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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Bharati Sandeep Mehta & Shri. Sandeep Bhanwarlal Mehta**

Residential Flat No. 601, 6th Floor, "**Padmavati Tower Co-Op. Hsg. Soc. Ltd.**", Balaji Nagar,
Station Road, Village - Bhayander , Bhayander (West), Taluka - Thane , District - Thane, PIN - 401
101, State - Maharashtra, Country - India.

Latitude Longitude : 19°18'33.4"N 72°51'6.9"E

Intended User:

Cosmos Bank
Zaveri Bazar Branch

19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, "Padmavati Tower Co-Op. Hsg. Soc. Ltd. ", Balaji Nagar, Station Road, Village - Bhayander , Bhayander (West), Taluka - Thane , District - Thane, PIN - 401 101, State - Maharashtra, Country - India belongs to **Smt. Bharati Sandeep Mehta & Shri. Sandeep Bhanwarlal Mehta .**

Boundaries	:	Building	Flat
North	:	Balaji Nagar Road	Marginal Space
South	:	Mahavir Sadan	Flat No. 602
East	:	Play Ground	Marginal Space
West	:	Internal Road	Staircase & Lobby

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 **₹ 80,92,812.50 (Rupees Eighty Lakhs Ninety Two Thousands Eight Hundred And Twelve 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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Residential Flat No. 601, 6th Floor, "**Padmavati Tower Co-Op. Hsg. Soc. Ltd.**", Balaji Nagar, Station Road, Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, 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 Fair Market Value as on 26.09.2024 for Bank Loan Purpose.
1	Date of inspection	23.09.2024
3	Name of the owner / owners	Smt. Bharati Sandeep Mehta & Shri. Sandeep Bhanwarlal Mehta
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. 601, 6 th Floor, " Padmavati Tower Co-Op. Hsg. Soc. Ltd. ", Balaji Nagar, Station Road, Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country - India. Contact Person : Shri. Sandeep Bhanwarlal Mehta (Owner) Contact No. 9867974386
6	Location, Street, ward no	Balaji Nagar Village - Bhayander, Bhayander (West) District - Thane
7	Survey / Plot No. of land	CTS No - 1459 to 1471, 1515 to 1521 of Village - Bhayander Old Survey No - 11/B, 11A, New Survey No. 347/B, 348/1(Part), 350(Part)
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. = 729.69 (Area as per Site measurement) Built Up Area in Sq. Ft. = 893.00 (Area As Per Agreement For Sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Bhayander , Bhayander (West) Taluka - Thane , District - Thane, Pin - PIN - 401 101
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,600.00 (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 – 1999 (As per site information)
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: At the time of site visit, flat internal renovation work is in progress.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch Branch to assess Fair Market Value as on 26.09.2024 for Residential Flat No. 601, 6th Floor, "**Padmavati Tower Co-Op. Hsg. Soc. Ltd.**", Balaji Nagar, Station Road, Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country - India belongs to **Smt. Bharati Sandeep Mehta & Shri. Sandeep Bhanwarlal Mehta.**

We are in receipt of the following documents:

1)	Copy of Agreement For Transfer Dated 16.09.2024 between Shri. Amathalal Amichandbhai Patel & Smt. Santokben Amathalkal (The Transferor) And Smt. Bharati Sandeep Mehta & Shri. Sandeep Bhanwarlal Mehta (The Transferee).
2)	Copy of Commencement Certificate No.NP / NR / 2288 / 10070 Dated 28.03.1995 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Property Tax Bill Property No.A010001532050 dated 01.04.2024 issued by Mira Bhayander Municipal Corporation And Shri. Amathalal Amichandbhai Patel & Smt. Santokben Amathalkal (The Seller).
4)	Copy of Electricity Bill Consumer No.900000485592 dated 10.09.2024 in the name of Shri. Amathalal Amichandbhai Patel & Smt. Santokben Amathalkal issued by TATA Power.

Location

The said building is located at Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101. The property falls in Residential Zone. It is at a traveling distance 33 Mtrs. from Bhayander Railway Station.

Building

The building under reference is having Ground + 7 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 Good. The building is used for Residential purpose. 6th Floor is having 8 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Dining + 2 Toilet. This Residential Flat is Marble Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th September 2024

The Built Up Area of the Residential Flat	:	893.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 1999 (As per site information)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 25 Years
Cost of Construction	: 893.00 Sq. Ft. X ₹ 2,500.00 = ₹ 22,32,500.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$: 37.50%
Amount of depreciation	: ₹ 8,37,187.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 64,575/- per Sq. M. i.e. ₹ 5,999/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 52,781/- per Sq. M. i.e. ₹ 4,904/- per Sq. Ft.
Value of property as on 26th September 2024	: 893.00 Sq. Ft. X ₹ 10,000 = ₹ 89,30,000.00

(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 26th September 2024	: ₹ 89,30,000.00 - ₹ 8,37,187.50 = ₹ 80,92,812.50
Total Value of the property	: ₹ ₹ 80,92,812.50
The realizable value of the property	: ₹ 72,83,531.00
Distress value of the property	: ₹ 64,74,250.00
Insurable value of the property (893.00 X 2,500.00)	: ₹ 22,32,500.00
Guideline value of the property (893.00 X 4904.00)	: ₹ 43,79,272.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6th Floor, "Padmavati Tower Co-Op. Hsg. Soc. Ltd. ", Balaji Nagar, Station Road, Village - Bhayander , Bhayander (West), Taluka - Thane , District - Thane, PIN - 401 101, State - Maharashtra, Country - India for this particular purpose at **₹ 80,92,812.50 (Rupees Eighty Lakhs Ninety Two Thousands Eight Hundred And Twelve Only)** as on 26th 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 **26th September 2024** is **₹ 80,92,812.50 (Rupees Eighty Lakhs Ninety Two Thousands Eight Hundred And Twelve 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.



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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 + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 1999 (As per site information)				
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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Marble Flooring.				
11	Finishing	: Internal Flat Renovation work was in progress.				
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.	: Ordinary
17	Compound wall Height and length Type of construction	:
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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

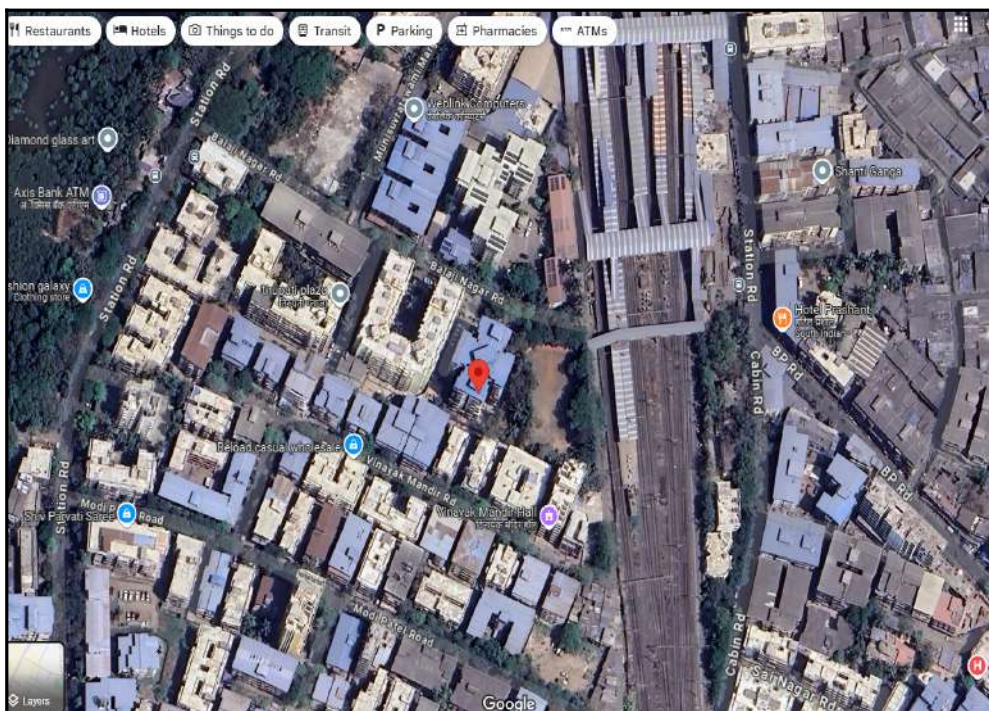
Actual Site Photographs



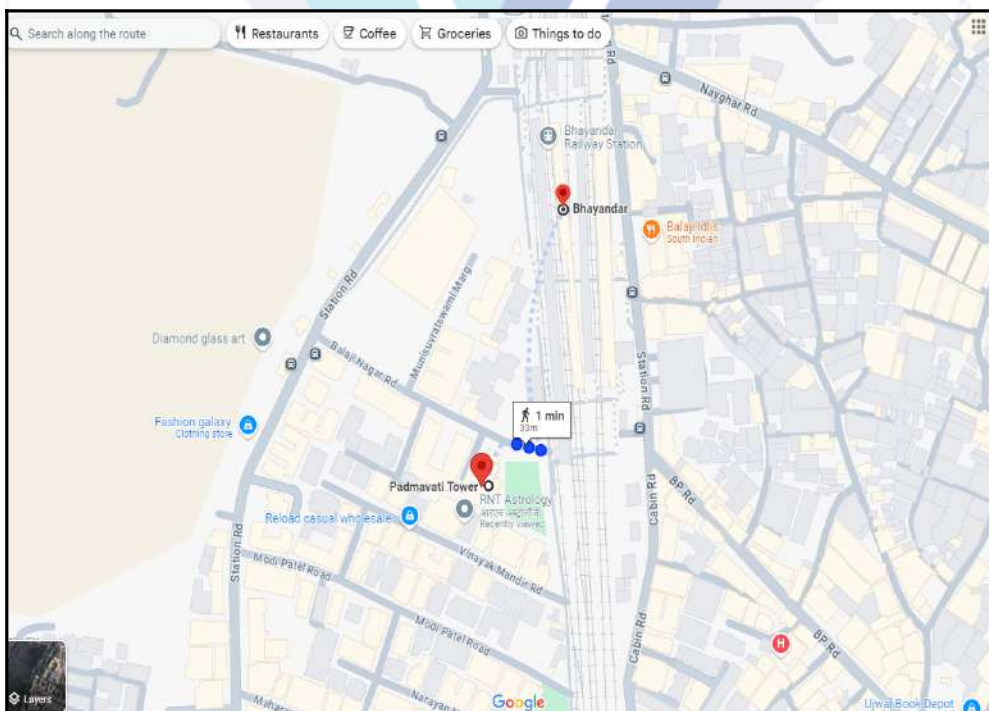
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°18'33.4"N 72°51'6.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Bhayander - 33 Mtrs.).

Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER 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 Zone : E, Tika No. 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 15 and 16) All the Properties Bounded as follows : On East Railway Line, on South Mira-Uttan Road, on West and North Bhayander Station Road, Except Properties in above mentioned Zones "A", "B", "C" and "D".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/5	17400	61500	67900	76900	67900
15/277, 15/278, 15/279, 15/280, 15/281, 15/282, 15/283, 15/284, 15/285, 15/286, 15/287, 15/288, 15/289, 15/290, 15/291, 15/292, 15/293, 15/294, 15/295, 15/296, 15/297, 15/298, 15/299, 15/300, 15/301, 15/302, 15/303, 15/304, 15/305, 15/306, 15/307, 15/308, 15/309, 15/310, 15/311, 15/312, 15/313, 15/314, 15/315, 15/316, 15/317, 15/318, 15/319, 15/320, 15/321, 15/322, 15/323, 15/324, 15/325, 15/326, 15/327, 15/328, 15/329, 15/330, 15/331, 15/332, 15/333, 15/334, 15/335, 15/336, 15/337, 15/338, 15/339, 15/340, 15/341, 15/342, 15/343, 15/344, 15/345, 15/346, 15/347, 15/348, 15/349, 15/350, 15/351, 15/352, 15/353, 15/354, 15/355, 15/356, 15/357, 15/358, 15/359, 15/360, 15/361, 15/362, 15/363, 15/364, 15/365, 15/366, 15/367, 15/368, 15/369, 15/370, 15/371, 15/372, 15/373, 15/374, 15/375, 15/376, 15/377, 15/378, 15/379, 15/380, 15/381, 15/382, 15/383, 15/384, 15/388, 15/389, 15/390, 15/391, 15/392, 15/395, 15/396, 15/401, 15/402, 15/403, 15/404, 15/405, 15/406.						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	61500			
Increase by 5% on Flat Located on 6 th Floor	3075			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,575.00	Sq. Mtr.	5,999.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	17400			
The difference between land rate and building rate(A-B=C)	47,175.00			
Percentage after Depreciation as per table(D)	25%			
Rate to be adopted after considering depreciation [B + (C X D)]	52,781.00	Sq. Mtr.	4,904.00	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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	916.67	1,100.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,964.00	₹11,636.00	-

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Menu

2 BHK Flat In Padmavati Tower For Sale In Bhayande...

Road, Balaji Nagar Rd, Bhayandar, Balaji Nagar, Bhayandar West, Mira ...

₹ 1.28 Crores

Negotiable

₹ 73,362/Month

Estimated EMI

1,100

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 2bhk Flat for Sale in Bhayandar west / Property ...

- 2 Bedroom
No. of Bedroom
- 2 Bathroom
No. of Bathroom
- NA
Balcony
- None
Parking

- Sep 22, 2024
Posted On
- Immediately
Possession
- Padmavati Tower
Apartment
- 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: Mira Road Station Kunjan Yoga And Wellness Thunga Hospital Rassaz Multiplex

Nalgaon East Mangroves Forest

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.4 Per Sq.Ft/M	Flooring NA
Builtup Area 1,100 Sq.Ft	Furnishing Status Semi Furnish Now
Facing West	Floor 1/7
Parking None	Gated Security Yes

Activity On This Property

380

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat In Tirupati ...
Balaji Nagar Rd, Bhayandar, Bai...

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Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC2017/19

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,050.00	1,260.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,857.00	₹10,714.00	-

99acres

Buy ▾

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🔍

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☰

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Bhayandar > Flats in Balaji Nagar > 2 BHK Flats in Balaji Nagar
Posted on Jun 15, 2024 | Ready to move

₹1.3 Cr

@ 12,380 per sq.ft.

Estimated EMI ₹ 1,03,832

2BHK 2Baths

Flat/Apartment for Sale

in Padmavati Tower, Balaji Nagar, Bhayandar, Mira Bhayandar


Contact Owner FREE

♥ Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Locality Reviews
Recommendations
Articles

Property (12)



Photos (1/12)

+ Area

Carpet area: 1050 sq.ft. (97.55 sq.m.)

🏠 Price

₹ 1.3 Crore

@ 12,380 per sq.ft. (Negotiable)

🏠 Floor Number

1st of 7 Floors

🏠 Configuration

2 Bedrooms, 2 Bathrooms, No Balcony

📍 Address

Padmavati Tower
Balaji Nagar, Bhayandar, Mira Bhayandar

🏠 Property Age

10+ Year Old

Send Feedback

Why should you consider this property?

Air Conditioned
Close to Railway Station
Natural Light
Airy Rooms
Modular Kitchen
No open drainage around
Semi-Furnished

Transaction Type: Resale

Property Ownership: Co-operative S...

Furnishing: Semifurnished

Power Backup: Partial

Property Code: D75790129

www.99acres.com/D75790129

About Property

Address: Balaji Nagar, Bhayandar, Mira Bhayandar

Well-Maintained property, spacious rooms.

Semifurnished

Furnishing Details

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	625.00	750.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-

1129176 09-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 11291/2023 नोंदणी : Regn:83m
गावाचे नाव : भाईदर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5174179.5	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: वार्ड क्र. ए विभाग क्र. 1/1 सदनिका क्र. 501, पाचवा मजला, पद्मावती टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, इब्राहिम कंपाउंड, स्टेशन रोड, भाईदर(पच्छिम), तालुका व जिल्हा-ठाणे.-401 101, क्षेत्रफळ(बिल्टअप 69.70 चौ. मीटर). ((Survey Number : जुना सर्व्हे क्र. 11, नवीन सर्व्हे क्र. 347 हिंसा क्र. B, जुना सर्व्हे क्र. 11A, नवीन सर्व्हे क्र. 348, हिंसा क्र. 1/3(PT), जुना सर्व्हे क्र. 14, नवीन सर्व्हे क्र. 350, हिंसा क्रमांक (PT), ;))	
(5) क्षेत्रफळ	69.70 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:-विनती राजेश सुनसुनवाला . वय:-48 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. 501, पाचवा मजला, पद्मावती टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, इब्राहिम कंपाउंड, स्टेशन रोड, भाईदर (पच्छिम), तालुका व जिल्हा-ठाणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं.-ACUPJ4084B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कैलाश ललित सिंघवी जैन . वय:-50; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. G-1, A विंग, साई महल बिल्डिंग, आर एन पी पार्क, भाईदर (पूर्व), ता व जिल्हा-ठाणे , ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-AXMPS6628P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11291/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	468.75	562.50	675.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,349.00	₹8,624.00	₹7,187.00

1886176 09-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्ता क्रमांक : 18861/2023 नोंदणी : Regn:63m
गावाचे नाव : भाईदर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4851000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4656761.55	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :- इतर माहिती: , इतर माहिती: मौजे भाईदर,ए वार्ड,विभाग क्र. 1/1,जुना सर्वे क्र. 11,नवीन सर्वे क्र. 347,हिस्सा नं. बी,जुना सर्वे क्र. 11 ए,नवीन सर्वे क्र. 348,हिस्सा नं. 1(पार्ट),3(पार्ट),जुना सर्वे क्र. 14,नवीन सर्वे क्र. 350,हिस्सा नं. पार्ट,सि. टी. एस. नं. 1459 ते 1471 आणि 1515 ते 1521,येथील सदनिका क्र. 508,पाचवा मजला,पन्नावती टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड,इब्राहीम कंपाउंड,स्टेशन रोड,भाईदर पश्चिम,ठाणे 401 101.,चे एकूण क्षेत्रफळ 675 चौरस फुट सुपर बिल्टअप म्हणजे 62.73 चौरस मीटर सुपर बिल्टअप चे करारनामा. तसेच दस्तात नमूद केल्याप्रमाणे, ((Survey Number : New Survey No. 347, Hissa No. B, New Survey No. 348, Hissa No. 1 (Part), 3 (Part), New Survey No. 350, Hissa No. (Part) & C.T.S. No. 1459 To 1471 & 1515 To 1521 ;))	
(5) क्षेत्रफळ	62.73 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:-उमेशसिंह बख्खोवरसिंह चोपावत - - वय:-75 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए2/503, तिरुपती दर्शन, बालाजी नगर, रेल्वे स्टेशन समोर, भाईदर पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AAEPC4942M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-घनश्याम खंडेलवाल - - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. मेट्रो कंपाऊंड जवळ, बलोतरा (ग्रामीण), बाडमेर, राजस्थान, राजस्थान, बांद्रपूर. पिन कोड:-344022 पॅन नं:-ATOPK75355M 2): नाव:-संगीता घनश्याम खंडेलवाल - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मेट्रो कंपाऊंड जवळ, बलोतरा (ग्रामीण), बाडमेर, राजस्थान, राजस्थान, बांद्रपूर. पिन कोड:-344022 पॅन नं:-DWOPK7725R	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	18861/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	339600	
(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 **26th 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 **₹ 80,92,812.50 (Rupees Eighty Lakhs Ninety Two Thousands Eight Hundred And Twelve 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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