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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar**

Residential Flat No. 2-B/302, 3rd Floor, Building No 2, Wing - B, "**Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd.**", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°16'22.9"N 72°52'45.8"E

Intended User:

Cosmos Bank

DAHISAR (EAST) Glorias BRANCH

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

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. 2-B/302, 3rd Floor, Building No 2, Wing - B, "**Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd.** ", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar** .

Boundaries of the property

North : Radha Krishna Temple
South : Mira Road
East : Government Tribal Boys Hostel
West : Dwaraka CHSL

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 **₹ 45,19,625.00 (Rupees Forty Five Lakhs Nineteen Thousands Six Hundred And Twenty Five 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. 2-B/302, 3rd Floor, Building No 2, Wing - B, "Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd. ", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 15.10.2024 for Housing Loan Purpose.
1	Date of inspection	11.10.2024
3	Name of the owner / owners	Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar
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. 2-B/302, 3 rd Floor, Building No 2, Wing - B, "Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd. ", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person : Mrs. Pranoti Nilesh Pednekar (Owner) Contact No. 8879091149
6	Location, Street, ward no	Village - Mire, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Mire New Survey No - 32, Hissa No. 3
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	<p>Carpet Area in Sq. Ft. = 427.38 (Area as per Site measurement) Carpet Area in Sq. Ft. = 475.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 570.00 (Carpet Area + 20%) All the above areas are within 11% of the Agreement for Sale Area . The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated . Hence , valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Mire, Mira Road (East) Taluka - Thane, District - Thane, Pin - PIN - 401 107
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?	Owner Occupied - Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar
	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
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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 Flat 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 – 1991 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias Branch to assess Fair Market Value as on 15.10.2024 for Residential Flat No. 2-B/302, 3rd Floor, Building No 2, Wing - B, "**Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd.**", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.7035 / 2019 Dated 23.08.2019 between Mrs. Rajool Sudhir Bankeshwar(The Transferor) And Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar (The Transferee).
2)	Copy of Occupancy Certificate No.53 / 91 - 92 Dated 25.06.1991 issued by Mira Bhayander Municipal Corporation.

Location

The said building is located at Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 3.3 Km. from Mira Road Railway Station.

Building

The building under reference is having Ground + 3 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. 3rd



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Floor is having 5 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 15th October 2024

The Carpet Area of the Residential Flat	:	475.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1991 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	33 Years
Cost of Construction	:	570.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,25,000.00
Depreciation $\{(100 - 10) \times (33 / 60)\}$:	49.50%
Amount of depreciation	:	₹ 7,05,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,045/- per Sq. M. i.e. ₹ 7,715/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,111/- per Sq. M. i.e. ₹ 6,049/- per Sq. Ft.
Value of property as on 15th October 2024	:	475.00 Sq. Ft. X ₹ 11,000 = ₹52,25,000.00

(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 15th October 2024	:	₹ 52,25,000.00 - ₹ 7,05,375.00 = ₹ 45,19,625.00
Total Value of the property	:	₹45,19,625.00
The realizable value of the property	:	₹40,67,663.00
Distress value of the property	:	₹36,15,700.00
Insurable value of the property (570.00 X 2,500.00)	:	₹14,25,000.00
Guideline value of the property (570.00 X 6049.00)	:	₹34,47,930.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2-B/302, 3rd Floor, Building No 2, Wing - B, "Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd. ", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 45,19,625.00 (Rupees Forty Five Lakhs Nineteen Thousands Six Hundred And Twenty Five Only)** as on 15th October 2024

NOTES



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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 **15th October 2024** is **₹ 45,19,625.00 (Rupees Forty Five Lakhs Nineteen Thousands Six Hundred And Twenty Five Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- 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

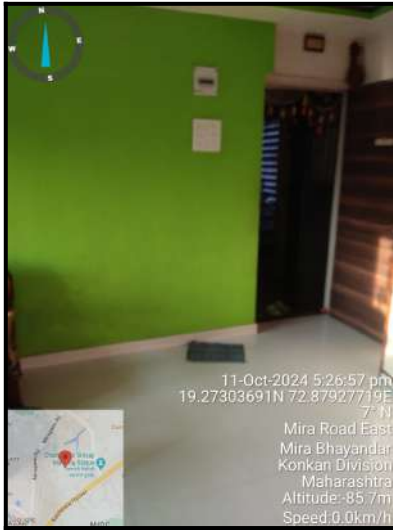
Technical details

Main Building

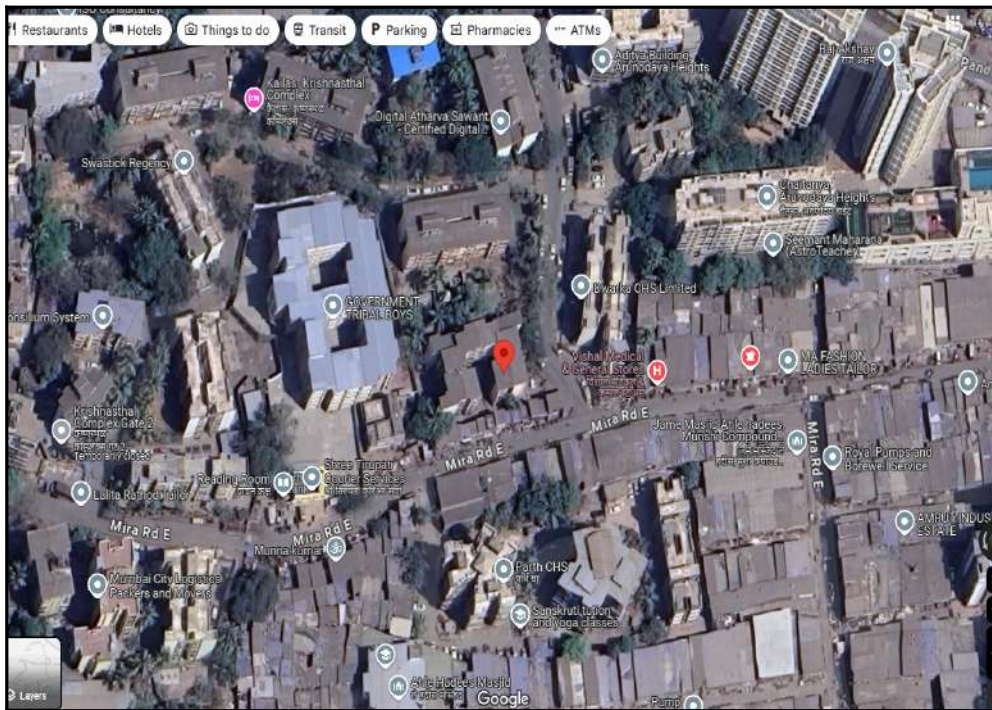
1	No. of floors and height of each floor	:	Ground + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	:	1991 (As per occupancy certificate)
4	Estimated future life	:	27 Years Subject to proper, preventive 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	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.

Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
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

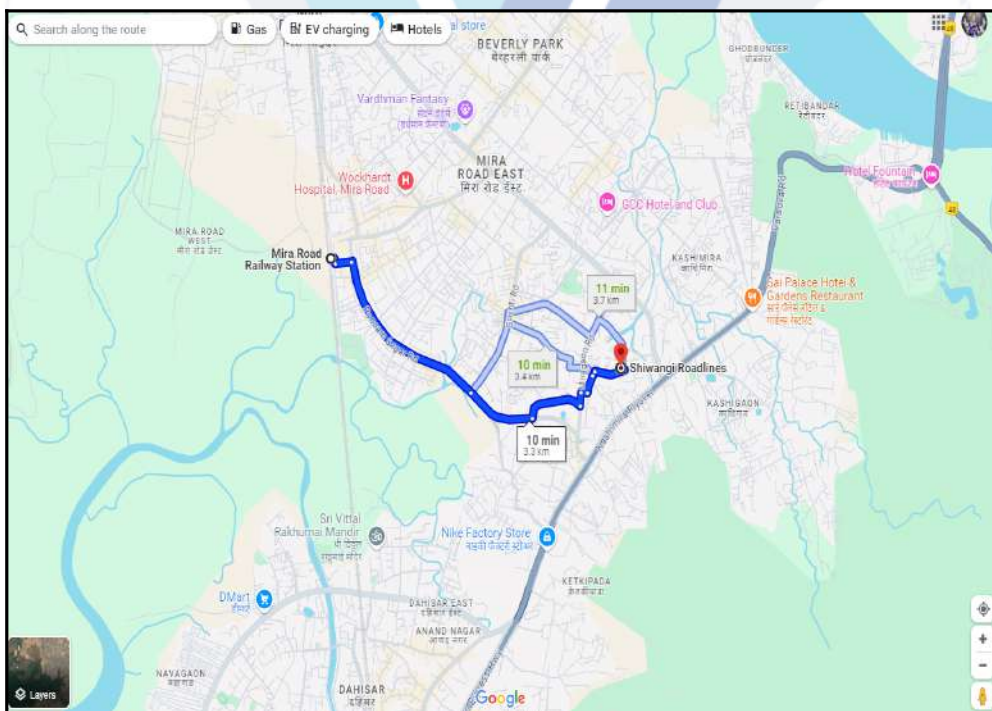
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°16'22.9"N 72°52'45.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.3 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)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:


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

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Decrease by 15% on Flat Located on 3 rd Floor	14655			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,045.00	Sq. Mtr.	7,715.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28700			
The difference between land rate and building rate(A-B=C)	54,345.00			
Percentage after Depreciation as per table(D)	33%			
Rate to be adopted after considering depreciation [B + (C X D)]	65,111.00	Sq. Mtr.	6,049.00	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
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%




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Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

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




Price Indicators

Property	Krishnasthal Complex, Mira Road		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,000.00	₹8,333.00	-



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[Log in](#)





1 BHK Flat In Krishnasthal Dwarka Chs For Sale In ...
7V7FH+7VR, Dwarka CHS Limited, Krishnasthal Complex, Miragaon, ...

₹ 45 Lacs
Negotiable


₹ 25,791/Month
Estimated EMI


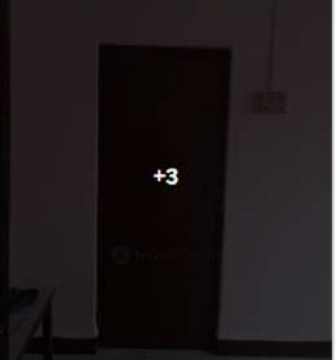
525
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1bhk Flat for Sale in Mira road east / Property ...

Photos
Location



1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

May 23, 2024
Posted On

Immediately
Possession

Krishnasthal Dwark...
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: [D Mart](#) [Dara's Dhaba](#) [GCC Hotel And Club](#) [INOX](#) [Dahisar Check Naka](#)

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.1 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 525 Sq.Ft	Carpet Area 450 Sq.Ft

Activity On This Property

176
Unique Views

0
Shortlists

2
Contacted


Powered By: NBEstimate

Similar Properties




Price Indicators

Property	Nanddham CHSL., Mira Road		
Source	https://www.99acres.com/		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	475.00	570.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,895.00	₹8,246.00	-



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Menu



Resale

1 BHK Flat In Nanddham Society For Sale In ...

Nanddham Society

₹ 47 Lacs

Non-negotiable

₹ 26,937/Month

Estimated EMI

500


Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1bhk Flat for Sale in Mira road east / Property ...

Photos
Location



1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike

Parking

Aug 21, 2024

Posted On

Immediately

Possession

Nanddham Society

Apartment

Full

Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate

Check Now

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

Netra Mandir | Dahisar (East)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq.Ft/M	Flooring	Cement
Builtup Area	500 Sq.Ft	Carpet Area	475 Sq.Ft

Activity On This Property

23

Unique Views


1

Shortlists

0

Contacted

Powered By: NBEstimate




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 Chartered Engineers (I)
 TVE Consultants
 Leader's Engineer
 U/1720 MH2010 PTC201709

Price Indicators

Property	Saiprasad Apartment, Miragaon, Mira Road		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	292.00	350.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,014.00	₹10,845.00	-



Pay Rent
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Sign up
Log in
Menu



1 RK Flat In Saiprasad Apartment For Sale In ...
Miragaon, Mira Road, Mira Bhayandar, Maharashtra 401107

₹ 38 Lacs
Negotiable



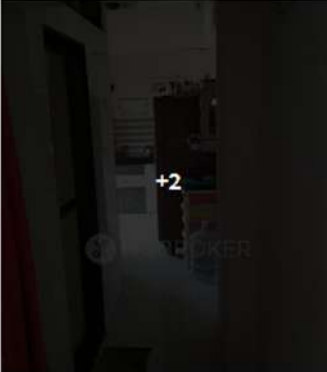
₹ 21,779/Month
Estimated EMI

350
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1rk Flat for Sale in Mira road east / Property De...

Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike and Car
Parking

Sep 30, 2024
Posted On

Immediately
Possession

Saiprasad Apartment
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: Central Bank Of India - Dahisar West Branch | I.C. Colony | Kunjan Yoga And Wellness

Netra Mandir | Dahisar (East)

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹0.0 Per Sq.Ft/M	Flooring	NA

Activity On This Property

53
Unique Views

2
Shortlists

0
Contacted

Powered By : NBEstimate

Sale Instances

Property	Krishnasthal Complex, Mira Road		
Source	Index no.2		
Floor	5th		
	Carpet	Built Up	Saleable
Area	374.00	448.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,963.00	₹9,135.00	-

15/10/2024, 10:57		igr_5993	
5993393	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. ठाणे 10
01-06-2024			दस्त क्रमांक : 5993/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
गावाचे नाव : मिरे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4100000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4056300		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे-मिरा,वार्ड-क्यू,विभाग-5/22,जुना सर्वे नं. 30/1,नवीन सर्वे नं. 127/1,क्षेत्रफळ 34.70 चौ. मि. कारपेट,सदनिका क्र. 504,पाचवा मजला,ए-विंग,बिल्डींग नं. 1,आदित्य अरुणोदय हाईटस,आदित्य को. ऑप. हौ. सोसा. लि.,क्रीष्णस्थळ कंपाउंड,राधा क्रीष्ण टेम्पल समोर,मिरागाव,मीरा रोड पूर्व ठाणे-401107((Survey Number : जुना सर्वे नं. 30/1, नवीन सर्वे नं. 127/1 ;))		
(5) क्षेत्रफळ	34.70 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:-मनोज कुमार सिंह - - वय:-47 पत्ता:-प्लॉट नं: ए-504, बिल्डींग नं. 1, माळा नं: -, इमारतीचे नाव: अदित्य,अरुणोदय हाईटस, ब्लॉक नं: काशिमिरा, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-BCVPS0865H 2): नाव:-सरोज एम. सिंह - - वय:-49 पत्ता:-प्लॉट नं: ए-504, बिल्डींग नं. 1, माळा नं: -, इमारतीचे नाव: अदित्य,अरुणोदय हाईटस, ब्लॉक नं: काशिमिरा, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-CNUPS1800D		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमन नेताराम लबडे - - वय:-45; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: विकास टॉवर, ब्लॉक नं: काशिमिरा, सह्याद्री नगर, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ADCPL4565E 2): नाव:-नेताराम आनंदा लबडे - - वय:-57; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: विकास टॉवर, ब्लॉक नं: काशिमिरा, सह्याद्री नगर, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AWTPS7810D		
(9) दस्तऐवज करून दिल्याचा दिनांक	02/04/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	02/04/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	5993/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	287000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Krishnasthal Complex, Mira Road		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	462.50	555.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,871.00	₹8,226.00	-

15/10/2024, 10:51

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10454337

09-06-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 10454/2024

नोंदणी :

Regn:63m

गावाचे नाव : मिरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4565554.1576
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे मीरा,वार्ड क्र. क्यू,उपविभाग 5/22,सर्वे क्र.33,हिस्सा क्र. 4,सीटीएस क्र. 970,1040 आणि 1041,सदनिका क्र. 602,6वा मजला,न्यू शिवम को-ऑप हौसिंग सोसायटी लिमिटेड,कृष्णा स्थळ कॉम्प्लेक्स जवळ,मीरा गाव,मीरा रोड पू.जी-ठाणे-401107,एकूण क्षेत्रफळ 555 चौ. फूट,तसेच सदर दस्तात नमुद केल्याप्रमाणे.((Survey Number : 33 ; HISSA NUMBER : 4 ;))
(5) क्षेत्रफळ	555 चौ.फूट
(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:-हेमा हेमंत करवीर वय:-70 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 602, न्यू शिवम को.ऑप.हो.सोसा.ली., कृष्णास्थळ कॉम्प्लेक्स जवळ, मीरा गाव, मीरा रोड पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABEPK0686M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनीतकुमार रोशनलाल गोएल - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी:903, स्वर्ण अपार्टमेंट, कनाकिया रोड, युनिव्यू रोड, मीरा रोड पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AEWPG5953Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10454/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	323400
(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 **15th October 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 **₹ 45,19,625.00 (Rupees Forty Five Lakhs Nineteen Thousands Six Hundred And Twenty Five 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

