

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary**  
Name of Owner : **Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde**

Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - I, "**Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.**", Eden Rose Complex, Beverly Park, Near Cinemax, Mira Road (East), Taluka - Thane , District - Thane, Pin - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'43.0"N 72°52'16.0"E

### Intended User:


**Cosmos Bank**  
**Eksar Road Branch**  
Akshar Apartment, Eksar Road, Borivali West Mumbai 400092

### 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**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - I, "**Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.**", Eden Rose Complex, Beverly Park, Near Cinemax, Mira Road (East), Taluka - Thane, District - Thane, Pin - 401 107, State - Maharashtra, Country - India belongs to **Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde**. Name of Proposed Purchaser is **Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary**.

Boundaries of the property

North : Open Plot  
South : Eden Rose Apartment  
East : Open Plot  
West : Mahadev Complex

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 **₹ 43,22,375.00 (Rupees Forty Three Lakhs Twenty Two Thousands Three Hundred And Seventy 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/87/2022-23



Encl.: Valuation report

### Our Pan India Presence at :



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- Mumbai
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Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - I, "Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.", Eden Rose Complex, Beverly Park, Near Cinemax, 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 02.12.2024 for Bank Loan Purpose.
1	Date of inspection	30.11.2024
3	Name of the owner / owners	<b>Mr. Kshitij Desai &amp; Mrs. Vaibhavi Rajendra Shevde</b>
	Name of the proposed purchaser	<b>Mr. Suresh B. Choudhary &amp; Kaushik Suresh Choudhary</b>
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	<b>Address:</b> Residential Flat No. 103, 1 <sup>st</sup> Floor, Wing - I, "Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.", Eden Rose Complex, Beverly Park, Near Cinemax, Mira Road (East), Taluka - Thane , District - Thane, Pin - 401 107, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Sanjay Singh (Agent) Contact No. 9892672264
6	Location, Street, ward no	Eden Rose Complex, Beverly Park, Near Cinemax District - Thane
7	Survey / Plot No. of land	Old Survey No - 403, New Survey No. 175, 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 382.77</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 318.00</b> <b>Cupboard Area in Sq. Ft. = 7.00</b> <b>Flower Bed Area in Sq. Ft. = 38.00</b> <b>Dry balcony Area in Sq. Ft. = 19.00</b>  <b>Carpet Area in Sq. Ft. = 319.00</b> <b>(Area As Per Draft Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 382.80</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Taluka - Thane , District - Thane, Pin - Pin - 401 107
14	If freehold or leasehold land	Free Hold.
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mrs. Mamta Mishra



	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Mamta Mishra
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,000/- Present rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p><b>Remark:</b> As per Site Inspection, Actual Total Carpet area 382.77 Sq. Ft (Including Flowerbed Area, Cupboard, Dry Balcony) is more than Carpet area 319.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Eksar Road Branch Branch to assess Fair Market Value as on 02.12.2024 for Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - I, "**Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.**", Eden Rose Complex, Beverly Park, Near Cinemax, Mira Road (East), Taluka - Thane , District - Thane, Pin - 401 107, State - Maharashtra, Country - India belongs to **Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde**. Name of Proposed Purchaser is **Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary**.

### We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 19.05.2017 between Mr. Mahesh Dashrath Suple & Mrs. Sheela Mahesh Suple (The Transferor) And Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde (The Transferee).
2)	Copy of Draft Agreement for sale between Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde (The Transferor) And Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary(The Transferee) made in the month of Oct' 2024.
3)	Copy of Occupancy Certificate No.MNP / NR / 2584 / 2014 - 15 Dated 15.12.2014 issued by Mira Bhayander Municipal Corporation.
4)	Copy of Society Share Certificate No.25 transferred dated 19.11.2017 issued by Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd Dated 01.08.2012 And Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde (The Seller).
5)	Copy of Electricity Bill No.9000 0122 1861 dated 07.09.2024 in the name of Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde issued by Tata Power .

6)	Copy of Society Maintenance Bill No.47 dated 30.09.2024 in the name of Mr. Kshitij Desai issued by Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.
7)	Copy of Property Tax Bill No.F060039121007 Dated 01.04.2024 And Mr. Mahesh Dashrath Suple & Mrs. Sheela Mahesh Suple (The Tax Holder) issued by Mira Bhayander Municipal Corporation.

### **Location**

The said building is located at , Taluka - Thane , District - Thane, Pin - 401 107. The property falls in Residential Zone. It is at a traveling distance 3.1 Km. from Mira Road Railway Station.

### **Building**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> 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 window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 2nd December 2024**

The Carpet Area of the Residential Flat	:	319.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	382.80 Sq. Ft. X ₹ 2,500.00 = ₹ 9,57,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$	:	15.00%
Amount of depreciation	:	₹ 1,43,625.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,300/- per Sq. M. i.e. ₹ 9,132/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 91,465/- per Sq. M. i.e. ₹ 8,497/- per Sq. Ft.
Value of property	:	319.00 Sq. Ft. X ₹ 14,000 = ₹44,66,000
Total Value of property as on 2nd December 2024	:	₹44,66,000.00

(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)

<b>Fair value of the property as on 2nd December 2024</b>	<b>:</b>	<b>₹ 44,66,000.00 - ₹ 1,43,625.00 = ₹ 43,22,375.00</b>
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<b>Total Value of the property</b>	:	<b>₹ 43,22,375.00</b>
<b>The realizable value of the property</b>	:	<b>₹38,90,138.00</b>
<b>Distress value of the property</b>	:	<b>₹34,57,900.00</b>
<b>Insurable value of the property (382.80 X 2,500.00)</b>	:	<b>₹9,57,000.00</b>
<b>Guideline value of the property (382.80 X 8497.00)</b>	:	<b>₹32,52,652.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - I, "**Rashmi Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd.**", Eden Rose Complex, Beverly Park, Near Cinemax, Mira Road (East), Taluka - Thane , District - Thane, Pin - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 43,22,375.00 (Rupees Forty Three Lakhs Twenty Two Thousands Three Hundred And Seventy Five Only)** as on 2nd December 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 **2nd December 2024** is **₹ 43,22,375.00 (Rupees Forty Three Lakhs Twenty Two Thousands Three Hundred And Seventy 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 + 4 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor



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**Technical details****Main Building**

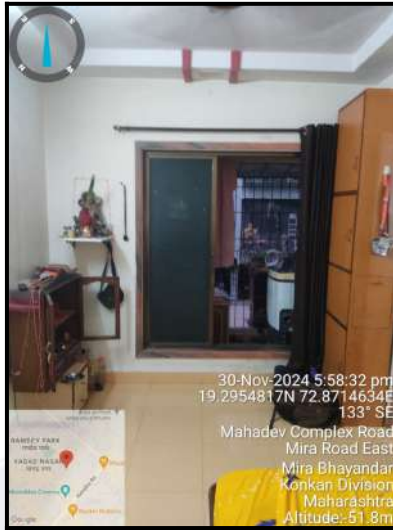
3	Year of construction	:	2014 (As per occupancy certificate)								
4	Estimated future life	:	50 Years Subject to proper, preventive periodic maintenance & structural repairs								
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure								
6	Type of foundations	:	R.C.C. Foundation								
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	:	6" Thk. Brick Masonery.								
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .								
10	Flooring	:	Vitrified Tile Flooring.								
11	Finishing	:	Cement Plastering + POP Finish.								
12	Roofing and terracing	:	R. C. C. Slab.								
13	Special architectural or decorative features, if any	:	No								
14	<table border="1"> <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	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	:	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								

**Technical details****Main Building**

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

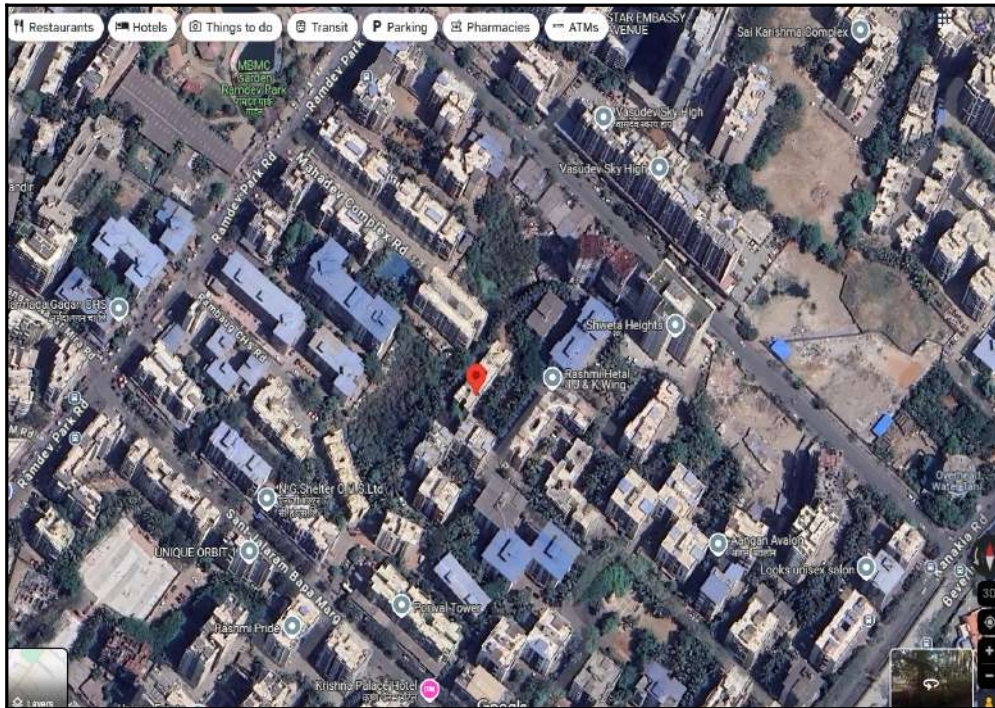


## Actual Site Photographs

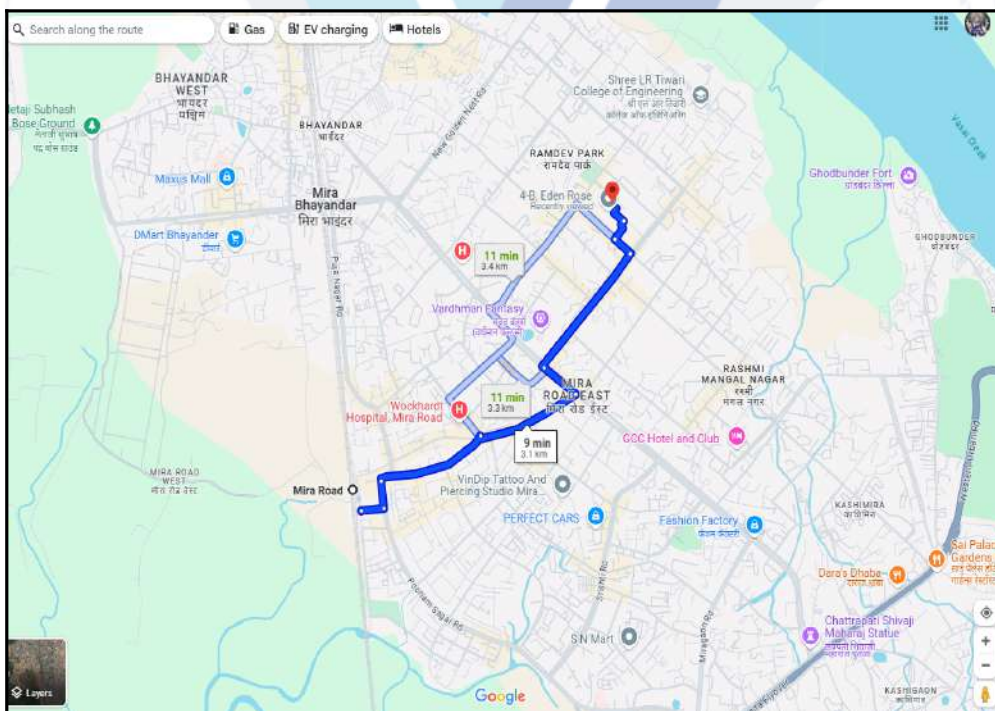




## Route Map of the property



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



**Longitude Latitude: 19°17'43.0"N 72°52'16.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.1 Km. ).



## Ready Reckoner Rate

DIVISION / VILLAGE - NAVGHAR 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	V ) All Properties of Village Navghar from Southern Boundary.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
II	II/40	29950	98300	112300	120180	112300
Survey No. 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176						
<input type="button" value="Compare With Previous Year"/> <span style="float: right;"><input type="button" value="↑"/></span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	98300			
Decrease by 5% on Flat Located on 1 <sup>st</sup> Floor	4915		TM	
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>93,385.00</b>	<b>Sq. Mtr.</b>	<b>8,676.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	29950			
The difference between land rate and building rate(A-B=C)	63,435.00			
Percentage after Depreciation as per table(D)	10%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>91,465.00</b>	<b>Sq. Mtr.</b>	<b>8,497.00</b>	<b>Sq. Ft.</b>

### 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%
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	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,286.00	₹11,905.00	-

The screenshot shows a property listing on Housing.com. The property is 'Rashmi Hetal' located in 'Beverly Park, Mira Road East, Mumbai'. Key details include:
 

- Project Name:** Rashmi Hetal
- Price:** ₹50.0 L
- Carpet Area:** 350 sq.ft
- Bedrooms:** 1
- Bathrooms:** 1
- Parking:** 1 Open Parking
- Balcony:** 2

 The listing is posted by the owner, Kshitij, with no brokerage involved. A contact form is visible on the right side of the listing, and there are 'Share' and 'Save' buttons at the bottom.

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	312.50	375.00	450.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹14,400.00	₹12,000.00	₹10,000.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Beverly Park > 1 BHK Flats in Beverly Park Posted on Nov 21, 2024 | Ready to move

₹45 Lac

@ 8,888 per sq.ft.

Estimated EMI ₹ 35,942

1BHK 1Bath

Flat/Apartment for Sale

in Rashmi Hetal 3, Beverly Park, Mira Road East

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

Overview
Owner Details
Price Trends
Recommendations
Articles

Property (17)

Photos (1/17)

+ Area

Super Built up area 450 sq.ft.

(41.81 sq.m.)

+ Configuration

1 Bedroom , 1 Bathroom, No Balcony

+ Price

₹ 45 Lac+ Govt Charges & Tax

@ 8,888 per sq.ft. (Negotiable) [View Price Details](#)

+ Address

Rashmi Hetal 3

Beverly Park, Mira Road East

+ Floor Number

Ground of 4 Floors

+ Facing

North-East

+ Overlooking

Park/Garden

+ Property Age

10+ Year Old

Why should you consider this property?

Ground Floor
North-East Facing
Visitor Parking Available
Close to Metro Station
Close to School
Close to Hospital
Close to Market

Overlooking Park/Garden
Parking Available
Vitrified Flooring

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Vitrified | Parking: 1 Open

Water Source: Municipal corporati... | Power Backup: None | Property Code: W68182058

www.99acres.com/W68182058

About Property

Address: Beverly Park, Mira Road East

Residential apartment for sell.Located on ground floor out of the 4 located in bevarly park.The property has 1 bedroom with 1 bathroom .Available at an expected price of rs 4500000.The property comes with a good construction quality which ages 18 years old property

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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects &  
Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201789

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	333.33	400.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,500.00	₹11,250.00	-

12/2/24, 12:40 PM lgr\_10824

10824337 23-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 10824/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : नवघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3649879	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: मौजे नवघर,विभाग क्र. व्ही,उपविभाग 11/40,सदनिका क्र. 202/ ई विंग दुसरा मजला,रश्मी हेतल रश्मी हेतल विंग डी,ई आणि एफ को. ऑप. हो. सोसा. लि.,बेवर्ली पार्क, ईडन रोस कॉम्प्लेक्स, मीरा रोड पू. ठाणे ठाणे 401107,एकूण क्षेत्रफळ 37.13 चौ. मी. बिल्टअप आहे. (( Survey Number : Old Survey No. 403/3 & 5, New Survey No. 175/3 & 5 ; ))	
(5) क्षेत्रफळ	37.13 चौ मीटर	
(6)आकारणी किंवा जुळी 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:-संपदा संतोष शिरगांवकर - वय:-51 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. :सदनिका क्र. बी306, तिसरा मजला जय भवानी को. ऑप. हो. सोसा. लि., पटेल नगर, कांदिवली पु. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं.-BFDPS6598J 2): नाव:-संतोष प्रकाश शिरगांवकर - वय:-48 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. :सदनिका क्र. बी306, तिसरा मजला जय भवानी को. ऑप. हो. सोसा. लि., पटेल नगर, कांदिवली पु. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं.-B WAPS6389B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवम शैलेंद्र सिंह - वय:-25; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. :सदनिका क्र. 202/ ई विंग दुसरा मजला,रश्मी हेतल रश्मी हेतल विंग डी,ई आणि एफ को. ऑप. हो. सोसा. लि.,बेवर्ली पार्क, ईडन रोस कॉम्प्लेक्स, मीरा रोड पू. ठाणे, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-JBNPS5971K 2): नाव:-राधा देवी शैलेंद्र सिंह - वय:-49; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. :सदनिका क्र. 202/ ई विंग दुसरा मजला,रश्मी हेतल रश्मी हेतल विंग डी,ई आणि एफ को. ऑप. हो. सोसा. लि.,बेवर्ली पार्क, ईडन रोस कॉम्प्लेक्स, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-ELWPS0524L	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10824/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

https://staging.vastukala.co.in:8889/lgrSearch/66774e8af05c4f0af800da1 1/2



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	368.33	442.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,625.00	₹10,520.00	-

12/2/24, 12:41 PM		igr_19460	
19460337 11-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 19460/2023 नोंदणी : Regn:63m	
<b>गावाचे नाव : नवघर</b>			
(1)वित्तेखाचा प्रकार	करारनामा		
(2)मोबदला	4650000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4034232		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती. , इतर माहिती: मोजे नवघर,वोर्ड क्र. व्ही.विभाग 11/40,सदनिका क्र. 202/जे विंग,दुसरा मजला,रश्मी हेतल 2,रश्मी हेतल फेस 2 बिल्डींग नं. जे आणि के को. ऑप. हौ. सोसा. लि.,बेवर्ली पार्क,इडन रोज कॉम्प्लेक्स,मीरा रोड पू. ठाणे 401107. एकूण क्षेत्रफळ 41.04 चौ. मी. बिल्टअप आहे. ( ( Survey Number : Old Survey No. 400/4(P) New Survey No. 54/4(P) Old Survey No. 404/2,7B,8 New Survey No. 176/2,7B,8 ; ) )		
(5) क्षेत्रफळ	41.04 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:-सुनिल दत्ताराम दुबले -- वय:-62 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 202/जे विंग, दुसरा मजला, रश्मी हेतल 2, रश्मी हेतल फेस 2 बिल्डींग नं. जे आणि के को. ऑप. हौ. सोसा. लि., बेवर्ली पार्क, इडन रोज कॉम्प्लेक्स, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGIPD3831E		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजीव कुमार सिंह -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 602/जे विंग, सहावा मजला, रश्मी हेतल 2, रश्मी हेतल फेस 2 बिल्डींग नं. जे आणि के को. ऑप. हौ. सोसा. लि., बेवर्ली पार्क, इडन रोज कॉम्प्लेक्स, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CVCPS5115D		
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	19/10/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	19460/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	325500		
(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.		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd 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 knowledgeably 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.



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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 **₹ 43,22,375.00 (Rupees Forty Three Lakhs Twenty Two Thousands Three Hundred And Seventy 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/87/2022-23



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