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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Shaila Deepak Shakhare**

Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**",
Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401
305, State - Maharashtra, India.

Latitude Longitude : 19°26'27.5"N 72°49'26.3"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -
400 028, State - Maharashtra, Country - India.

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Regd. Office

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mrs. Shaila Deepak Shakhare**.

| Boundaries | : | Building | Flat |
|------------|---|---|----------------------|
| North | : | Open Plot | Open Plot |
| South | : | Jeet Apartement | Flat No. 004 |
| East | : | Internal Road & Sai Ram Building No. 13 | Internal Road |
| West | : | Riddhi Siddhi Apartment & Open Plot | Lobby & Flat No. 002 |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 23,45,250.00 (Rupees Twenty Three Lakhs Forty Five Thousands Two Hundred And Fifty 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 report.

Hence certified

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

Director

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

Encl.: Valuation report

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Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "Jivdani Krupa Apartment", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, 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 Fair Market Value as on 16.08.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose. |
| 1 | Date of inspection | 14.08.2024 |
| 3 | Name of the owner / owners | Mrs. Shaila Deepak Shakhare  |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership |
| 5 | Brief description of the property | Address: Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "Jivdani Krupa Apartment", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India. Contact Person : Mrs. Shaila Deepak Shakhare (Owner) Contact No. - |
| 6 | Location, Street, ward no | Sairam Sankul Village - Virar, District - Palghar |
| 7 | Survey / Plot No. of land | Village - Virar New Survey No - 175/5, 175/6 |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Residential Area |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. | All the amenities are available in the vicinity |
| 11 | Means and proximity to surface communication by which the locality is served | Served by Buses, Taxies, Auto and Private Cars |
| | LAND | |

| | | |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 311.52 (Area as per Site measurement) Carpet Area in Sq. Ft. = 295.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 354.00 (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Virar, Taluka - Vasai, District - Palghar, Pin - PIN - 401 305 |
| 14 | If freehold or leasehold land | Free Hold. |
| 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 |
| | 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? | Tenant Occupied - Mrs. Sheetal Kharat |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Tenant Occupied |

| | | |
|----|---|---|
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Tenant Occupied - Mrs. Sheetal Kharat |
| | (ii) Portions in their occupation | Fully Tenant Occupied |
| | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each | Rs. 6000/- Present 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? | 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. |
| 26 | SALES | |
| 37 | 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 |
| 38 | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |

| | | |
|----|--|-------------------------------------|
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| 40 | <i>COST OF CONSTRUCTION</i> | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2014 (Approx.) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |
| 43 | For items of work done on contract, produce copies of agreements | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: 1. Property Identified along with Mr. Prasad (Bank Person) and Mrs. Shaila Deepak Shakhare (Owner). | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 16.08.2024 for Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mrs. Shaila Deepak Shakhare**.

We are in receipt of the following documents:

| | |
|----|---|
| 1) | Copy of Agreement for sale Registration No.18/09/2018 Dated 18.09.2018 between M/s. Jivdani Krupa Construction(The Builder) And Mrs. Shaila Deepak Shakhare(The Purchaser). |
|----|---|

Location

The said building is located at Village - Virar, Taluka - Vasai, District - Palghar, PIN - 401 305. The property falls in Residential Zone. It is at a traveling distance 2.4 km. from Virar 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" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC. This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 16th August 2024

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 295.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2014 (Approx.) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 10 Years |
| Cost of Construction | : | 354.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,85,000.00 |
| Depreciation $\{(100 - 10) \times (10 / 60)\}$ | : | 15.00% |
| Amount of depreciation | : | ₹ 1,32,750.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 57,600/- per Sq. M. i.e. ₹ 5,351/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 53,010/- per Sq. M. i.e. ₹ 4,925/- per Sq. Ft. |
| Value of property as on 16th August 2024 | : | 295.00 Sq. Ft. X ₹ 8,400 = ₹24,78,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Fair value of the property as on 16th August 2024 | : | ₹ 24,78,000.00 - ₹ 1,32,750.00 = ₹ 23,45,250.00 |
| Total Value of the property | : | ₹ ₹ 23,45,250.00 |
| The realizable value of the property | : | ₹19,93,463.00 |
| Distress value of the property | : | ₹16,41,675.00 |
| Insurable value of the property (354.00 X 2,500.00) | : | ₹8,85,000.00 |
| Guideline value of the property (354.00 X 4925.00) | : | ₹17,43,450.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India for this particular purpose at **₹ 23,45,250.00 (Rupees Twenty Three Lakhs Forty Five Thousands Two Hundred And Fifty Only)** as on 16th August 2024

NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16th August 2024** is **₹ 23,45,250.00 (Rupees Twenty Three Lakhs Forty Five Thousands Two Hundred And Fifty 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



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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- VALUATION

I, hereby declare that

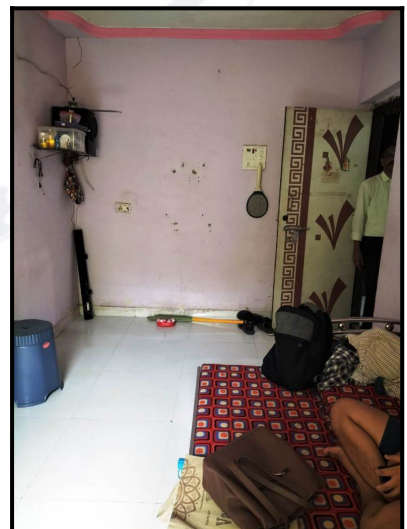
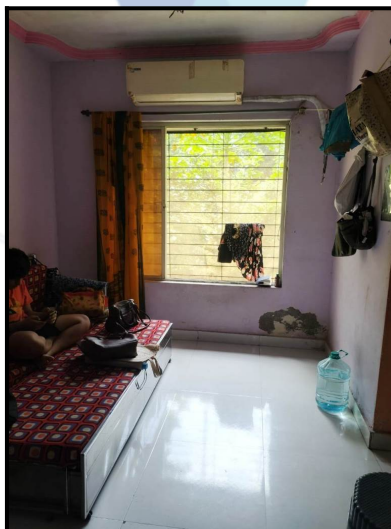
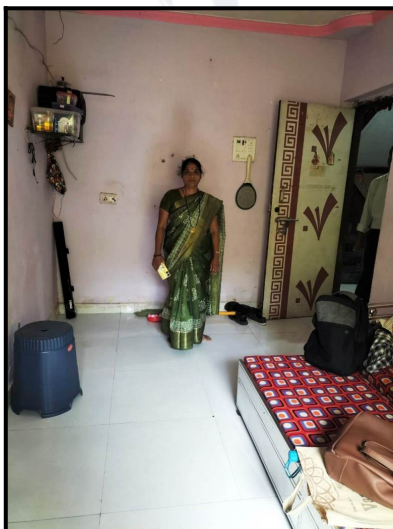
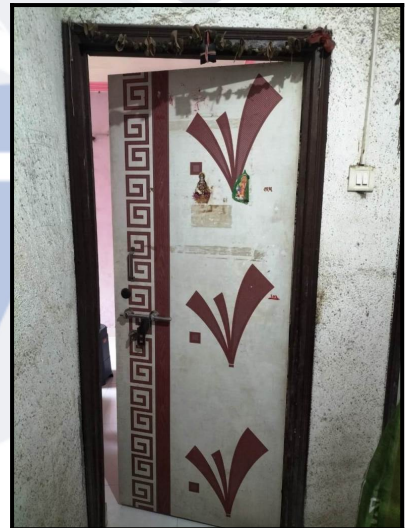
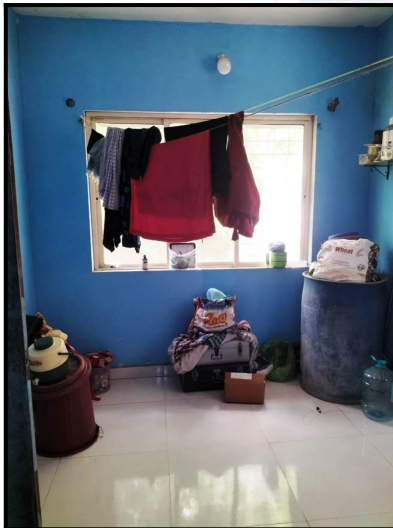
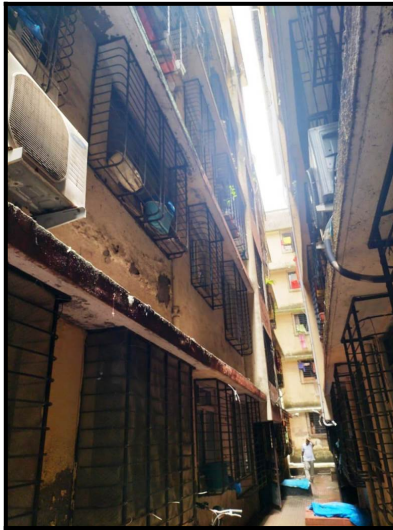
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

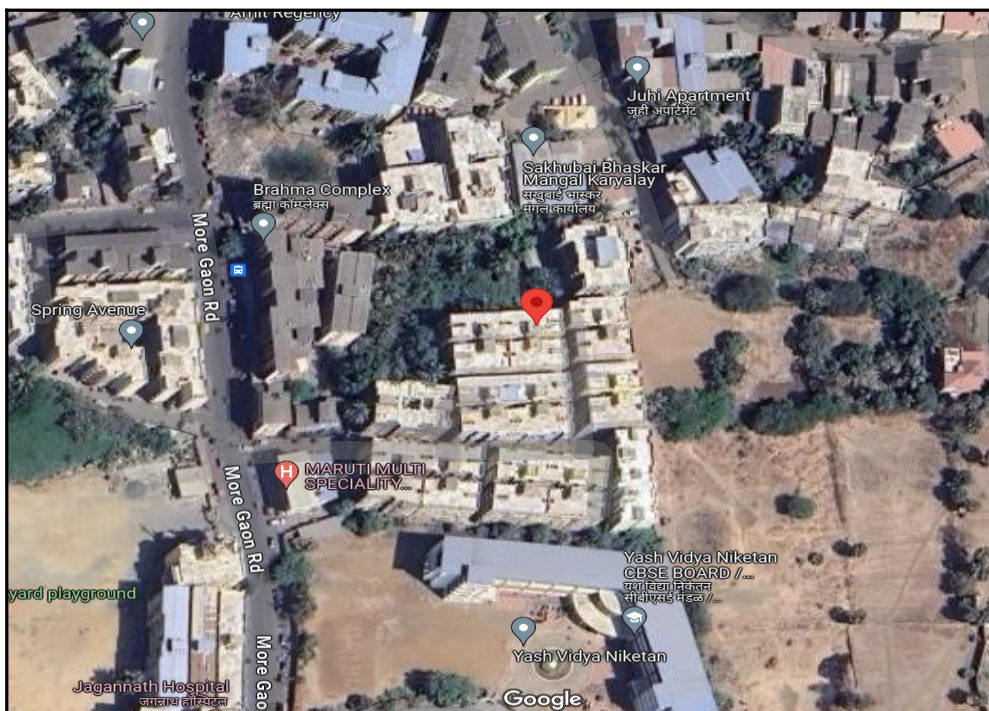
| Technical details | | Main Building | | | | |
|-------------------|--|---|--------------------------------------|------|--|---|
| 1 | No. of floors and height of each floor | : Ground + 4 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Residential Flat Situated on Ground Floor | | | | |
| 3 | Year of construction | : 2014 (Approx.) | | | | |
| 4 | Estimated future life | : 50 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" Thk. Brick Masonery. | | | | |
| 8 | Partitions | : 6" Thk. Brick Masonery. | | | | |
| 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. | | | | |
| 12 | Roofing and terracing | : R.C.C. slab. | | | | |
| 13 | Special architectural or decorative features, if any | : No | | | | |
| 14 | <table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table> | (i) | Internal wiring – surface or conduit | (ii) | Class of fittings: Superior/Ordinary/Poor. | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| (i) | Internal wiring – surface or conduit | | | | | |
| (ii) | Class of fittings: Superior/Ordinary/Poor. | | | | | |

| Technical details | | Main Building |
|-------------------|---|---|
| 15 | Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink | : As per Requirement |
| 16 | Class of fittings: Superior colored / superior white/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 | : Not Provided |
| 19 | Underground sump – capacity and type of construction | : RCC Tank |
| 20 | Over-head tank Location, capacity Type of construction | : RCC 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 |

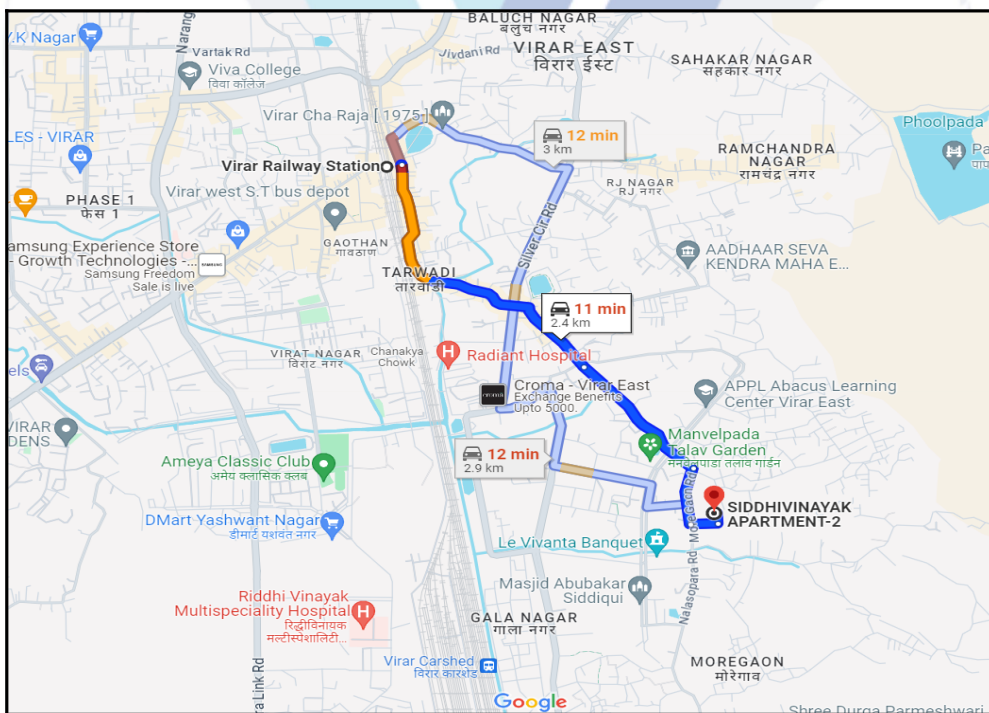
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°26'27.5"N 72°49'26.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.4 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)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफ़िस | दुकाने | औद्योगिक | एकक (Rs./) |
|--------------------------|-----------------------------------|-----------|---------------|-------|--------|----------|------------|
| SurveyNo | 1-विरार क्रमांक 1 मुल्यदर विभाग अ | 14500 | 51500 | 59100 | 64100 | 59100 | चौ. मीटर |
| SurveyNo | 2-विरार क्रमांक 1 मुल्यदर विभाग ब | 15900 | 52300 | 60400 | 65900 | 60400 | चौ. मीटर |
| SurveyNo | 3-विरार क्रमांक 1 मुल्यदर विभाग क | 15100 | 57800 | 66200 | 72500 | 66200 | चौ. मीटर |
| SurveyNo | 4-विरार क्रमांक 1 मुल्यदर विभाग ड | 11700 | 57600 | 66700 | 70900 | 66700 | चौ. मीटर |
| SurveyNo | 5-विरार क्रमांक 1 मुल्यदर विभाग ई | 13400 | 53900 | 62200 | 68200 | 62200 | चौ. मीटर |

1 2

40, 46, 47, 48, 51, 59अ, 59ब, 60, 62, 95, 96, 97, 109, 110, 111, 112, 113, 116, 117, 118, 119, 120, 121, 122, 123, 124, 175, 176, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 324, 326, 327, 328, 338अ, 338ब, 351, 352, 354, 356, 367, 368, 369, 371, 380, 393, 396, 398

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 57600 | | | |
| No Increase on Flat Located on Ground Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 57,600.00 | Sq. Mtr. | 5,351.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 11700 | | | |
| The difference between land rate and building rate(A-B=C) | 45,900.00 | | | |
| Percentage after Depreciation as per table(D) | 10% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 53,010.00 | Sq. Mtr. | 4,925.00 | 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 |
|--------------------------------|--------------------|
|--------------------------------|--------------------|



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| | | |
|----|------------------------------|------|
| a) | Ground Floor / Stilt / Floor | 100% |
| b) | First Floor | 95% |
| c) | Second Floor | 90% |
| d) | Third Floor | 85% |
| e) | Fourth Floor and above | 80% |

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 |



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Price Indicators

| | | | |
|-------------------------|-----------------------------------|-----------------|-----------------|
| Property | Jivdani Krupa Complex, Virar East | | |
| Source | Nobroker.com | | |
| Floor | Middle | | |
| | Carpet | Built Up | Saleable |
| Area | 548.61 | 658.33 | 790.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹7,291.00 | ₹6,076.00 | ₹5,063.00 |

NOBROKER

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⋮

2 BHK Flat In Shree Jivdani Krupa Comp...

Bhalchandra Nagar, Virar East, Loan Verified

₹ 40 Lacs

Negotiable

₹ 22,925/Month

Estimated EMI

790

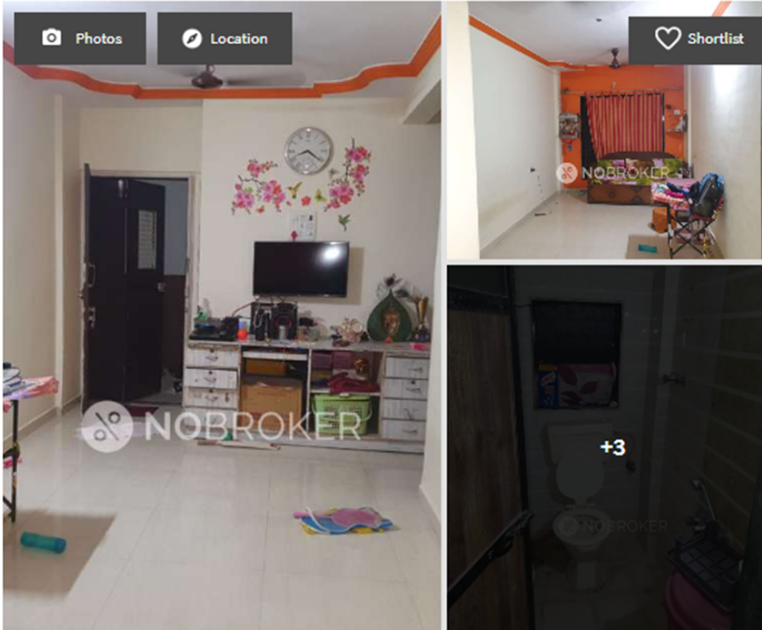
Sq.Ft

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Photos
Location



Shortlist

+3

Request Photos

2 Bedroom

No. of Bedroom

Aug 9, 2024

Posted On

2 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Shree Jivdani Krup...

Apartment

Car

Parking

Full

Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate
Check Now

Nearby: [Abhyudaya Co-Operative Bank Ltd](#) [Intense Fitness Centre](#)

[Shubham Lifeline Multispeciality Hospital](#) [Woodland Cinemas](#) [Shakun Park](#)

Overview

| | | | |
|---------------------|------------------|-------------------|---|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹0.8 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 790 Sq.Ft | Furnishing Status | Semi Furnish Now |

Activity On This Property

13

Unique Views

0

Shortlists


0



Contacted


Powered By: NBEstimate

Similar Properties

| | | | |
|------------------|-------------------------------------|-----------------|-----------------|
| Property | Amit Regency, Manvelpda, Virar East | | |
| Source | Nobroker.com | | |
| Floor | Middle | | |
| | Carpet | Built Up | Saleable |
| Area | 290.00 | 348.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹8,621.00 | ₹7,184.00 | - |



[Pay Rent](#)
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1 RK Flat In Amit Regency For Sale In Virar East

Manvelpada Rd, Manvelpada Gaon, Ekvira Darshan

₹ 25 Lacs

Negotiable

₹ 14,328/Month

Estimated EMI

325

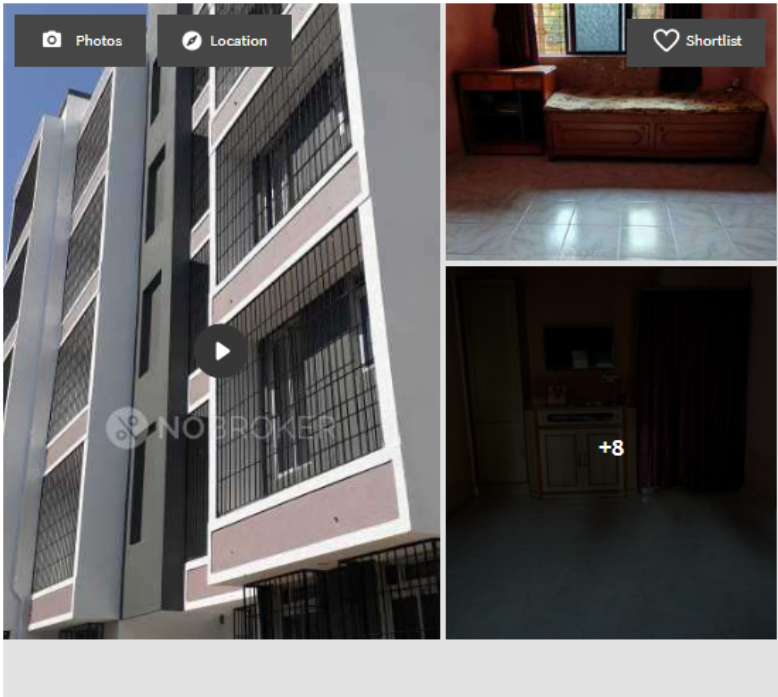
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Virar east / 1rk Flat for Sale in Virar east / Property Details

Photos
Location



1 Bedroom

No. of Bedroom

Dec 17, 2023

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

1

Balcony

Amit Regency

Apartment

Bike and Car

Parking

None

Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#)







[Wrong Info](#)

Price trends by NBEstimate

[Check Now](#)

Nearby: [Big Bazaar](#) [McDonald's](#) [Clubone](#) [Woodland Cinemas](#) [Bachraj Landmark](#)

Overview

| | |
|--|---|
| <p> Age of Building >10 Years</p> | <p> Ownership Type Self Owned</p> |
| <p> Maintenance Charges ₹2.2 Per Sq.Ft/M</p> | <p> Flooring NA</p> |
| <p> Builtup Area 325 Sq.Ft</p> | <p> Carpet Area 290 Sq.Ft</p> |

Activity On This Property

22

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

| | | | |
|------------------|-----------------------------------|-----------------|-----------------|
| Property | Sai Plaza, Manvelpada, Virar East | | |
| Source | Nobroker.com | | |
| Floor | Middle | | |
| | Carpet | Built Up | Saleable |
| Area | 375.00 | 450.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹8,800.00 | ₹7,333.00 | - |

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[Sign up](#)
[Log in](#)

Resale

1 BHK Flat In Sai Plaza Chs For Sale In Sai Plaza

Veer Savarkar Marg, Near Ganpati mandir

₹ 33 Lacs

Negotiable

₹ 18,913/Month

Estimated EMI

490

Sq. Ft

Need Home Loan ?

[Apply Loan](#)

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

Photos
Location

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Jul 24, 2024

Posted On

Immediately

Possession

Sai Plaza Chs

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate

[Check Now](#)

Nearby: Abhyudaya Co-Operative Bank Ltd Intense Fitness Centre Shubham Lifeline Multispeciality Hospital Miraj Cinemas Fun Fiesta Shakun Park

Overview

| | |
|--|---|
| <p>Age of Building >10 Years</p> | <p>Ownership Type Self Owned</p> |
| <p>Maintenance Charges ₹1.8 Per Sq.Ft/M</p> | <p>Flooring Vitrified Tiles</p> |
| <p>Builtup Area 490 Sq.Ft</p> | <p>Carpet Area 375 Sq.Ft</p> |

Activity On This Property

39

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

| | | | |
|------------------|--------------------------|-----------------|-----------------|
| Property | Anandi Nagar, Virar East | | |
| Source | Index no.2 | | |
| Floor | Ground | | |
| | Carpet | Built Up | Saleable |
| Area | 306.00 | 367.20 | 495.72 |
| Percentage | - | 20% | 35% |
| Rate Per Sq. Ft. | ₹7,843.00 | ₹6,536.00 | ₹4,841.00 |

14/08/2024, 13:53

igr_6994

699480

10-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 6994/2024

नोदणी :

Regn:63m

गावाचे नाव : विरार

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 2400000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1685021.8 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गांव मौजे विरार विभाग 5 सदनिका क्र. 05,तळ मजला सप्तश्रुंगी अपार्टमेंट आनंदी नगर बिल्डींग नं 6 क्षेत्र 28.42 चौ. मी. कारपेट एरिया((Survey Number : - ;)) |
| (5) क्षेत्रफळ | 28.42 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. मनीषा एन्टरप्रयोजेस तर्फे मालक राजेश मंतेश्वर जोशी - वय:-49 पत्ता:-प्लॉट नं: 003, माळा नं: -, इमारतीचे नाव: अद्विक अपार्टमेंट, आनंदी नगर, जीवदानी रोड, ब्लॉक नं: -, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AIAPJ7162L |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-परेश भरत शाह - वय:-40; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: करण प्लाझा को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: -, रोड नं: विरार पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-BALPS7989G 2): नाव:-लक्ष्मी परेश शाह - वय:-43; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा मजला, इमारतीचे नाव: करण प्लाझा को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: -, रोड नं: विरार पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AWTPP2558H |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 01/04/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 01/04/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 6994/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 168000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 24000 |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th August 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 23,45,250.00 (Rupees Twenty Three Lakhs Forty Five Thousands Two Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

