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CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Purva Pravin Dalvi**

Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India

Latitude Longitude - 19°16'19.7"N 72°52'30.8"E

### Valuation Prepared for: **Cosmos Bank**

#### **DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East), Mumbai - 400 068, State - Maharashtra, Country – India.

#### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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#### **Regd. Office**

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

**+91 2247495919**

**mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India belongs to **Mrs. Purva Pravin Dalvi**.

### Boundaries of the property.

North : PNK Imperial Heights  
South : Kaveri CHSL & Road  
East : Open Plot  
West : 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 valued for banking purpose for ₹ **56,35,000.00 (Rupees Fifty Six Lakh Thirty 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**

**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 in Form – 01

**Auth. Sign.**




### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Valuation Report of Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, 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 24.04.2024 for Banking Purpose   |
| 2  | Date of inspection   | 24.04.2024   |
| 3  | Name of the owner/ owners  | <b>Mrs. Purva Pravin Dalvi</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. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India<br><br><b>Contact Person:</b><br>Mr. Bhanuja Dubey (Tenant) |
| 6  | Location, street, ward no  | MIDC Road  |
|    | Survey/ Plot no. of land   | Survey No. 141, Hissa No. 4 of Village - Mira  |
| 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. = 403.00<br>(Area as per actual site measurement)<br><br><b>Super Built up Area in Sq. Ft. = 560.00</b><br><b>(Area as per Agreement for Sale)</b>  |
| 13 | Roads, Streets or lanes on which the land is abutting  | MIDC Road  |
| 14 | If freehold or leasehold land  | Freehold   |

|    |  |   |
|----|--|---|
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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   | Yes   |
|    | <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?  | Tenant Occupied   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Occupied  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per MBMC norms<br>percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |   |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Mr. Bhanuja Dubey   |
|    | (ii) Portions in their occupation  | Fully Occupied  |
|    | (iii) Monthly or annual rent /compensation /license fee, etc. paid by each   | ₹ 12,000.00 Present rental income per month   |
|    | (iv) Gross amount received for the whole property  | Details not available   |
| 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.  |
|    | <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 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.  |
|    | <b>COST OF CONSTRUCTION</b>   |  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 1999 (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.  |
| 45 | <b>Remarks:</b>   |  |

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 24.04.2024 for Residential Flat No. 008, Ground Floor, Wing – B, “**Narmada Co-Op. Hsg. Soc. Ltd.**”, Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mrs. Purva Pravin Dalvi**.

We are in receipt of the following documents:

|   |   |
|---|---|
| 1 | Copy of Agreement for Sale dated 14.07.2021 b/w. Mr. Rajendra Ganpat Lokhande (Transferor) and Mrs. Purva Pravin Dalvi (Transferee)                             |
| 2 | Copy of N.A. order cum Building Construction Permission Document No. NP / NR / 2234 / 143 / 97 – 98 dated 05.04.1997 issued by Mira Bhayander Municipal Council |
| 3 | Copy of Occupancy Certificate Dated 05.10.1999 issued by Mira Bhayander Municipal Council   |
| 4 | Copy of Previous Valuation Report dated 15.07.2021 issued by Aarch Consultants & Valuers  |

**LOCATION:**

The said building is located at Survey No. 141, Hissa No. 4 of Village – Mira, Ganga Nagar, MIDC Road, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 2.9 Km. from Mira Road railway station.

**BUILDING:**

The building under reference is having Ground + 4 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 Ceramic tile floor finish. The building is used for residential purpose. External condition of the building is Normal. Cracks, Filing Cracks were found at external wall of the building. Ground Floor is having 4 Residential Flats. Lift is not provided in building.

**Residential Flat:**

The residential flat under reference is situated on the Ground Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. **1BHK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring, Wooden door framed with flush door, Aluminum sliding windows & Concealed plumbing & Concealed electrification.



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**Valuation as on 24th April 2024**

|  |          |                       |
|--|----------|-----------------------|
| <b>The Super Built up Area of the Residential Flat</b> | <b>:</b> | <b>560.00 Sq. Ft.</b> |
|--|----------|-----------------------|

**Deduct Depreciation:**

|   |          |   |
|---|----------|---|
| Year of Construction of the building  | :        | 1999 (As per Occupancy Certificate)                   |
| Expected total life of building   | :        | 60 Years  |
| Age of the building as on 2024  | :        | 25 Years  |
| Cost of Construction  | :        | 560.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,00,000.00          |
| Depreciation $\{(100-10) \times 25\}/60$                                    | :        | 37.50%  |
| Amount of depreciation  | :        | ₹ 5,25,000.00   |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 97,700.00 per Sq. M.<br>i.e. ₹ 9,077.00 per Sq. Ft. |
| Guideline rate (After Depreciation)   | :        | ₹ 80,450.00 per Sq. M.<br>i.e. ₹ 7,474.00 per Sq. Ft. |
| Prevailing market rate  | :        | ₹ 11,000.00 per Sq. Ft.                               |
| <b>Value of property as on 24.04.2024</b>                                   | <b>:</b> | <b>560.00 Sq. Ft. X ₹ 11,000.00 = ₹ 61,60,000.00</b>  |

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

|   |          |  |
|---|----------|--|
| <b>Depreciated Fair Market Value of the property as on 24.04.2024</b> | <b>:</b> | <b>₹ 61,60,000.00 - ₹ 5,25,000.00 = ₹ 56,35,000.00</b> |
| <b>Total Value of the property</b>                                    | <b>:</b> | <b>₹ 56,35,000.00</b>                                  |
| <b>The realizable value of the property</b>                           | <b>:</b> | <b>₹ 50,71,500.00</b>                                  |
| <b>Distress value of the property</b>                                 | <b>:</b> | <b>₹ 45,08,000.00</b>                                  |
| <b>Insurable value of the property</b>                                | <b>:</b> | <b>₹ 14,00,000.00</b>                                  |
| <b>Guideline value of the property</b>                                | <b>:</b> | <b>₹ 41,85,440.00</b>                                  |

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India for this particular purpose at ₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty Five Thousand Only) as on 24th April 2024.

## **NOTES**

1. I, Manoj 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 **24th April 2024 is ₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty 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:

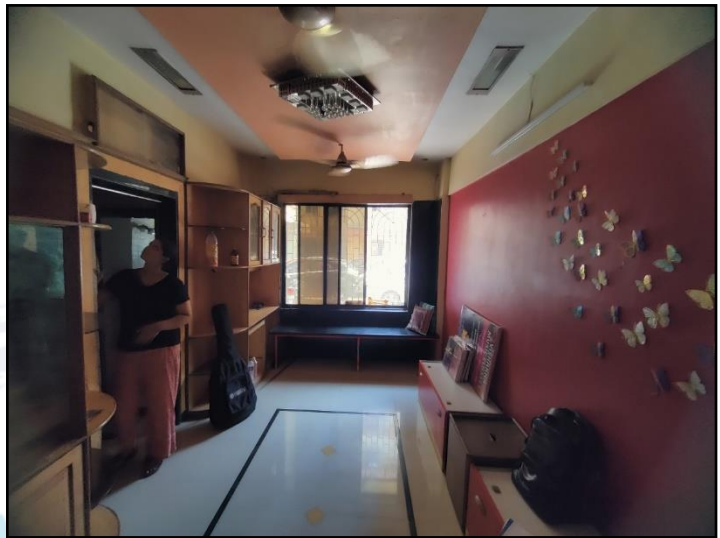


**ANNEXURE TO FORM 0-1**

| <b>Technical details</b> |   | <b>Main Building</b>   |
|--------------------------|---|--|
| 1.                       | No. of floors and height of each floor                          | Ground + 4 Upper Floors  |
| 2.                       | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property is a Residential Flat situated on Ground Floor         |
| 3                        | Year of construction  | 1999 (As per Occupancy Certificate)  |
| 4                        | Estimated future life   | 35 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   | Wooden door framed with flush door, Aluminium sliding windows                    |
| 10                       | Flooring  | Vitrified tiles flooring   |
| 11                       | Finishing   | Cement plastering  |
| 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<br>Height and length<br>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<br>Location, capacity<br>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                         | Cement concrete 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

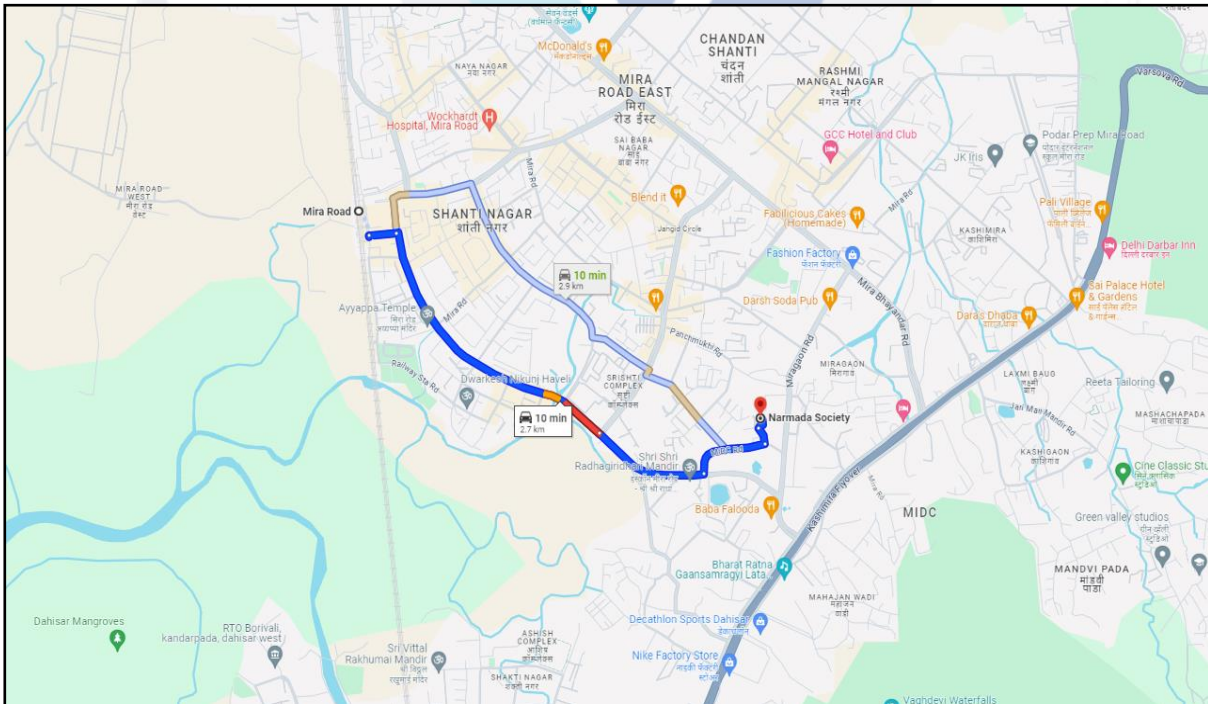


## Actual site photographs



## Route Map of the property

Site, u/r



**Latitude Longitude - 19°16'19.7"N 72°52'30.8"E**

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.9 Km.)




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## 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 
Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  Location

Enter Survey No  Search

| उपविभाग                               | खुली जमीन | निवासी सदनिका | ऑफिस   | दुकाने | औद्योगिक | एकक (Rs./) | Attribute      |
|---------------------------------------|-----------|---------------|--------|--------|----------|------------|----------------|
| 5/22-अयु) मिरा गावातील सिटीएस क्रमांक | 28700     | 97700         | 111980 | 122100 | 111980   | चौ. मीटर   | सि.टी.एस. नंबर |

## Price Indicators

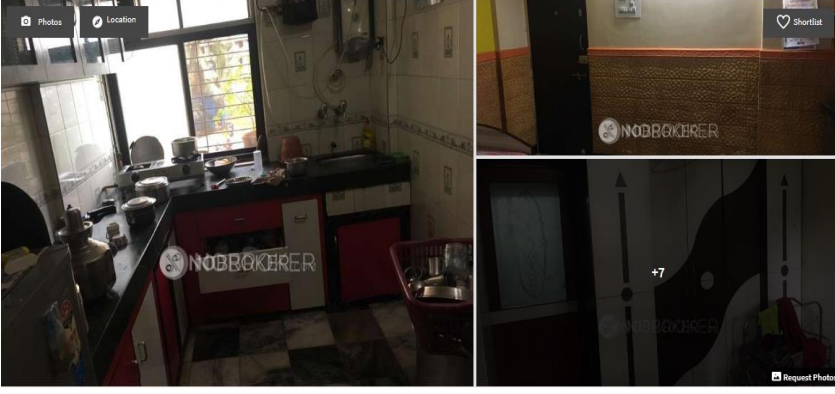
**NOBROKER**
Pay Rent Post Your Property

**1 BHK Flat In New Royal Enclave For Sale In Mira Bhayandar**  
Mira Road, near Royal College of Arts, Science and Commerce

**₹ 53 Lacs**  
Negotiable

**₹ 30,376/Month**  
Estimated EMI

**550**  
Sq.Ft



Nearby: D Mart, Dara's Dhaba, McDonald's, GCC Hotel And Club, Dahisar Check Naka

|  |   |
|--|---|
| 1 Bedroom<br><small>No. of Bedroom</small>   | Jan 28, 2024<br><small>Posted On</small>      |
| 2 Bathroom<br><small>No. of Bathroom</small> | Immediately<br><small>Possession</small>      |
| 2<br><small>Balcony</small>                  | New Royal Enclave<br><small>Apartment</small> |
| None<br><small>Parking</small>               | None<br><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**

|                     |                  |                   |                                  |
|---------------------|------------------|-------------------|----------------------------------|
| Age of Building     | >10 Years        | Ownership Type    | Self Owned                       |
| Maintenance Charges | ₹1.6 Per Sq.Ft/M | Flooring          | Marble/Granite                   |
| Builtup Area        | 550 Sq.Ft        | Furnishing Status | Semi <a href="#">Furnish Now</a> |
| Facing              | South            | Floor             | 2/7                              |

**Activity On This Property**

194 Unique Views 4 Shortlists

**Similar Properties**


**NOBROKER**
Pay Rent Post Your Property

**1 RK Flat In Shiv Garajna For Sale In Mira Road**  
Mira Road East Near Bhakti Mahendi Artist & Classes

**₹ 35 Lacs**  
Negotiable

**₹ 20,060/Month**  
Estimated EMI

**350**  
Sq.Ft



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

|  |  |
|--|--|
| 1 Bedroom<br><small>No. of Bedroom</small>   | Jan 16, 2024<br><small>Posted On</small> |
| 1 Bathroom<br><small>No. of Bathroom</small> | Immediately<br><small>Possession</small> |
| NA<br><small>Balcony</small>                 | Shiv Garajna<br><small>Apartment</small> |
| Car<br><small>Parking</small>                | None<br><small>Power Backup</small>      |

Contact

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

**Overview**

|                     |                  |                |                 |
|---------------------|------------------|----------------|-----------------|
| Age of Building     | 3-5 Years        | Ownership Type | Self Owned      |
| Maintenance Charges | ₹4.3 Per Sq.Ft/M | Flooring       | Vitrified Tiles |
| Builtup Area        | 350 Sq.Ft        | Carpet Area    | 226 Sq.Ft       |

**Activity On This Property**

737 Unique Views 15 Shortlists

**Similar Properties**

# Price Indicators

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

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Mira Road East > 1 BHK Flats in Mira Road East

Posted on Jan 24, 2024 | Ready to move

₹55 Lac

@ 11,224 per sq.ft.

Estimated EMI ₹43,929

1BHK 1Bath

Flat/Apartment for Sale

in Krishna Complex CHS Ltd, Mira Road East, Mira Bhayandar, Maharashtra

RERA STATUS ● NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Locality Reviews
Featured Dealers
Recor >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 490 sq.ft. (45.52 sq.m.)

Price

₹ 55 Lac+ Govt Charges & Tax

@ 11,224 per sq.ft. (Negotiable)

Address

Krishna Complex CHS Ltd

Mira Road East, Mira Bhayandar

Floor Number

2<sup>nd</sup> of 4 Floors

Overlooking

Main Road

Property Age

10+ Year Old

Configuration

1 Bedroom , 1 Bathroom, No Balcony

**Why should you consider this property?**

Close to Metro Station
Close to Hospital
Close to Market
Gated Society
24\*7 Water
On-Call Maintenance Staff
Close to Mall

Overlooking Main Road
Parking Available

|                                 |   |                                |                                 |
|---------------------------------|---|--------------------------------|---------------------------------|
| Transaction Type: <b>Resale</b> | Property Ownership: <b>Freehold</b>         | Furnishing: <b>Unfurnished</b> | Gated Community: <b>Yes</b>     |
| Parking: <b>Covered, Open</b>   | Water Source: <b>Municipal corporati...</b> | Power Backup: <b>None</b>      | Property Code: <b>173349319</b> |

[www.99acres.com/173349319](http://www.99acres.com/173349319)



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## Sale Instances

|   |  |  |
|---|--|--|
| 4/23/24, 12:22 PM   | sgr_11537  |  |
| 11537337<br>08-02-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.               | <b>सूची क्र.2</b>  | दुय्यम निबंधक : सह दु.नि.ठाणे 7<br>दस्त क्रमांक : 11537/2023<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : मिरा</b>  |  |  |
| (1)विलेखाचा प्रकार  | करारनामा   |  |
| (2)मोबदला   | 3651000  |  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 3132262  |  |
| (4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे मिरा,वॉर्ड-क्यु,विभाग क्रमांक:-5/22.मध्ये,सदिनका 204 एफ.विंग,कृष्णा कॉम्प्लेक्स को.ऑप.हौ.सोसा.लि. कृष्णा नगरी,गंगा नगर टेलिफोन एक्स्चेंज जवळ,एम.आई.डी.सी रोड,मिरा गाव,मिरा रोड पूर्व,ठाणे -401107. सर्वे क्रमांक.142/2,नवीन सर्वे नं. 13/2,एकुल क्षेत्रफळ 287.50 चौ.फुट कारपेट म्हणजेच बिल्टअप 32.06 चौ.मी.बिल्टअप(( Survey Number : सर्वे क्रमांक.142/2, नवीन सर्वे नं. 13/2 ; )) |  |
| (5) क्षेत्रफळ   | 32.06 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:-आरती यशोधन रामटेके उर्फ आरती अनिल पगारे -- वय:-37 पत्ता:-प्लॉट नं: 204 एफ-विंग, माळा नं: दुसरा मजला , इमारतीचे नाव: कृष्णा कॉम्प्लेक्स को.ऑप.हौ.सोसा.ली., ब्लॉक नं: कृष्णा नगरी, गंगा नगर टेलिफोन एक्स्चेंज जवळ, रोड नं: एम.आई.डी.सी रोड,मिरा गाव, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BCOPP7986H   |  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-दत्तात्रय ज्ञानोबा भताने -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दरडवाडी, रोड नं: बीड, महाराष्ट्र, बीड. पिन कोड:-431519 पॅन नं:-ARIPB3120H<br>2): नाव:-सुनिता दत्तात्रय भताने -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दरडवाडी, रोड नं: बीड, महाराष्ट्र, बीड. पिन कोड:-431519 पॅन नं:-BPNPB4822G   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 15/06/2023   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 15/06/2023   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 11537/2023   |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 255600   |  |
| (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 **24th April 2024**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

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

### **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 **₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty Five 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.