

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Deepali Ranga**

Residential Flat No. 1001, 10<sup>th</sup> Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex  
Village - Ghodbunder, Mira Road (East), Taluka & District - Thane  
PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude - 19°16'54.1"N 72°53'02.7"E

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### Valuation Prepared for:

**Cosmos Bank**

**Borivali West Branch**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)  
Mumbai - 400 092, State - Maharashtra, Country - India.



#### 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



Vastu/Mumbai/03/2024/007827/2305679  
21/10-427-JABS  
Date: 21.03.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1001, 10<sup>th</sup> Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Deepali Ranga**.

Boundaries of the property.

North	:	Club House
South	:	Internal Road / Origin Sales Office
East	:	A-2 Wing of J.P. North Celeste
West	:	Origin Square

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 **₹ 90,54,000.00 (Rupees Ninety Lakh Fifty-Four 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.**

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**Director**

**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



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Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 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 21.03.2024 for Bank Loan Purpose
2	Date of inspection	20.03.2024
3	Name of the owner/ owners	<b>Deepali Ranga</b>
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	<b>Address:</b> Residential Flat No. 1001, 10 <sup>th</sup> Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State - Maharashtra, Country - India.  <b>Contact Person:</b> Ms. Poonam (Owner's Daughter) Contact No.: 8861436568
6	Location, street, ward no	Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, Survey No. 26, Hissa No. 7(pt), Survey No. 26, Hissa No. 8(pt), Survey No. 110, Hissa No. 1(pt), Survey No. 224, Hissa No. 1B (earlier bearing Survey No. 224 Hissa No. 1A & Survey No. 224 Hissa No. 1B), Survey No. 26, Hissa No. 7, Survey No. 26, Hissa No. 8 (pt)
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 532.00 Flowerbed Area in Sq. Ft. = 81.00

		Dry Balcony Area in Sq. Ft. = 20.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 503.00 (Area as per Agreement for Sale)  <b>Built-up Area in Sq. Ft. = 553.00</b> <b>(Carpet Area + 10%)</b>
13	Roads, Streets or lanes on which the land is abutting	Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District - Thane
14	If freehold or leasehold land	Freehold (R)
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.
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>	
	(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	₹ 19,000.00 Expected rental income per month
	(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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 upon, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Construction – 2019 (As per Part Occupancy Certificate dated 13.09.2019)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 21.03.2024 for Residential Flat No. 1001, 10<sup>th</sup> Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Deepali Ranga**.

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.03.2018 between SPH Agro Farms and Estate Private Limited & Mr. Sadanand P. Hajare (the Promoters) AND Deepali Ranga (the Allottee)
2	Copy of Part Occupancy Certificate No. MNP / NR / 3301 / 2019-20 dated 13.09.2019 issued by Mira Bhayandar Municipal Corporation.
3	Copy of Commencement Certificate No. MB / MNP / NR / 4339 / 2017-18 dated 12.02.2018 issued by Mira Bhayandar Municipal Corporation.
4	Copy of RERA Certificate No. P51700008667 dated 19.08.2017 issued by Maharashtra Real Estate Regulatory Authority
5	Copy of Property Tax Bill, Receipt No. 17052023/4/7481582 dated 17.02.2023, Property No. 0020052458050 in the name of Deepali Ranga for Year 01.04.203 to 31.03.2024 issued by Mira Bhayandar Municipal Corporation.

**LOCATION:**

The said building is located at land bearing Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, Survey No. 26, Hissa No. 7(pt), Survey No. 26, Hissa No. 8(pt), Survey No. 110, Hissa No. 1(pt), Survey No. 224, Hissa No. 1B (earlier bearing Survey No. 224 Hissa No. 1A & Survey No. 224 Hissa No. 1B), Survey No. 26, Hissa No. 7, Survey No. 26, Hissa No. 8 (pt) of Village - Ghodbunder, Taluka & District – Thane, within the limits of Mira – Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 3.7 km. from Mira Road railway station.

**BUILDING:**

The building under reference is having Ground (pt) + Stilt (pt) + 15th 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 good. The building is used for residential purpose. 10<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 10<sup>th</sup> Floor. The composition of residential flats is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed + Dry Balcony Area (i.e., **2BHK with 2 Toilets**). 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.

**Valuation as on 21<sup>st</sup> March 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>503.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2019 (As per Part Occupancy Certificate dated 13.09.2019)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years 6 Month
Cost of Construction	:	553.00 X 2,800.00 = ₹ 15,48,400.00
Depreciation $\{(100-10) \times 4 / 60\}$	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A. the building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,06,470.00 per Sq. M. i.e. ₹ 9,891.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
<b>Value of property as on 21.03.2024</b>	<b>:</b>	<b>503.00 Sq. Ft. X ₹ 18,000.00 = ₹ 90,54,000.00</b>

(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 21.03.2024	:	₹ 90,54,000.00
Total Value of the property	:	₹ 90,54,000.00
The realizable value of the property	:	₹ 81,48,600.00
Distress value of the property	:	₹ 72,43,200.00
Insurable value of the property (553.00 X 2,800.00)	:	₹ 15,48,400.00
Guideline value of the property (553.00 X 9,891.00)	:	₹ 54,69,723.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India for this particular purpose at ₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four Thousand Only) as on 21<sup>st</sup> March 2024.

#### 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 21<sup>st</sup> March 2024 is ₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four 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

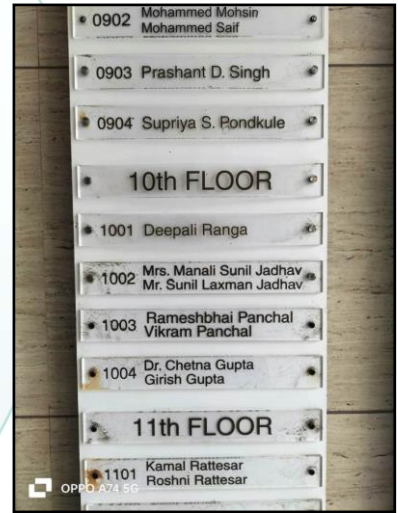
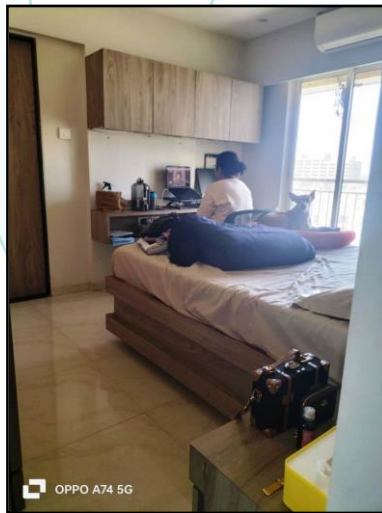
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

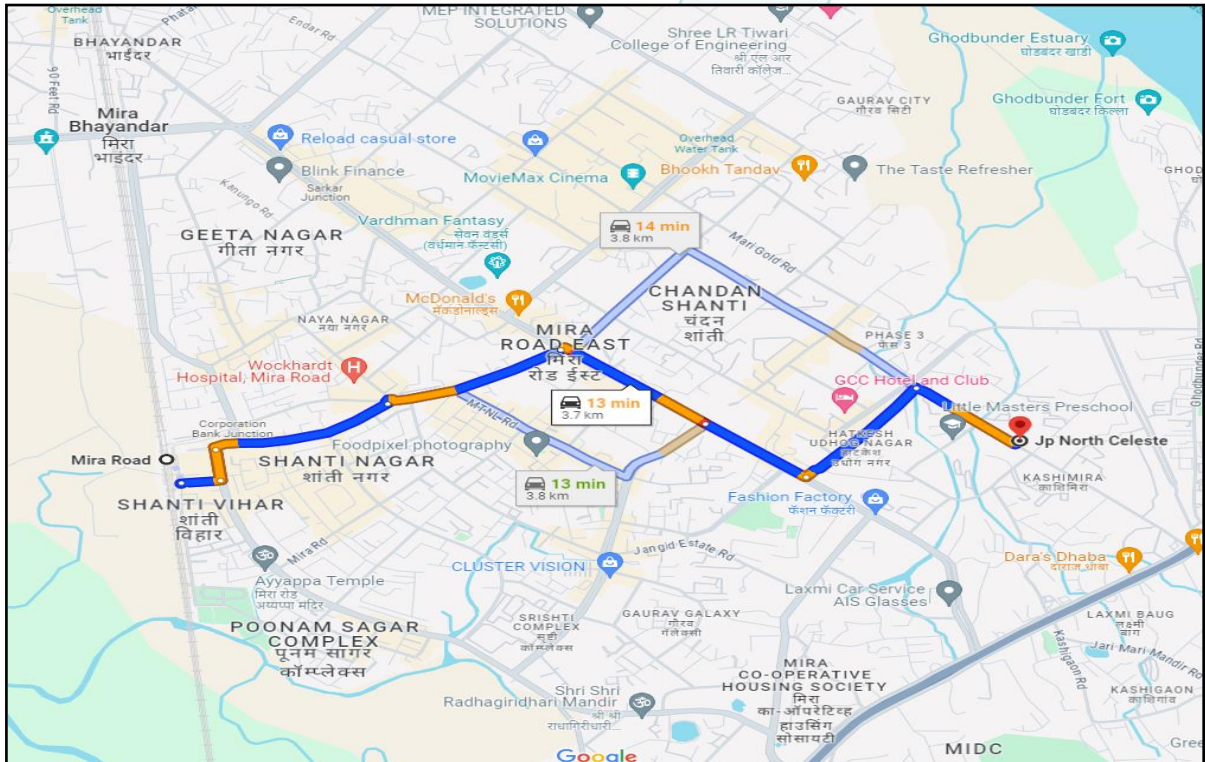
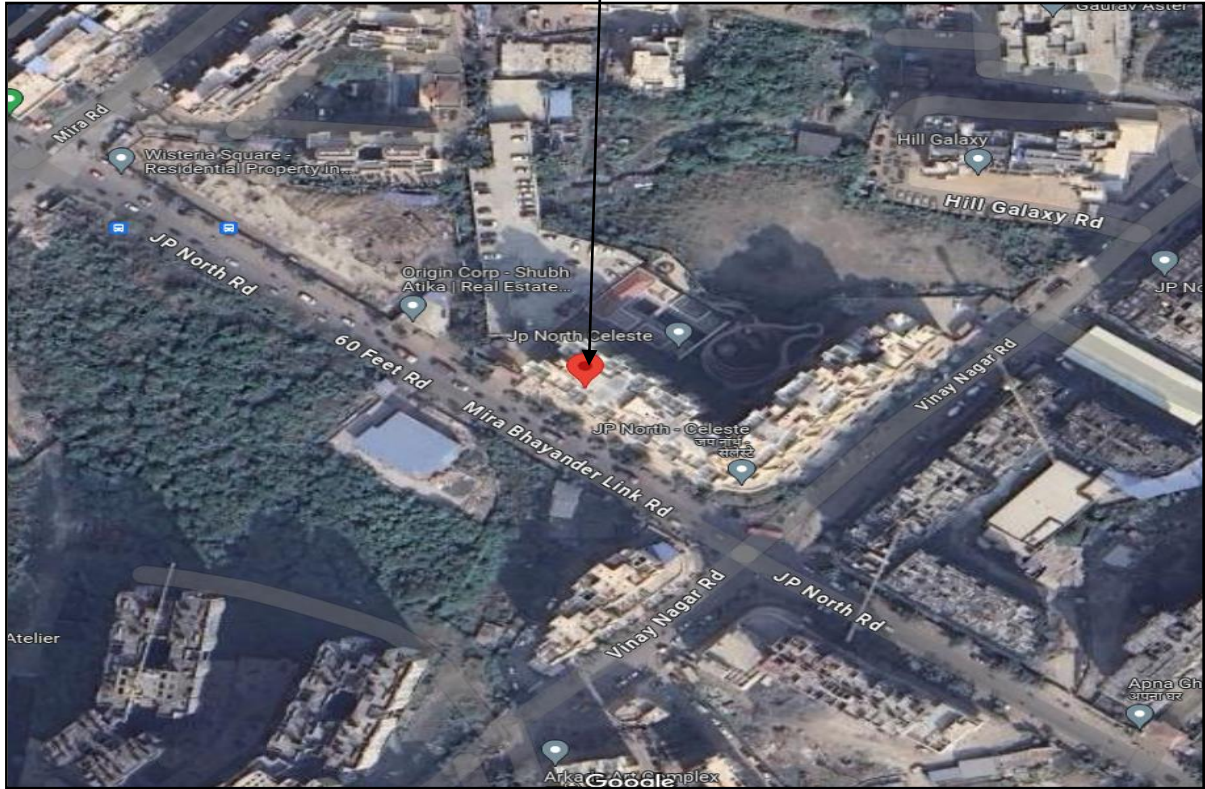
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground (pt) + Stilt (pt) + 15th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 10 <sup>th</sup> Floor
3.	Year of construction	2019 (As per Part Occupancy Certificate dated 13.09.2019)
4.	Estimated future life	56 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 with 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	
	(i) No. of water closets	As per Requirement
	(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	2 lifts
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°16'54.1"N 72°53'02.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mira Road – 3.7 M.)

## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूद्रांक विभाग महाराष्ट्र शासन	
Valuation	Home	Rule Guideline	LOGOUT
<b>Valuation For Rural Area</b>			
*** welcome to valuation of properties in Maharashtra ***			
<b>Location Details</b>			
Select Type	<input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: <span style="border: 1px solid black; padding: 2px;">Kokan</span> <a href="#">Help on Division</a>
District Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span> Village/Zone Name: <span style="border: 1px solid black; padding: 2px;">मोने (गांव ) चाडबंदर</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">सह नंबर</span> <span style="border: 1px solid black; padding: 2px;">110</span>	SubZone Name	<span style="border: 1px solid black; padding: 2px;">8/34-पु-2) भू-विभाग घोडर</span>
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Navi Mumbai Municipal</span>		
	Open Land	Residence	Office    Shop    Industry    Unit
	27700	101400	103100    126800    103100    Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,01,400.00			
5% Increase on flat located on 10 <sup>th</sup> floors	5,070.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,06,470.00</b>	<b>Sq. Mtr.</b>	<b>9,871.00</b>	<b>Sq. Ft.</b>

### 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

HOUSING.COM Buy in Mumbai

Mira Road East X + Add

Home / Mumbai / Mira Road / Mira Road East / JP North Barcelona Wing D Last updated: Mar 19, 2024

**JP North Barcelona Wing D** RERA

By JP INFRA (MUMBAI) PVT. LTD.

Vinay Nagar, Mira Road East, Mira Road and Beyond, Mumbai

₹1.15 Cr - 1.83 Cr | ₹17.61 K/sq.ft  
EMI starts at ₹57.02 K  
Basic price

Contact Seller

Project Images

SHARE SAVE

View Sample 2 BHK

2, 3 BHK Apartments Configurations

Jun. 2026 Possession Starts

₹17.61 K/sq.ft Avg. Price

652.00 sq.ft. - 1040.00 sq.ft. (Carpet Area) Sizes

Overview/Home Around This Project More About Project About Project Floor Plan Tour This Project Amenities

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Vinay Nagar > 3 BHK Flats in Vinay Nagar Posted on Feb 15, 2024 Ready to move

₹1.65 Cr @ 18,333 per sq.ft. 3BHK 3Baths  
Estimated EMI ₹ 1,31,786  
Flat/Apartment for Sale  
in JP North Garden City, Vinay Nagar, Mira Bhayandar, Maharashtra

RERA STATUS: NOT AVAILABLE Website: https://maharegalmaharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Locality Reviews

Property (16) Society (11)

Area: Carpet area: 900 sq.ft. (83.41 sq.m)

Configuration: 3 Bedrooms, 3 Bathrooms, 3+ Balconies

Price: ₹ 1.65 Crore+ Govt Charges & Tax @ 18,333 per sq.ft. View Price Details

Address: JP North Garden City, Vinay Nagar, Mira Bhayandar

Floor Number: 32<sup>nd</sup> of 35 Floors

Facing: East

Overlooking: Park/Garden, Main Road, Club, Pool, Others

Property Age: 1 to 5 Year Old

Transaction Type: Resale Property Ownership: Co-operative Society Flooring: Verified Furnishing: Unfurnished

Gated Community: Yes Parking: 1 Covered, Open Water Source: Municipal corporation Power Backup: Full

Property Code: L73716997 www.99acres.com/L73716997

About Property

Address: Vinay Nagar, Mira Bhayandar, Maharashtra

Looking for a 3 bhk property for sale in mira road and beyond? Buy this 3 bhk flat in jp north garden city that is situated in vinay nagar, mira road and beyond. Constructed on a carpet area of 900 sq.ft., the flat comprises 3 bedroom(s), 3 bathroom(s) and more than 3 balconies. The property is locate... More >>

# Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Vinay Nagar > 1 BHK Flats in Vinay Nagar

Posted on Mar 03, 2024 | Ready to move

**₹65 Lac** @ 20,967 per sq.ft.  
Estimated EMI ₹51,916

**1BHK 1Bath**  
Flat/Apartment for Sale  
in JP North Garden City, Vinay Nagar, Mira Bhayandar, Maharashtra

**REERA STATUS** NOT AVAILABLE | Website: <https://maharesat.mahasonline.gov.in/>

Overview | Society | Owner Details | Price Trends | Registry Record | Locality Reviews >

Property (10) | Society (11)

**Area**  
Carpet area: 310 sq.ft. (28.8 sqm.)

**Configuration**  
1 Bedroom, 1 Bathroom, 2 Balconies

**Price**  
₹ 65 Lac+ Govt Charges & Tax @ 20,967 per sq.ft.

**Address**  
JP North Garden City  
Vinay Nagar, Mira Bhayandar

**Floor Number**  
13<sup>th</sup> of 24 Floors

**Overlooking**  
Park/Garden, Main Road, Club, Pool, Others

**Property Age**  
1 to 5 Year Old

Photos (110)

Why should you consider this property?

- Pet Friendly
- Visitor Parking Available
- On-Call Maintenance Staff
- Gated Society
- Overlooking Park/Garden
- Overlooking Main Road
- Feng Shui/ Vaastu Compliant
- Parking Available
- Modular Kitchen
- Semi-Furnished

Transaction Type: Resale | Property Ownership: Co-operative S... | Furnishing: Semifurnished | Gated Community: Yes  
Parking: Covered, 1 Open | Pet Friendly: Yes | Water Source: Municipal corporati... | Power Backup: None  
Property Code: L74013681

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## Sales Instance

90976 20-03-2024 Note: -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक: सह दू.नि. ठाणे 4 दस्ता क्रमांक: 909/2024 नेदणी: Regn.63m
<b>गावाचे नाव: घोडबंदर</b>		
(1)सिलेखाचा प्रकार	करारनामा	
(2)मोबदला	5655714	
(3)बाजारभावाचेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टाकर ते नमूद करावे)	3313708.398	
(4)भू-मापन,पेट्टेहस्ता व घरक्रमांक(अस्त्यमा)	1) पारिकेचे नाव.मिरा.भाईंदर मनापाहतर वर्णन . इतर माहिती: मौजे - घोडबंदर वार्ड पु.विभाग 8/34 सदनिका क्र. 2405/24 वा मजला 101 विंग.जे. पी. नॉर्थ अविग बिल्डिंग विनय नगर.आर.एन.ए. कॉम्प्लेक्सच्या पुढे.मीरा रोड पूर्व ता. चि. ठाणे - 401107,सदनिकाचे क्षेत्रफळ 263 चौ.फुट कॉर्पेट म्हणजेच 24.42 चौ. मी. कॉर्पेट. व बाळकनी 39 चौ.फुट कॉर्पेट म्हणजेच 3.58 चौ.मी. कॉर्पेट. (( Survey Number : 251Pt, 269Pt, 1101Pt, 1102Pt. ))	
(5) क्षेत्रफळ	24.42 चौ.मीटर	
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करण देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा आदेश अस्त्यमा प्रतिकावे नाव व पत्ता.	1): नाव.-जे. पी. इन्फो सिस्टीम प्रा. लि (आतचे नाव) व स्कायवॉर्क सिस्टीम प्रा. लि (पूर्वीचे नाव) यांच्या तर्फे अधिकृत सही करणार छानतात बासुदेव खेतान, यांच्या तर्फे कु. म. म्हणून तहमीनारण्य शुभा वर-43 पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: 301,त्रिशा मजला, विराज टॉवर,सेक्टर १,सुबेस हावरे, इन्फोसिस मेट्रो रोडत वाळ, अंधेरी पूर्व इन्वर्ड , ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई, पिन कोड.-400093 पिन नं.-AAOC39607A	
(8) दस्तऐवज करण देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा आदेश अस्त्यमा प्रतिकावे नाव व पत्ता	1): नाव.-नेनोल सॉल्युशन्स मिस्कोटा .- वर-33,पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: 6, एम आय डी सी एरिया, रोड नं.19, सनीवेट्टी हॉटेल समोर अंधेरी पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई, पिन कोड.-400093 पिन नं.-BLEPNC3902L 2): नाव.-मिस्मरनेनेनोल मिस्कोटा .- वर-25,पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: 6, एम आय डी सी एरिया, रोड नं.19, सनीवेट्टी हॉटेल समोर अंधेरी पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई, पिन कोड.-400093 पिन नं.-CHEP66316K	
(9) दस्तऐवज करण दित्याचा दिनांक	12/01/2024	
(10)दस्ता नोंदणी केत्याचा दिनांक	12/01/2024	
(11)अनुक्रममांक,खंड व पृष्ठ	909/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	395900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)स्रोत		
मुद्रांकनामाची विवारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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## Sales Instance

115776 20-03-2024 Note :-Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुग्धम निबंधक - सह दु.नि. तापो 4 दस्ता क्रमांक : 1157/2024 नेदणी : Regn 63m
<b>गावाचे नाव : घोडबंदर</b>		
(1) शिलेखाचा प्रकार	करारनामा	
(2) मोबदला	4462407	
(3) बाजारभावाभावेपट्ट्याचा बाबतलेपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3443255.2	
(4) भूमान, पोटहिसा व भरक्रमांक (अस्त्यास)	1) पालिकेचे नाव-मिरा-भाईंदर मनापाइतर वर्गाने ; इतर माहिती: मौजे-घोडबंदर, वॉर्ड-मु.2, विभाग-8/34, सदनिका क्र.0912,09 चा मजला, बी विंग, जे पी.नॉर्थ एडिवा बिल्डिंग, विनाय नगर, आर एस् ए कॉम्प्लेक्स च्या पुढे, मिरा रोड पूर्व, ता.चि. तापो-401107, (सदनिका क्षेत्रफळ 263 चौ.फुट कारपेट म्हणजेच क्षेत्र 24.42 चौ.मी. कारपेट व बाळ्कनी क्षेत्र 3.58 चौ.मी.), ( ( Survey Number : सर्वे नं 25/1 पाट, 26/9 पाट, 110/1 पाट व 110/2 पाट, ) )	
(5) क्षेत्रफळ	28 चौ.मीटर	
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण्यापासून देण्यापासून पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अस्त्यास, प्रतिलिपिचे नाव व पत्ता.	1): नाव-जे.बी.इन्फो सिस्टीम प्रा. लि. (पूर्वी ऑकखरो जात होते स्वयंपालक रिअल्टर्स प्रा. लि. या नावाने), तर्फे अधिकृत सही करणार: कान्हालाल धामुदेव खेतान यांच्या तर्फे कु.मु.झगुन राक्षमीनारायण यर्म वग-43 पत्ता-प्लॉट नं. 301, माळा नं. 3 रा मजला, इमारतीचे नाव- विराज टॉवर, ब्लॉक नं. वेस्टर्न एक्सप्रेस हायवे, वेस्टर्न एक्सप्रेस हायवे मेट्रो स्टेशन जवळ, रोड नं. अंधेरी पु. मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400093 पॅन नं.-AAOCS9607A	
(8) दस्तऐवज करून देण्यापासून पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अस्त्यास, प्रतिलिपिचे नाव व पत्ता.	1): नाव-नितीन रमेश बुद्रुना - -राय-43, पत्ता-प्लॉट नं. ई-002, माळा नं. - इमारतीचे नाव- अक्याशिरी को-ओप.ही. सोसा., ब्लॉक नं. रमदेव पार्क, रोड नं. मिरा रोड पु. महाराष्ट्र, तापो. पिन कोड-401107 पॅन नं.-ANL2966648K	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024	
(10) दस्त नोंदणी केण्याचा दिनांक	17/01/2024	
(11) अनुक्रमांक श्रेढ व पृष्ठ	1157/2024	
(12) बाजारभावाभावे मुद्रांक शुल्क	312400	
(13) बाजारभावाभावे नोंदणी शुल्क	30000	
(14) श्रेय		
मुद्रांकनामाची विचारात घेतलेला तयारीत:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **21<sup>st</sup> 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 **₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four Thousand Only)**.

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

**Auth. Sign.**

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