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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Abdul Muqet Khan & Mr. Ahmed Khan**

Residential Flat No. 805, 8th Floor, Wing - D, "**Zaitoon Heights Co-Op. Hsg. Soc. Ltd.**", Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander Road, Mira Road (East), Taluka - Thane , District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'26.1"N 72°51'55.7"E

Intended User:

Cosmos Bank

Bhayander (West) Branch

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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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

This is to certify that the property bearing Residential Flat No. 805, 8th Floor, Wing - D, "**Zaitoon Heights Co-Op. Hsg. Soc. Ltd.**", Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander Road, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Abdul Muqet Khan & Mr. Ahmed Khan.**

Boundaries	:	Building	Flat
North	:	Royal garden Apartment	Lift
South	:	Internal Road	Marginal Space
East	:	Shanti Ashish CHSL	Flat No. 803
West	:	Panchatantra Park	Marginal Space

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 for this particular purpose at **₹ 96,60,950.00 (Rupees Ninety Six Lakhs Sixty Thousands Nine 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.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report

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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 13.09.2024 for Housing Loan Purpose.
1	Date of inspection	12.09.2024
3	Name of the owner / owners	Mr. Abdul Muqet Khan & Mr. Ahmed Khan
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 805, 8 th Floor, Wing - D, "Zaitoon Heights Co-Op. Hsg. Soc. Ltd.", Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander Road, Mira Road (East), Taluka - Thane , District - Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person : Mr. Abdul Muqet Khan (Owner) Contact No. 9787415038
6	Location, Street, ward no	Panchratna Park District - Thane
7	Survey / Plot No. of land	New Survey No - 64/1, 4, 70/4, 6, 10, 3, 8A, 69/27, 29
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. = 760.02 (Area as per Site measurement) Built Up Area in Sq. Ft. = 668.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Taluka - Thane , District - Thane, Pin - PIN - 401 107
14	If freehold or leasehold land	Free Hold.



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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?	Owner Occupied - Mr. Abdul Muqet Khan & Mr. Ahmed Khan
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Abdul Muqet Khan & Mr. Ahmed Khan
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,600.00 (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?	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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (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.
<p>Remark:</p> <p>1. As per Site Inspection, Actual Total Carpet Area 760.00 Sq. Ft. (Including Dry Balcony Area & Flower Bed Area) is more than Built Up Area 668.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the Agreement for Sale.</p> <p>2. The value is inclusive of car parking.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch Branch to assess Fair Market Value as on 13.09.2024 for Residential Flat No. 805, 8th Floor, Wing - D, "**Zaitoon Heights Co-Op. Hsg. Soc. Ltd.**", Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander Road, Mira Road (East), Taluka - Thane , District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Abdul Muqeet Khan & Mr. Ahmed Khan.**

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.17738 / 2017 Dated 14.12.2017 between Mrs. Thaiyaba Zakir Hussain Tanwar (The Transferor) And Mr. Abdul Muqeet Khan & Mr. Ahmed Khan(The Transferee).
2)	Copy of Occupancy Certificate No.MNP / NR / 3050 / 2014 - 15 Dated 16.01.2015 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Commencement Certificate No.M.B / MNP / NR / 4513 / 2012 - 13 Dated 20.12.2012 issued by Mira Bhayander Municipal Corporation.
4)	Copy of Allotment of Car Parking Dated 14.12.2017.

Location

The said building is located at , Taluka - Thane , District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 2.6 Km. from Mira Road Railway Station.

Building

The building under reference is having Stilt + 14 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 8th Floor is having 5 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 8th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th September 2024



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The Built Up Area of the Residential Flat	:	668.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	668.00 Sq. Ft. X ₹ 2,500.00 = ₹ 16,70,000.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$:	13.50%
Amount of depreciation	:	₹ 2,25,450.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,00,065/- per Sq. M. i.e. ₹ 9,296/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 94,056/- per Sq. M. i.e. ₹ 8,738/- per Sq. Ft.
Value of property as on 13th September 2024	:	668.00 Sq. Ft. X ₹ 14,800 = ₹98,86,400.00

(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 13th September 2024	:	₹ 98,86,400.00 - ₹ 2,25,450.00 = ₹ 96,60,950.00
Total Value of the property	:	₹ ₹ 96,60,950.00
The realizable value of the property	:	₹86,94,855.00
Distress value of the property	:	₹77,28,760.00
Insurable value of the property (668.00 X 2,500.00)	:	₹16,70,000.00
Guideline value of the property (668.00 X 8738.00)	:	₹58,36,984.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 805, 8th Floor, Wing - D, "Zaitoon Heights Co-Op. Hsg. Soc. Ltd.", Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander Road, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 96,60,950.00 (Rupees Ninety Six Lakhs Sixty Thousands Nine Hundred And Fifty Only)** as on 13th September 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 **13th September 2024** is **₹ 96,60,950.00 (Rupees Ninety Six Lakhs Sixty Thousands Nine 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 subject to document as mentioned in valuation report.



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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



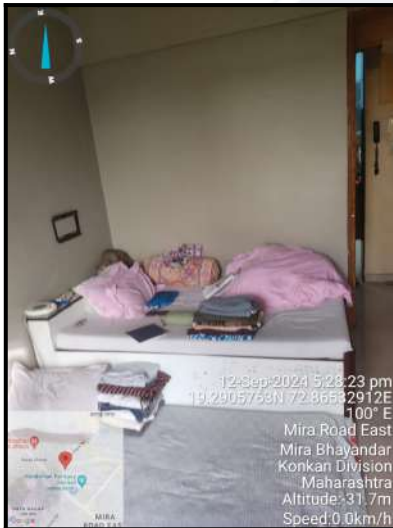
Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 14 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 8 th Floor				
3	Year of construction	:	2015 (As per occupancy certificate)				
4	Estimated future life	:	51 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 Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	:	Vitrified Tile Flooring.				
11	Finishing	:	Cement Plastering + POP Finish.				
12	Roofing and terracing	:	R. C. C. Slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </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.	:	Ordinary
17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	:	2 Lifts
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



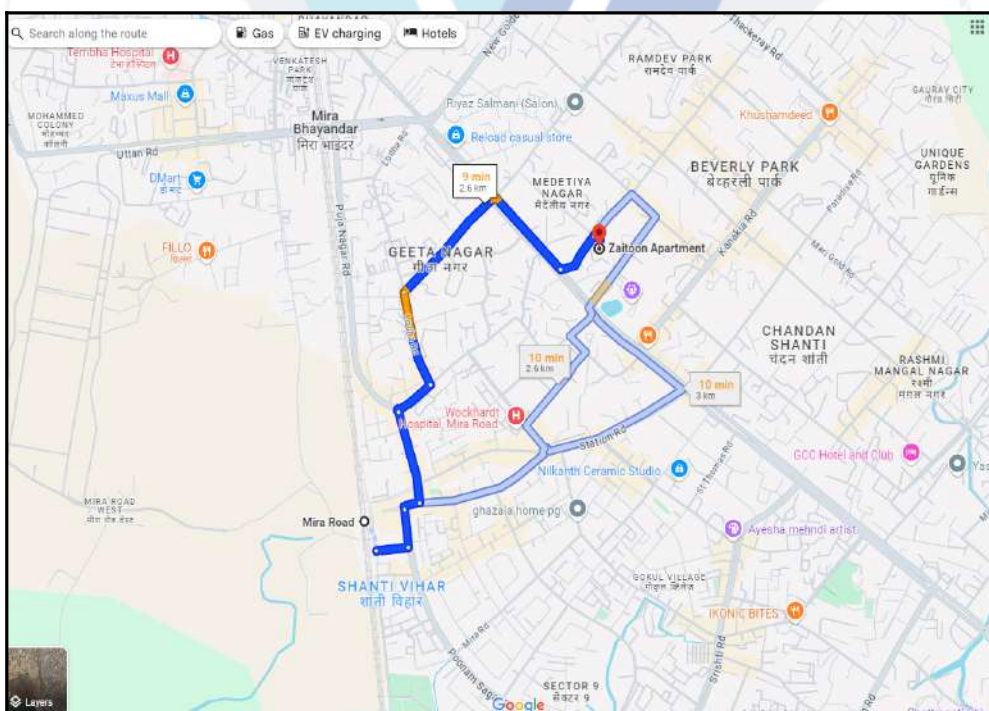
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°17'26.1"N 72°51'55.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 2.6 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : GHODDEV Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land : M) All the Properties in Village Ghoddev.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/18	33300	95300	109600	119100	109600
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121A, 121B						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	95300			
Increase by 5% on Flat Located on 8 th Floor	4765		T.M.	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,00,065.00	Sq. Mtr.	9,296.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33300			
The difference between land rate and building rate(A-B=C)	66,765.00			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	94,056.00	Sq. Mtr.	8,738.00	Sq. Ft.

Multi-Storied building with Lift

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


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

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


Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	695.00	834.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,986.00	₹14,988.00	-



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Resale

3 BHK Flat In Karan Housing Society D For Sale I...

shantinagar ,Mira Road East near Shanti Shopping Centre

₹ 1.25 Crores

Negotiable

₹ 71,643/Month

Estimated EMI

1,250




Sq.Ft.

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 3bhk Flat for Sale in Mira road east / Property Details

📷 Photos
📍 Location

📌 Shortlist

3 Bedroom
May 2, 2024

No. of Bedroom

2 Bathroom
Immediately

No. of Bathroom

2
Karan Housing Soci...

Balcony

Bike
None

Parking

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

Overview

🏠 Age of Building	5-10 Years	👤 Ownership Type	Self Owned
🔧 Maintenance Charges	₹1.2 Per Sq.Ft/M	🏠 Flooring	NA
🏠 Builtup Area	1,250 Sq.Ft	📏 Carpet Area	695 Sq.Ft
🛋️ Furnishing Status	Semi Furnish Now	📍 Facing	East

Activity On This Property

🔍 28

Unique Views

♥ 0

Shortlists

📞 0

Contacted

Powered By: NBEstimate 🗨️

Similar Properties




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Price Indicators


Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,000.00	₹15,000.00	-



Pay Rent
Post Your Property
New


Trupti Parmani

♥
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2 BHK Flat In Shraddha Tower Chs For Sale In Mira Ro...

Shop No.4, Jinashwar Tower, Mira Bhayandar Rd, opposite New Indian...

₹ 90 Lacs

Negotiable

₹ 51,583/Month

Estimated EMI

600


Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 2bhk Flat for Sale in Mira road east / Property Details

📷 Photos
📍 Location
♡ Shortlist



Nearby: Central Bank Of India - Dahisar West Branch I.C. Colony Kunjan Yoga And Wellness Netra Mandir

Dahisar (East)

<p>2 Bedroom</p> <p style="font-size: 0.7em;">No. of Bedroom</p>	<p>Jul 8, 2024</p> <p style="font-size: 0.7em;">Posted On</p>
<p>2 Bathroom</p> <p style="font-size: 0.7em;">No. of Bathroom</p>	<p>Immediately</p> <p style="font-size: 0.7em;">Possession</p>
<p>NA</p> <p style="font-size: 0.7em;">Balcony</p>	<p>Shraddha Tower Chs</p> <p style="font-size: 0.7em;">Apartment</p>
<p>Bike and Car</p> <p style="font-size: 0.7em;">Parking</p>	<p>None</p> <p style="font-size: 0.7em;">Power Backup</p>

Get Owner Details
🗓️

🔔 Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

📊 Price trends by NBEstimate Check Now

Overview

<p>🏠 Age of Building >10 Years</p>	<p>👤 Ownership Type Self Owned</p>
<p>🔧 Maintenance Charges ₹3.7 Per Sq.Ft/M</p>	<p>🏠 Flooring NA</p>
<p>🏠 Builtup Area 600 Sq.Ft</p>	<p>🛋️ Furnishing Status Semi Furnish Now</p>
<p>📍 Facing Don't Know</p>	<p>🏠 Floor 3/6</p>

Activity On This Property

👁️ 60

Unique Views

♥️ 0


Shortlists

🗨️ 0

Contacted

Powered By: NBEstimate

Similar Properties



2 BHK Flat In Sagar To

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	668.00	801.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,647.00	₹13,039.00	-

9/13/24, 10:32 AM lgr_6545

<p>6545393 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<h3>सूची क्र.2</h3>	<p>दुय्यम निबंधक : सह दु.नि. ठाणे 10 दस्त क्रमांक : 6545/2023 नोदणी : Regn:83m</p>
गावाचे नाव : गोडदेव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10452000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7632000	
(4) भू.मापन,पोटलिस्सा व परकमांक(असल्यास)	<p>1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे गोडदेव वॉर्ड-एम.विभाग क्रमांक:-3/18.मधील,सदनिका क्र.1404,डी-विंग,14 वा मजला,झैतून हाईटस को-ऑप.हो.सो.लि.,पंचरत्न पार्क,टाटा डोकॉमो गॅलरी मागे,मीरा रोड पूर्व,ठाणे-401107,जुना सर्वे नं. 367/1,4,368/3,4,6,8 ए.10,369/27,29,नविन सर्वे नं.64/1,4,70/3,4,6,8 ए.10,69/27,29,क्षेत्रफळ 668 चौरस फुट कार्पेट.((Survey Number : जुना सर्वे नं. 367/1,4,368/3,4,6,8 ए.10,369/27,29, नविन सर्वे नं.64/1,4,70/3,4,6,8 ए. 10,69/27,29 ;))</p>	
(5) क्षेत्रफळ	62.08 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-फातेमा काईदजोहर साद्रीवाला - वय:-37 पत्ता:-प्लॉट नं. 1404,डी-विंग, माळी नं. 14 वा मजला, इमारतीचे नाव: झैतून हाईटस को-ऑप.हो.सो.लि., ब्लॉक नं. पंचरत्न पार्क,टाटा डोकॉमो गॅलरी मागे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-DTMPS9445B</p> <p>2): नाव:-काईदजोहर प. साद्रीवाला - वय:-42 पत्ता:-प्लॉट नं. 1404,डी-विंग, माळी नं. 14 वा मजला, इमारतीचे नाव: झैतून हाईटस को-ऑप.हो.सो.लि., ब्लॉक नं. पंचरत्न पार्क,टाटा डोकॉमो गॅलरी मागे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AWFPS4024B</p>	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	<p>1): नाव:-अमित अनुपचंद शाह - वय:-40; पत्ता:-प्लॉट नं. ए-602, माळी नं. -, इमारतीचे नाव: जय सरस्वती को-ऑप.हो.सो.लि., ब्लॉक नं. एवरशार्ईन इंकलेव, रसाज इंटरनेशनल स्कूल पुढे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AZCPS1454P</p> <p>2): नाव:-सकीना लीयाकतअली कपासी - वय:-45; पत्ता:-प्लॉट नं. ए-602, माळी नं. -, इमारतीचे नाव: जय सरस्वती को-ऑप.हो.सो.लि., ब्लॉक नं. एवरशार्ईन इंकलेव, रसाज इंटरनेशनल स्कूल पुढे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-DCEPK7073J</p>	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6545/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	732000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

https://staging.vastukala.co.in:8889/lgrSearch/650419b7a40e770845bac119 1/2

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	698.00	837.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,034.00	₹10,029.00	-

<p>9/13/24, 10:39 AM freesearchrgservice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx</p> <p style="text-align: center;">सूची क्र.2</p> <p>दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्ता क्रमांक : 9686/2023 नोंदणी : Regn:83m</p>	
गावाचे नाव : गोडदेव	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	8400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7788259.08
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मोजे-गोडदेव येथील जुना सर्वे क्र. 367, नवीन सर्वे क्र. 64, हिस्सा क्र. 1.4, जुना सर्वे क्र. 368, नवीन सर्वे क्र. 70, हिस्सा क्र. 4 6, 10, 3, 8 पार्ट 8 अ, जुना सर्वे क्र. 369, नवीन सर्वे क्र. 69, हिस्सा क्र. 27, 29 वरील झेतून हाइट्स को. ऑप. हौसिंग सोसायटी लिमिटेड, डी विंग, मधील सातव्या मजल्या वरील सदनिका क्र. 702 ज्याचे क्षेत्र 64.86 चौ.मी. कार्पेट हा या सेल डीड चा विषय आहे. (Survey Number : 64, 69, 70 ;)
(5) क्षेत्रफळ	64.86 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.-फारूक अब्दुल गफ्फार पाटनवाला उर्फ फारूक ए. पाटनवाला - - वय:-54 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: डी/702, झेतून हाइट्स को. ऑप. हौसिंग सोसायटी लिमिटेड, पंचरत्न पार्क, मीरा रोड (ईस्ट) 401107, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AHBPP1004D 2): नाव.-सीमा फारूक पाटनवाला उर्फ सीमा मोहम्मद फारूक पाटनवाला - - वय:-48 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: डी/702, झेतून हाइट्स को. ऑप. हौसिंग सोसायटी लिमिटेड, पंचरत्न पार्क, मीरा रोड (ईस्ट) 401107, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AIBPP7017P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-मोहम्मद एजाज इब्राहिम जमीनदार - - वय:-55; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: ए/104, शीतल अपार्टमेंट, स्टेशन रोड, नया नगर, मीरा रोड (ईस्ट), ठाणे 401107, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AADPZ0334R 2): नाव.-सबाहत एजाज जमीनदार - - वय:-48; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: ए/104, शीतल अपार्टमेंट, स्टेशन रोड, नया नगर, मीरा रोड (ईस्ट), ठाणे 401107, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-ABMPZ4047R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9686/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	588000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
<p>https://freesearchrgservice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx</p> <p style="text-align: right;">1/2</p>	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th September 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 **₹ 96,60,950.00 (Rupees Ninety Six Lakhs Sixty Thousands Nine Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

