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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 : **Sanjeevani Sanjeevbhai Solanki**

Residential Flat No. D/413, 4th Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residancey**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India.

Latitude Longitude : 9°0'0.0"N 9°0'0.0"E

Intended User:

Cosmos Bank

Borivali Branch (West)

Shop No. 12 & 14, Mayfair, Ramdas Sutrle Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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. D/413, 4th Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residency**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India belongs to **Sanjeevani Sanjeevbhai Solanki**.

Boundaries of the property

North	: Kanakiya Road
South	: Parking Space / Open Land
East	: Jangid Estate
West	: Bhairav Residency F & G Wing

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 **₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six 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/87/2022-23

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
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|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  Jaipur |

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Residential Flat No. D/413, 4th Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 07.12.2024 for Housing Loan Purpose.
1	Date of inspection	28.11.2024
3	Name of the owner / owners	Sanjeevani Sanjeevbhai Solanki
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. D/413, 4 th Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India. Contact Person : Mrs. Sanjeevani Sanjeevbhai Solanki (Owner) Contact No. 9326294138
6	Location, Street, ward no	Beverly Park Village - Navghar, District - Thane
7	Survey / Plot No. of land	Village - Navghar New Survey No - 97/1, 2, 4, 98/1
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. = 706.11 (Area as per Site measurement) Carpet Area in Sq. Ft. = 618.51 Flowerbed Area in Sq. Ft. = 65.10 Dry Balcony Area in Sq. Ft. = 22.50 Built Up Area in Sq. Ft. = 772.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, Taluka - Thane, District - Thane, Pin - PIN - 401 105
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 - Sanjeevani Sanjeevbhai Solanki
	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 - Sanjeevani Sanjeevbhai Solanki
	(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 – 2013 (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, Borivali Branch (West) Branch to assess Fair Market Value as on 07.12.2024 for Residential Flat No. D/413, 4th Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residency**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India belongs to **Sanjeevani Sanjeevbhai Solanki**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.8268/2018 Dated 19.10.2019 between Mr. Akbarali Alladin Noorani, Mrs. Neelam M. Noorani & Naushad A. Noorani(The Transferor) And Sanjeevni Sanjeevbhai Solanki(The Transferee)(4 Pages from Document).
2)	Copy of Commencement Certificate No. M.B./MNP/NR/2491/09-10 Dated 07.10.2009 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Occupancy Certificate No. MNP/NR/2626/2013-2014 Dated 17.10.2013 issued by Mira Bhayander Municipal Corporation.
4)	Copy of Surveyor Letter Dated 29.09.2016 regarding certification of Building as per approval 5A renumbered as Bhairav Residency Wing D, issued by Anish & Associates, Licensed Surveyor & Consulting Engineer..

Location

The said building is located at Village - Navghar, Taluka - Thane, District - Thane, PIN - 401 105. The property falls in Residential Zone. It is at a traveling distance 3.2 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 Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + 2 Passage + 2 Toilet + Cupboard.+ Flowerbed & Dry Balcony Area (i.e. 2 BHK). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 7th December 2024



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The Built Up Area of the Residential Flat	: 772.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2013 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 11 Years
Cost of Construction	: 772.00 Sq. Ft. X ₹ 2,800.00 = ₹ 21,61,600.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$: 16.50%
Amount of depreciation	: ₹ 3,56,664.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 78,640/- per Sq. M. i.e. ₹ 7,306/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 73,284/- per Sq. M. i.e. ₹ 6,808/- per Sq. Ft.
Value of property	: 772.00 Sq. Ft. X ₹ 12,800 = ₹98,81,600
Total Value of property as on 7th December 2024	: ₹98,81,600.00

(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 7th December 2024	: ₹ 98,81,600.00 - ₹ 3,56,664.00 = ₹ 95,24,936.00
Total Value of the property	: ₹ 95,24,936.00
The realizable value of the property	: ₹85,72,442.00
Distress value of the property	: ₹76,19,949.00
Insurable value of the property (772.00 X 2,800.00)	: ₹21,61,600.00
Guideline value of the property (772.00 X 6808.00)	: ₹52,55,776.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D/413, 4th Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhandar (East), PIN - 401 105, State - Maharashtra, India for this particular purpose at ₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six Only) as on 7th December 2024

NOTES

- 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 7th December 2024 is ₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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	:	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 4 th Floor
3	Year of construction	:	2013 (As per occupancy certificate)
4	Estimated future life	:	49 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
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.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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.	: Superior White										
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall										
18	No. of lifts and capacity	: 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										

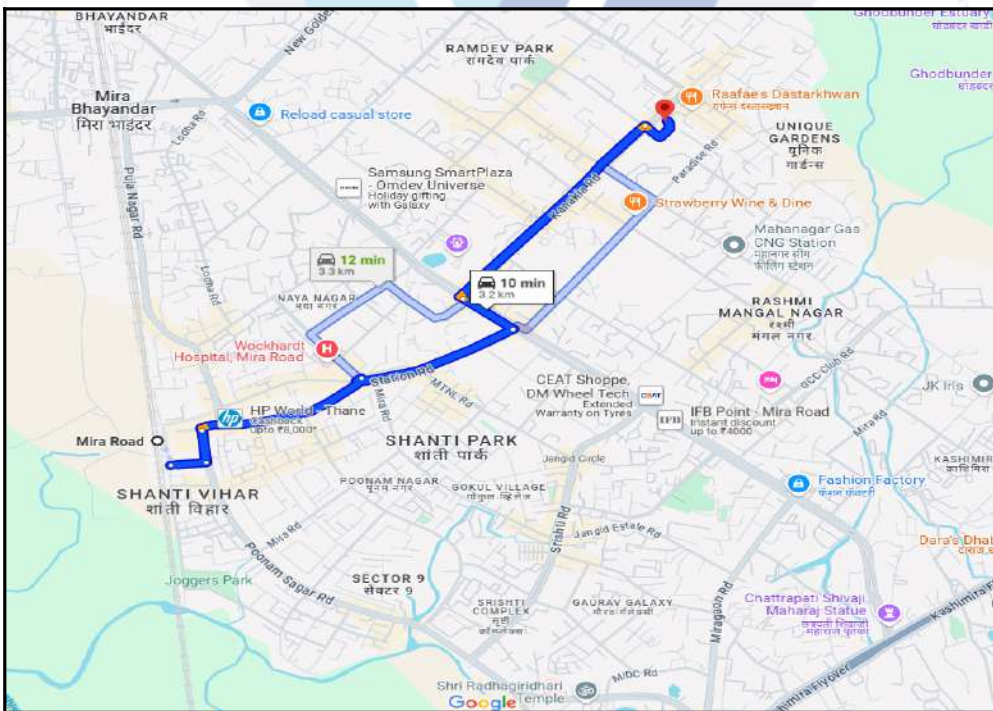
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 9°0'0.0"N 9°0'0.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.2 km.).




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 2024/2025

Annual Statement of Rates

Language English

Selected District ठाणे

Select Taluka ठाणे

Select Village मीजे [गांव] नवघर

Search By Survey No Location

Select	तपविभाग	बुनी जमीन	निवासी उपनिष्ठा	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	11/40-व्ही) मु-विभाग नवघर गावाच्या दक्षिण वृद्धीपासून त्या गावातील सर्व मिळकती	29950	98300	112300	120180	112300	चौ. मीटर
SurveyNo	11/41-डब्ल्यू) मु-विभाग नवघर गावातील वरील विभाग "व्ही" मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर
SurveyNo	11/42 - डब्ल्यू) मु-विभाग नवघर गावातील वरील विभाग "व्ही" मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती -संभाव्य विनशेती -अविकसीत प्र.चौ.मी	9300	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	98300			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	98,300.00	Sq. Mtr.	9,132.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	29950			
The difference between land rate and building rate(A-B=C)	68,350.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	73,284.00	Sq. Mtr.	6,808.00	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
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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	642.00	770.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,382.00	₹12,818.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark 🌐 📄 🔍

Home > Property In Mira Bhayandar > Flats In Mira Bhayandar > Flats In Mira Road > 2 BHK Flats In Mira Road

Verified

₹98.75 Lac

@ 15,381 per sq.ft. Estimated EMI ₹ 78,872

2BHK 2Baths

Flat/Apartment for Sale
In Leena Bhairav Residency, Mira Road, Mira Bhayandar

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

MIRAKULA PROPERTY

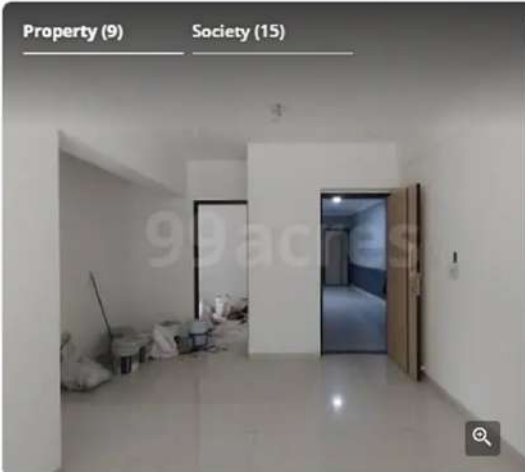
Shravan Choudhary

FEATURED DEALER | Member Since Jul, 2021

Contact Dealer FREE

Ready to move Property | Posted on Nov 22, 2024

Property (9) **Society (15)**



- + **Area**
Super Built up area 965 sq.ft. (89.65 sq.m.)
Carpet area: 642 sq.ft. (59.64 sq.m.)
- + **Configuration**
2 Bedrooms, 2 Bathrooms, 3 Balconies with Study Room
- + **Price**
₹ 98.75 Lac @ 15,381 per sq.ft. (Negotiable) [View Price](#)
- + **Address**
Leena Bhairav Residency
Mira Road, Mira Bhayandar
- + **Floor Number**
1st of 7 Floors
- + **Facing**
South-East
- + **Overlooking**
Park/Garden
- + **Property Age**
1 to 5 Year Old

Why you should consider this property?

Key Highlights of the property

- ✓ Gated Society
- ✓ Overlooking Park/Garden
- ✓ Fitness Center/ Gym
- ✓ Club/ Community Center

View 10 More →

Transaction Type: Resale Property Ownership: Freehold Flooring: Vitrified Furnishing: Unfurnished

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Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	750.00	900.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,667.00	₹12,222.00	-

HOUSING.COM Buy In Mumbai Mira Road East X + Add
Download App
List Property Free
Saved

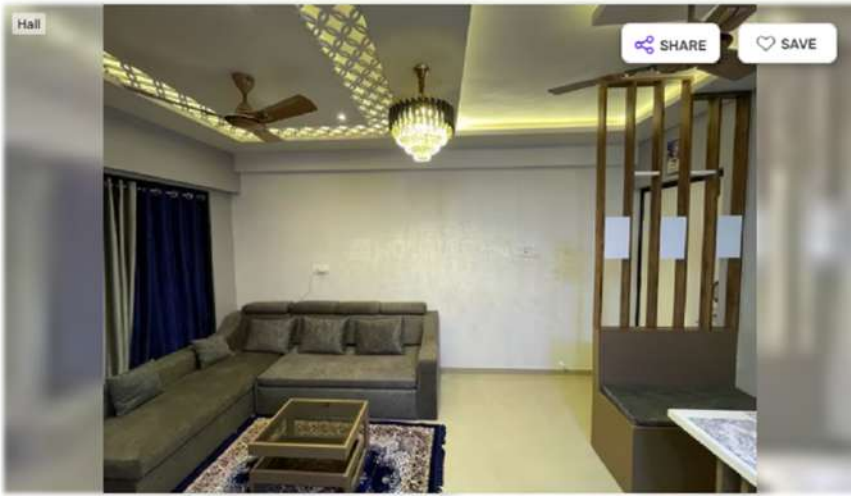
Home / Mumbai / Mira Road East / Apartment for Sale in Mira Road East / 2 BHK Flat Last updated: Oct 30, 2024


2 BHK Flat

By **LEENA GROUP** **₹1.1 Cr** EMI starts at ₹54.61 K

Leena Bhairav Residency, Gaurav City, Mira Road East, Mumbai ₹12.22 K/sq.ft

[Contact Seller](#)





900 sq.ft
Built Up Area

₹12.22 K/sq.ft
Avg. Price

10 Year Old
Age of property

Ready to move
Possession status


Higher i
of 12 floors


Semi Furnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Location
Leena Bhairav Residency, Gaurav City, Mira Road East, Mumbai

Around This Property


 School
MS Creative School
2 mins
(0.5 km)

 Hospital
Shalom Multispeciality Hospital
3 mins
(1.2 km)

[View more on Maps](#)

Great choice! Better priced property in this area

Contact Seller



Pravin
Housing Prime Agent
+9198923.....

Please share your contact

Name

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	480.00	576.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,063.00	₹11,719.00	-

nagicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Mumbai » Mira Road East » Apartment in Mira Road East » 1 BHK » 750 Sq-ft

₹67.5 Lac

EMI - ₹30k | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

1 BHK 750 Sq-ft Flat For Sale **Mira Road East, Mumbai**

1 Bed | 2 Baths | 3 Balconies | Semi-Furnished

Carpet Area	Developer	Project
480 sqft ₹14,063/sqft	Leena Group	Bhairav Residency
Floor	Transaction Type	Status
5(Out of 7 Floors)	New Property	Ready to Move
Additional Rooms	Facing	Lifts
1 Store Room	East	2

✓ East Facing Property
✓ Newly Constructed Property
OFFER Free Club Membership

Contact Agent

Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹67.5 Lac ₹2,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	AS1700015583
Address	Mira Road Area, Mumbai, Mira Road East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near Cinemax
Furnishing	Semi-Furnished
Flooring	Vitrified

[View all details](#)

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,597.00	₹12,164.00	-

11/29/24, 3:05 PM	सूची क्र.2	दुयम निबंधक : सह दु.नि. ठाणे 4
1583176		दस्त क्रमांक : 15831/2024
27-08-2024		नोंदणी : Regn:63m
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7065000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4864768.7	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :- इतर माहिती : , इतर माहिती: मौजे नवघर,झोन नं. व्ही,उपविभाग क्र. 11/40,जुना सर्वे क्र. 428,नवीन सर्वे क्र. 98,हिस्सा क्र. 2,सदनिका क्र. 104,एच विंग,पहिला मजला,भैरव रेसिडेन्सी,बिल्डिंग नं. 4 ए.बेवेली पार्क,कनकिया रोड,कमीशनर बंगलो जवळ,मिरारोड पूर्व,ता. जि. ठाणे 401 107.,चे क्षेत्रफळ 44.99 चौरस मीटर कारपेट आहे. तसेच सदर दस्तात नमूद केल्याप्रमाणे,((Survey Number : New Survey No. 98, Hissa No. 2 ;))	
(5) क्षेत्रफळ	44.99 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:-लीना बिल्डर्स चे प्रो. प्रा. दिलीप लालचंद पोरवाल तर्फे कु. मु. म्हणून धुलचंद एस. जैन - - वय:-54 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तळ मजला, भैरव भुशी बिल्डिंग, 150 फुट रोड, भाईदर पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- AADPP3264G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम श्रीकांत कर्पे - - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/409, सिद्धी अपार्टमेंट, सर्वोदय कोम्प्लेक्स, भाईदर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-KINPK2312E 2): नाव:-शुभांगी श्रीकांत कर्पे - - वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/409, सिद्धी अपार्टमेंट, सर्वोदय कोम्प्लेक्स, भाईदर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DEZPK6388R	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15831/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	494600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,225.00	₹11,854.00	-

11/29/24, 3:00 PM		igr_15500	
15500337 27-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 15500/2024 नोदणी : Regn:63m	
गावाचे नाव : नवघर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	6885000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4864768.7		
(4) भू-मापन,पेटहिल्ला व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे नवघर,झोन नं. व्ही,उपविभाग क्र. 11/40,जुना सर्वे क्र. 428,नवीन सर्वे क्र. 98,हिस्सा क्र. 2,सदनिका क्र. 404,एच विंग,सहावा मजला,भैरव रेसिडेन्सी,बिल्डिंग नं. 4 ए,बेवेली पार्क,कनकिया रोड,कमीशनर बंगलो जवळ,मिरारोड पूर्व,ता. जि. ठाणे 401 107.,चे क्षेत्रफळ 44.99 चौरस मीटर कारपेट आहे. तसेच सदर दस्तात नमूद केल्याप्रमाणे((Survey Number : New Survey No. 98, Hissa No. 2 ;))		
(5) क्षेत्रफळ	44.99 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लीना बिल्डर्स चे प्रो. प्रा. दिलीप लालचंद पोरवाल तर्फे कु. मु. म्हणून धुलचंद एस. जैन .- वय:-54 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: तळ मजला, भैरव श्रुती बिल्डिंग, 150 फुट रोड, भाईदर पश्चिम, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं.-AADPP3264G		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदर्श कुमार .- वय:-39; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. ए/1302, भैरव रेसिडेन्सी, बेवेली पार्क, कनकिया रोड, कमीशनर बंगलो जवळ, मिरारोड पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMRPK7731K 2): नाव:-दिव्या वर्मा .- वय:-30; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. ए/1302, भैरव रेसिडेन्सी, बेवेली पार्क, कनकिया रोड, कमीशनर बंगलो जवळ, मिरारोड पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ARHPV9825A		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	15500/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	482000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			
मुल्योक्तनासाठी विचारत घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th December 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.



Since 1989

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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 **₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six 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/87/2022-23



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