details | Main Building |
|----|---|---|
| 1. | No. of floors and height of each floor | Ground + 4 th 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 | 2011 (As per Occupancy Certificate) |
| 4. | Estimated future life | 47 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 with safety door |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering with POP false ceiling |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | Yes |
| 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 | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18 | No. of lifts and capacity | No Lift |
| 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



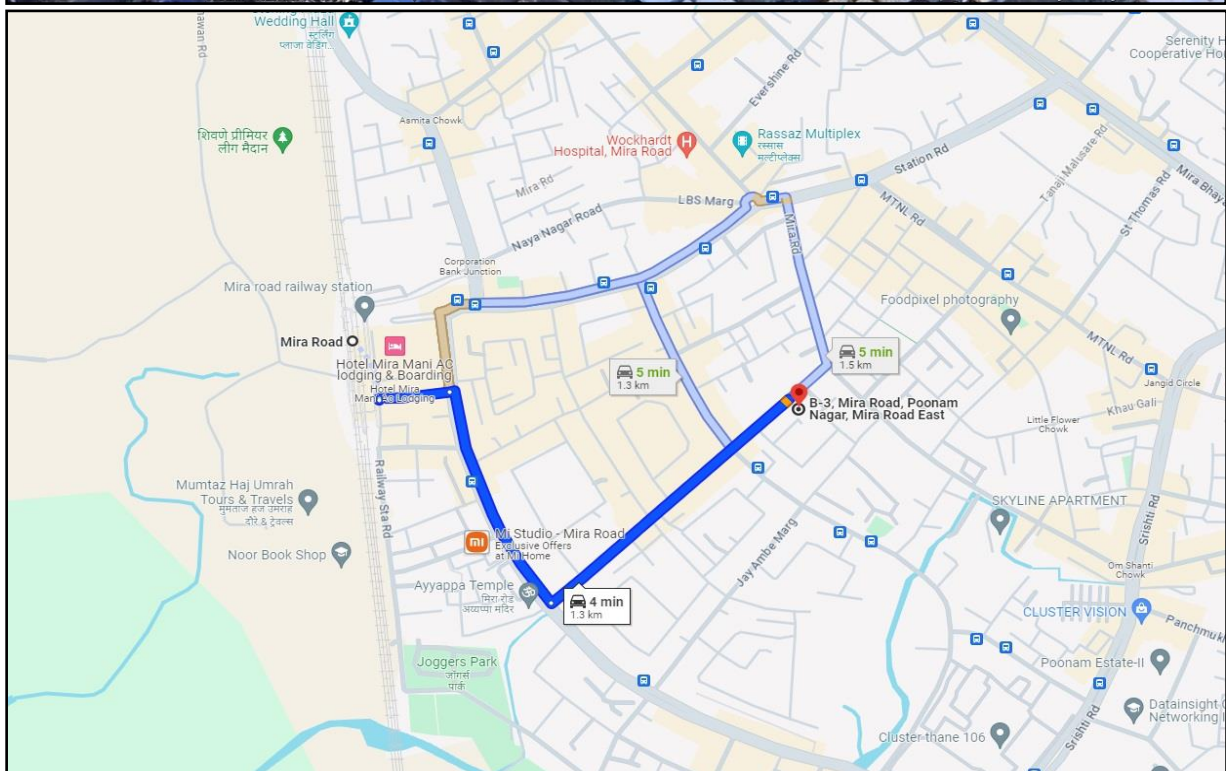
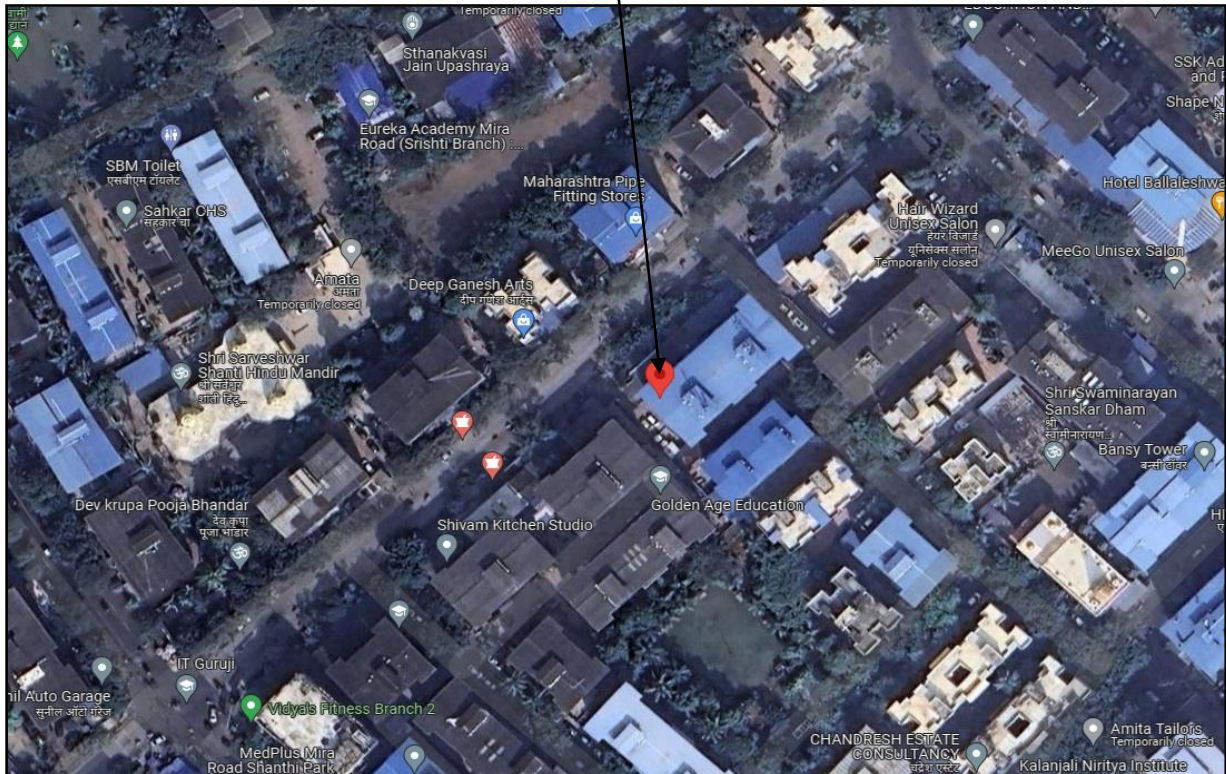
Actual site photographs



Think.Innovate.Create

Route Map of the property

Site u/r



Latitude Longitude - 19°16'46.6"N 72°51'51.3"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 1.3 KM)

Ready Reckoner Rate

| Department of Registration and Stamp Government of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | |
|---|--|--|---------|
| Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0) | | | |
| Home | | Valuation Guidelines User Manual | |
| Year | 2023-2024 | Language | English |
| Selected District | Thane | | |
| Select Taluka | Thane | | |
| Select Village | Mauje [Gaon] Bhayander No. 1 (Mira E) | | |
| Search By | <input checked="" type="radio"/> Survey No. <input type="radio"/> Location | | |
| Enter Survey No | 127 | Search | |
| वर्ष | 2023-2024 | भाषा | English |
| निर्वाची जमीन | Thane | | |
| निर्वाची तालुका | Thane | | |
| निर्वाची गाव | Mauje [Gaon] Bhayander No. 1 (Mira E) | | |
| शोधणे | <input checked="" type="radio"/> Survey No. <input type="radio"/> Location | | |
| शोधणे क्रमांक | 127 | शोधणे | |
| वर्ष | 2023-2024 | भाषा | English |
| निर्वाची जमीन | Thane | | |
| निर्वाची तालुका | Thane | | |
| निर्वाची गाव | Mauje [Gaon] Bhayander No. 1 (Mira E) | | |
| शोधणे | <input checked="" type="radio"/> Survey No. <input type="radio"/> Location | | |
| शोधणे क्रमांक | 127 | शोधणे | |

| वर्ष | जमीन | निवासी इमारत | ऑफिस इमारत | औद्योगिक | एकक (Rs.) | Attribute |
|---|-------|--------------|------------|----------|-----------|-----------|
| 1/13-जे) पु.विभाग हद्दी माहेर गावातील देवळे याईनच्या पुजेकडील सर्व निळकरी संज्ञे के | 37100 | 84900 | 97600 | 124200 | 97600 | चौ. मीटर |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 84,900.00 | | | |
| Reduced by 20% on Flat Located on 4 th Floor | 16,980.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 67,920.00 | Sq. Mtr. | 6,310.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 37,100.00 | | | |
| The difference between land rate and building rate (A – B = C) | 30,820.00 | | | |
| Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years) | 87% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 63,913.00 | Sq. Mtr. | 5,938.00 | 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 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

NOBROKER
Pay Rent Post Your Property

1 BHK Flat In Happy Home Complex, Shanti Park, Mira Road East For Sale In K-3, Happy Home Complex,002-102, ...
Near Jangid Memorial School

₹ 65 Lacs
Negotiable

₹ 37,254/Month
Estimated EMI

530
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1bhk Flat for Sale in Mira road east / Property Details

Photos Location
Shortlist

Nearby: D Mart McDonald's GCC Hotel And Club Rassaaz Multiplex Ramdev Park

| | |
|--|--|
| 1 Bedroom <small>No. of Bedroom</small> | Feb 10, 2024 <small>Posted On</small> |
| 1 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Happy Home Comp... <small>Apartment</small> |
| Bike and Car <small>Parking</small> | None <small>Power Backup</small> |

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Overview

| | |
|---|--|
| <small>Age of Building</small> >10 Years | <small>Ownership Type</small> Self Owned |
| <small>Maintenance Charges</small> ₹2.6 Per Sq.Ft/M | <small>Flooring</small> Marble/Granite |
| <small>Builtup Area</small> 530 Sq.Ft | <small>Furnishing Status</small> Semi Furnish Now |
| <small>Facing</small> East | <small>Floor</small> 4/7 |

Activity On This Property

115 Unique Views 3 Shortlists

Similar Properties

1 BHK Flat In Vasant Heights For Sale In S...

NOBROKER
Pay Rent Post Your Property

1 BHK Flat In Shanti Unique Avenue For Sale In Mira Bhayandar
Shanti Park, Mira Road

₹ 60 Lacs
Non-negotiable

₹ 34,388/Month
Estimated EMI

510
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1bhk Flat for Sale in Mira road east / Property Details

Photos Location
Shortlist

Nearby: D Mart McDonald's GCC Hotel And Club Rassaaz Multiplex Ramdev Park

| | |
|--|---|
| 1 Bedroom <small>No. of Bedroom</small> | Sep 30, 2023 <small>Posted On</small> |
| 1 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Shanti Unique Aven... <small>Apartment</small> |
| Bike and Car <small>Parking</small> | None <small>Power Backup</small> |

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Overview

| | |
|---|--|
| <small>Age of Building</small> >10 Years | <small>Ownership Type</small> Self Owned |
| <small>Maintenance Charges</small> ₹1.2 Per Sq.Ft/M | <small>Flooring</small> NA |
| <small>Builtup Area</small> 510 Sq.Ft | <small>Furnishing Status</small> Semi Furnish Now |
| <small>Facing</small> Don't Know | <small>Floor</small> 1/3 |

Activity On This Property

35 Unique Views 2 Shortlists

Similar Properties

1 BHK Flat In Happy Home Complex, Sha...

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property (FREE)

Home > Property in Mumbai > Shanti Park > Apartment in Shanti Park > 1 BHK > 575 Sq-ft

Posted on: Feb 16, 24 Property ID: 70646411

Get full support from Relationship Manager **MB Prime**

- Shortlists Properties
- Communicates with Owners
- Live Video Call

Join Prime @ 50% OFF

Contact Owner
Manoj -91-98XXXXXXX
Get Phone No.

₹70.0 Lac EMI - ₹32k | How much loan can I get?

575 Sq-ft 1 BHK Flat For Sale in **Shanti Park, Mumbai**

1 Bed | 1 Bath | Unfurnished

| | | |
|--|---------------------------------|---------------------------------------|
| Carpet Area 419 sqft - ₹16,706/sqft | Floor 2 (Out of 7 Floors) | Transaction Type Resale |
| Status Ready to Move | Furnished Status Unfurnished | Age Of Construction Above 20 years |

+6 Photos

Contact Owner Get Phone No. Last contact made 1 day ago

More Details

| | |
|----------------|---|
| Price Breakup | ₹70 Lac |
| Booking Amount | ₹10.0 Lac |
| Address | Shanti Park, Mumbai - Mira Road and Beyond, Maharashtra |

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Shanti Park > 1 BHK Flats in Shanti Park

Posted on Feb 24, 2024 Ready to move

₹58 Lac @ 13,679 per sq.ft. 1BHK 1Bath
Flat/Apartment for Sale
In Sai Sargam Chs.Ltd., Shanti Park, Mira Bhayandar, Maharashtra

REERA STATUS NOT AVAILABLE Website: https://maharera.mahaonline.gov.in/

Overview Dealer Details Price Trends Registry Record Locality Reviews Recomm

Videos (1) Property (6)

| | |
|---|--|
| Area Carpet area: 424 sq.ft. (39.39 sq.m.) | Configuration 1 Bedroom, 1 Bathroom, 1 Balcony |
| Price ₹58 Lac+ Govt Charges & Tax @ 13,679 per sq.ft. View Price Details | Address Sai Sargam Chs.Ltd. Shanti Park, Mira Bhayandar |
| Floor Number 3 rd of 7 Floors | Facing South-West |
| Property Age 10+ Year Old | |

Why you should consider this property?

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Shanti Park > 1 BHK Flats in Shanti Park Posted on Jan 04, 2024 | Ready to move

₹60 Lac @ 11,764 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹ 47,922 Flat/Apartment for Sale
 In Unique Garden CHSL, Shanti Park, Mira Bhayandar, Maharashtra

REBA STATUS: **NOT AVAILABLE** Website: <https://maharerait.mahaonline.gov.in/>

[Overview](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Locality Reviews](#) [Recomi](#) >

Property (9)

Photos (1/9)

Area
 Built Up area: 510 sq.ft. (47.38 sq.m.)
 Carpet area: 369 sq.ft. (34.28 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, No Balcony

Price
 ₹ 60 Lac+ Govt Charges & Tax @ 11,764 per sq.ft. (Negotiable)

Address
 Unique Garden CHSL, Shanti Park, Mira Bhayandar

Floor Number
 2nd of 3 Floors

Property Age
 10+ Year Old

Why should you consider this property?

[Close to School](#) [Air Conditioned](#) [Close to Hospital](#) [Close to Market](#) [Gated Society](#) [Close to Railway Station](#) [Parking Available](#) [Semi-Furnished](#)

Transaction Type: **Resale** Property Ownership: **Co-operative S...** Furnishing: **Semifurnished** Gated Community: **Yes**
 Parking: **Covered, 1 Open** Power Backup: **None** Property Code: **K50980436**
www.99acres.com/K50980436

Think.Innovate.Create

Sales Instance

| | | |
|--|--|-----------------------------------|
| 8230393 | सूची क्र.2 | दुष्यम निबंधक : सह दु.नि. ठाणे 10 |
| 20-03-2024 | | दस्त क्रमांक : 8230/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn:83m |
| गावाचे नाव : भाईदर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मौबदला | 5800000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4058800 | |
| (4) भू-मापन,पोंटहिस्सा व परक्रमांक(असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे भाईदर,वार्ड क्र. जे,विभाग क्र. 1/13,सदनिका क्र. 001,तळमजला,बिल्डिंग नं. बी-3,पुनम नगर बिल्डिंग नं. बी-3/4 को.ऑप.ही.सो.ली.,फेज-3,शांती पार्क,मिरारोड पूर्व ठाणे,(क्षेत्रफळ 45.53 चौ.मी. बिल्ट-अप)((Survey Number : Old Survey No. 736 (P), New Survey No. 127(P) ;)) | |
| (5) क्षेत्रफळ | 45.53 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा.यातिहुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:दिनेश भाजीभाई जादव - वय:-65 पत्ता:-प्लॉट नं. 001,बिल्डिंग नं. बी-3, माळा नं. -, इमारतीचे नाव: पुनम नगर बिल्डिंग नं. बी-3/4 को.ऑप.ही.सो.ली., ब्लॉक नं. फेज-3, शांती पार्क, रोड नं. मिरारोड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं.-AACPJ6718Q 2): नाव:निर्मला दिनेश जादव - वय:-57 पत्ता:-प्लॉट नं. 001,बिल्डिंग नं. बी-3, माळा नं. -, इमारतीचे नाव: पुनम नगर बिल्डिंग नं. बी-3/4 को.ऑप.ही.सो.ली., ब्लॉक नं. फेज-3, शांती पार्क, रोड नं. मिरारोड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं.-ABPPJ7075E | |
| (8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:शिवकुमार लक्ष्मण गुप्ता - वय:-33; पत्ता:-प्लॉट नं. रुम नं. 6, माळा नं. -, इमारतीचे नाव: अलगु गुप्ता चाव, ब्लॉक नं. कुतूपवाडी रोड, बन्सी नगर जवळ, कुतूपवाडी, रायडोंगरी, रोड नं. बोरीवती पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400066 फॅन नं:-AOVPG6634F 2): नाव:दिलीप लक्ष्मण गुप्ता - वय:-30; पत्ता:-प्लॉट नं. रुम नं. 6, माळा नं. -, इमारतीचे नाव: अलगु गुप्ता चाव, ब्लॉक नं. कुतूपवाडी रोड, बन्सी नगर जवळ, कुतूपवाडी, रायडोंगरी, रोड नं. बोरीवती पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400066 फॅन नं:-BBOPG7176D | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 12/05/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 12/05/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8230/2023 | |
| (12)बाजारभावप्रमाणे मुद्रांक शुल्क | 406000 | |
| (13)बाजारभावप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)धैरा | | |
| मजलीकनामाती विचारान घेतलेला | | |

Sales Instance

| | | |
|---|---|-----------------------------------|
| 22042393 | सूची क्र.2 | दुष्यम निबंधक : सह दु.नि. ठाणे 10 |
| 20-03-2024 | | दस्त क्रमांक : 22042/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn:53m |
| गावाचे नाव : भाईदर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मौबदता | 4900000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3520400 | |
| (4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे भाईदर,वॉर्ड-जे,विभाग क्रमांक:-1/13,मध्ये,सदनिका क्रमांक:-103,1 ला मजला,बिल्डिंग नं.सी-29,पूनम नगर सी-29 को.ऑप.ही.सोसा.ली.,सी-29,फेस-3,पूनम नगर,शांती पार्क,मिरारोड पूर्व,ठाणे, जुना सर्वे नं.736(पार्ट),नवीन सर्वे नं.127(पार्ट),क्षेत्रफळ:-39.49 चौ.मी.बिल्टअप,(31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अनु.स.क्रं 12/व्य.क्रं/107/म-1(धोरण)नुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे((Survey Number : 127(पार्ट) ;)) | |
| (5) क्षेत्रफळ | 39.49 चौ.मीटर | |
| (6)आकारणी किंवा जुटी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-जयंत केशवजी धरोड - - वय:-54 पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: 103,1 ला मजला,बिल्डिंग नं.सी-29,पूनम नगर सी-29 को.ऑप.ही.सोसा.ली.,सी-29,फेस-3,पूनम नगर,शांती पार्क,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AAZPD5474A | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-विजयल मेहता - - वय:-42; पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: फ्लॉट नं.003,पूनम नगर,फेस-3,शांती पार्क,मिरारोड पूर्व,ठाणे, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-BGGPM1452B | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 12/12/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 12/12/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 22042/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 294000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th March 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 knowledgeable 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.

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 **₹ 71,75,000.00 (Rupees Seventy One Lakh Seventy Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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