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MSME Reg No: UDYAM-MH-18-0083617  
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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 Proposed Purchaser : **Mr. Murugesan Nadar & Mrs. Kalpanadevi Murugesan Nadar**  
Name of Owner : **SVC Co-Operative Bank Ltd.**

Residential Flat No. 402, 4<sup>th</sup> Floor, Building No 7, "**Avenue M**", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.

**Latitude Longitude : 19°28'9.8"N 72°48'19.3"E**

### Intended User:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, 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. 402, 4<sup>th</sup> Floor, Building No 7, "Avenue M", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **SVC Co-Operative Bank Ltd.** Name of Proposed Purchaser is **Mr. Murugesan Nadar & Mrs. Kalpanadevi Murugesan Nadar.**

Boundaries	:	Building	Flat
North	:	Avenue 'M' - Building No. 6	Marginal Space
South	:	Avenue 'M' - Building No. 8	Flat No. 401
East	:	Global City Road	Lobby / Flat NO. 402 & 403
West	:	Garden	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 77,35,854.00 (Rupees Seventy Seven Lakhs Thirty Five Thousands Eight Hundred And Fifty Four 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



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Residential Flat No. 402, 4<sup>th</sup> Floor, Building No 7, "Avenue M", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, 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 27.12.2024 for Housing Loan Purpose.
1	Date of inspection	24.12.2024
3	Name of the owner / owners	<b>SVC Co-Operative Bank Ltd.</b>
	Name of the proposed purchaser	<b>Mr. Murugesan Nadar &amp; Mrs. Kalpanadevi Murugesan Nadar</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. 402, 4 <sup>th</sup> Floor, Building No 7, "Avenue M", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Ganesh Naik (Bank Person) Contact No. 9987020705
6	Location, Street, ward no	Village - Dongare (Dongarpada) also known as "Village Naringi", District - Palghar
7	Survey / Plot No. of land	Village - Dongare (Dongarpada) also known as "Village Naringi" New Survey No - 5, 5B, 5D, 5F & 5G
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. = 918.49</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 847.49</b> <b>Flowerbed Area in Sq. Ft. = 55.00</b> <b>Dry Balcony area in Sq. Ft. = 16.00</b>  <b>Carpet Area in Sq. Ft. = 819.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 982.80</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Pin - PIN - 401 303
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?	Vacant- Bank Possession
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant- Bank Possession
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant- Bank Possession
	(ii) Portions in their occupation	Fully Vacant- Bank Possession
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,100.00 (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	<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 – 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.
	<p><b>Remark:</b> As per Site Inspection, Actual Carpet area 918.49 Sq. Ft. (Including Flowerbed Area = 55.00&amp; Dry Balcony Area in Sq. Ft. = 16.00) is more than Carpet area 819.00 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, Kandivali (West) Branch Branch to assess Fair Market Value as on 27.12.2024 for Residential Flat No. 402, 4<sup>th</sup> Floor, Building No 7, "Avenue M", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringni", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **SVC Co-Operative Bank Ltd.** Name of Proposed Purchaser is **Mr. Murugesan Nadar & Mrs. Kalpanadevi Murugesan Nadar.**

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

1)	Copy of Agreement for sale Registration No.3710/2022 Dated 07.03.2022 between Mr. Godfrey Samuel Devanesar Harris(The Transferor) And Mr. Vindeshwari S. Tiwari & Mrs. Indu Vindeshwari Tiwari(The Transferee).
2)	Copy of Occupancy Certificate No.VVCMC/TP/OC/VP-0453/051/2013-14 Dated 03.06.2013 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Commencement Certificate No.CIDCO/VSR/RDP/BP-3519/W/5057 Dated 08.10.2009 issued by City and Industrial Development Corp Of Maharashtra Ltd..



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4)	Copy of Copy of Offer Letter Document No.CO:L&R:GGN:RRP:2024-25 : 327 Dated 08.11.2024in the name of Mr. Murugesan Nadar & Mrs. Kalpanadevi Murugesan Nadar issued by SVC Co-Operative Bank Ltd..
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### Location

The said building is located at Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Residential Zone. It is at a traveling distance 2.3 km. from Virar Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Dining + 3 Passage + 3 Toilet + Cupboard.+ Flowerbed & Dry Balcony Area (i.e. 3 BHK). This Residential Flat is Vitrified Tile 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 27th December 2024

The Carpet Area of the Residential Flat	:	819.00 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	:	982.80 Sq. Ft. X ₹ 2,800.00 = ₹ 27,51,840.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 4,54,146.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 61,000/- per Sq. M. i.e. ₹ 5,667/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 74,888/- per Sq. M. i.e. ₹ 6,957/- per Sq. Ft.
Value of property	:	819.00 Sq. Ft. X ₹ 10,000 = ₹81,90,000
Total Value of property as on 27th December 2024	:	₹81,90,000.00

(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 27th December 2024</b>	:	<b>₹ 81,90,000.00 - ₹ 4,54,146.00 = ₹ 77,35,854.00</b>
<b>Total Value of the property</b>	:	<b>₹ 77,35,854.00</b>
<b>The realizable value of the property</b>	:	<b>₹69,62,269.00</b>



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<b>Distress value of the property</b>	:	<b>₹61,88,683.00</b>
<b>Insurable value of the property (982.80 X 2,800.00)</b>	:	<b>₹27,51,840.00</b>
<b>Guideline value of the property (982.80 X 6957.00)</b>	:	<b>₹68,37,340.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, Building No 7, "**Avenue M**", Rustomjee Evershine Global City Avenue "M" Bldg. No. 7 & 8 Co-op. Hsg. Soc. Ltd., Narangi Bypass Road, Village - Dongare (Dongarpada) also known as "Village Naringi", Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India for this particular purpose at **₹ 77,35,854.00 (Rupees Seventy Seven Lakhs Thirty Five Thousands Eight Hundred And Fifty Four Only)** as on 27th 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 **27th December 2024** is **₹ 77,35,854.00 (Rupees Seventy Seven Lakhs Thirty Five Thousands Eight Hundred And Fifty Four Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

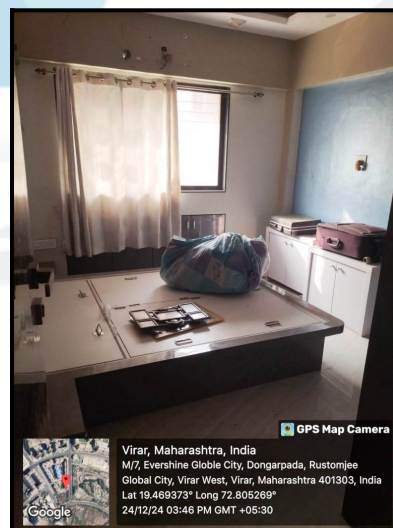
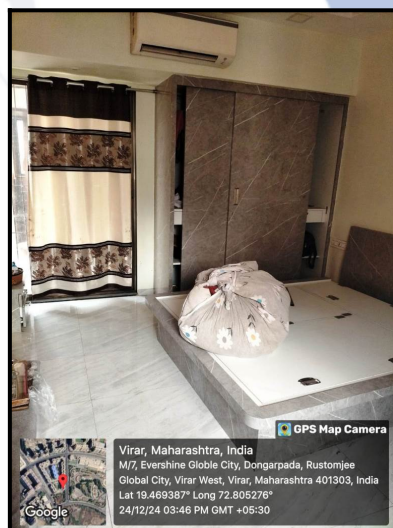
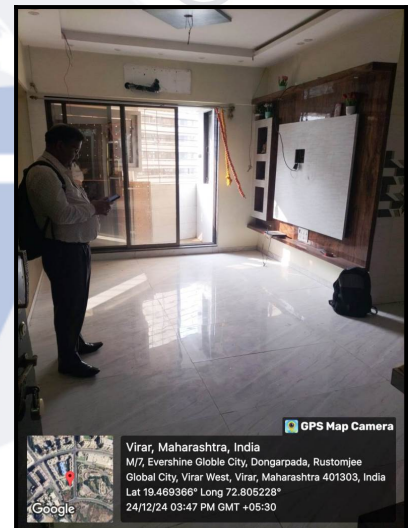
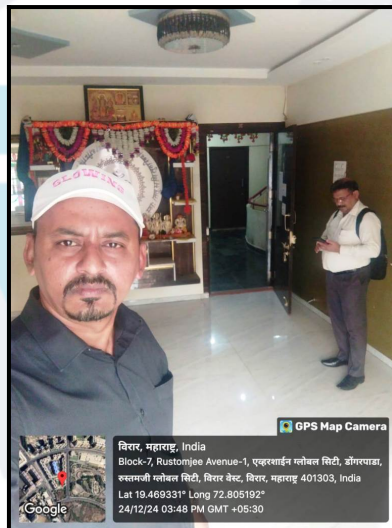
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

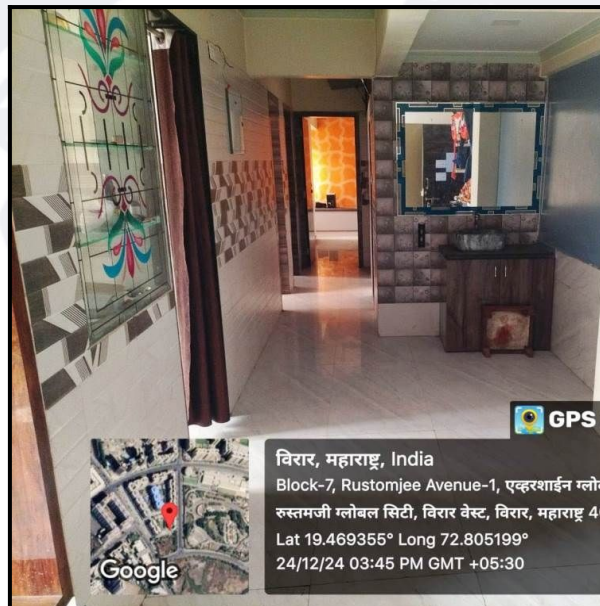
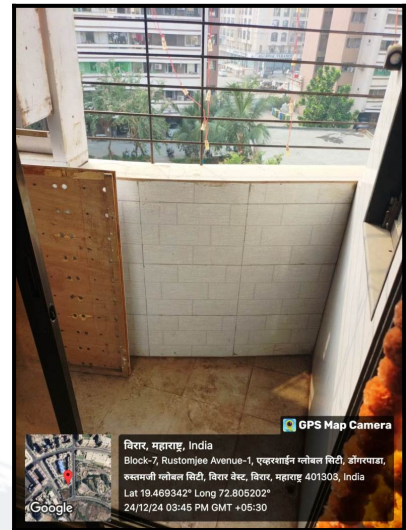
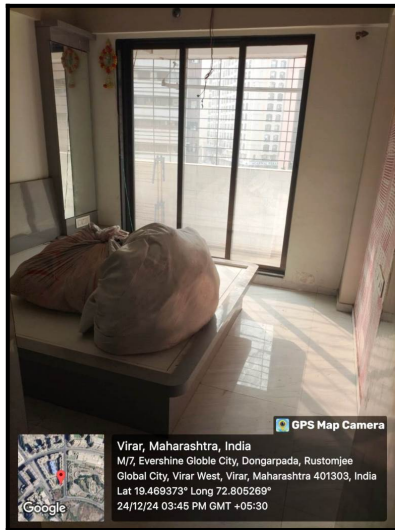
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 <sup>th</sup> Floor				
3	Year of construction	: 2013 (As per occupancy 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 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.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: 1Lift 
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

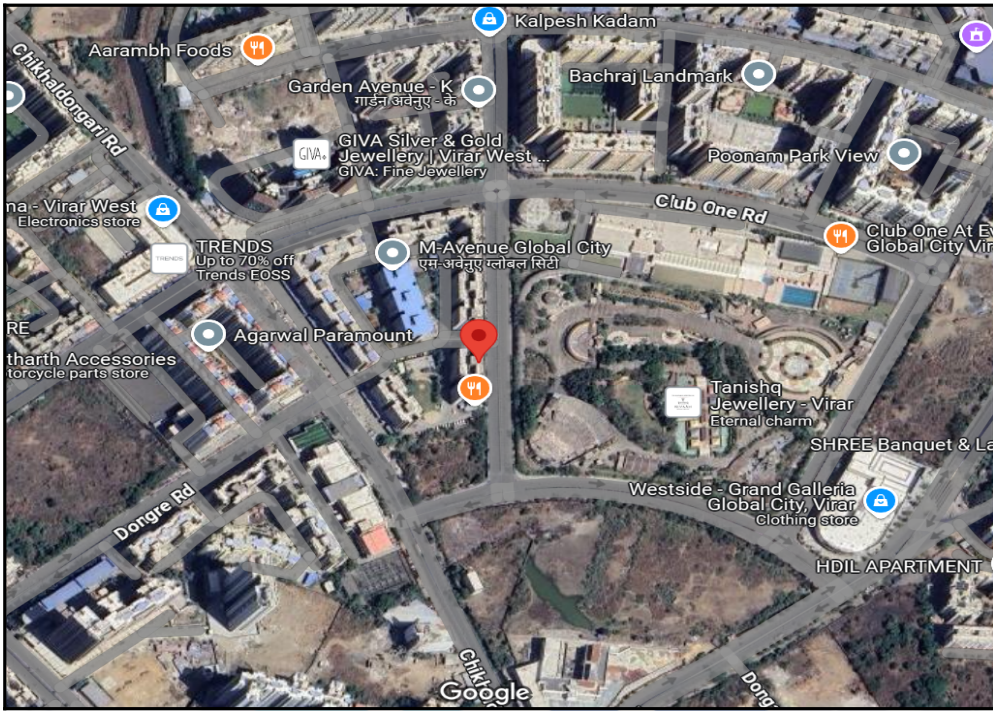
## Actual Site Photographs



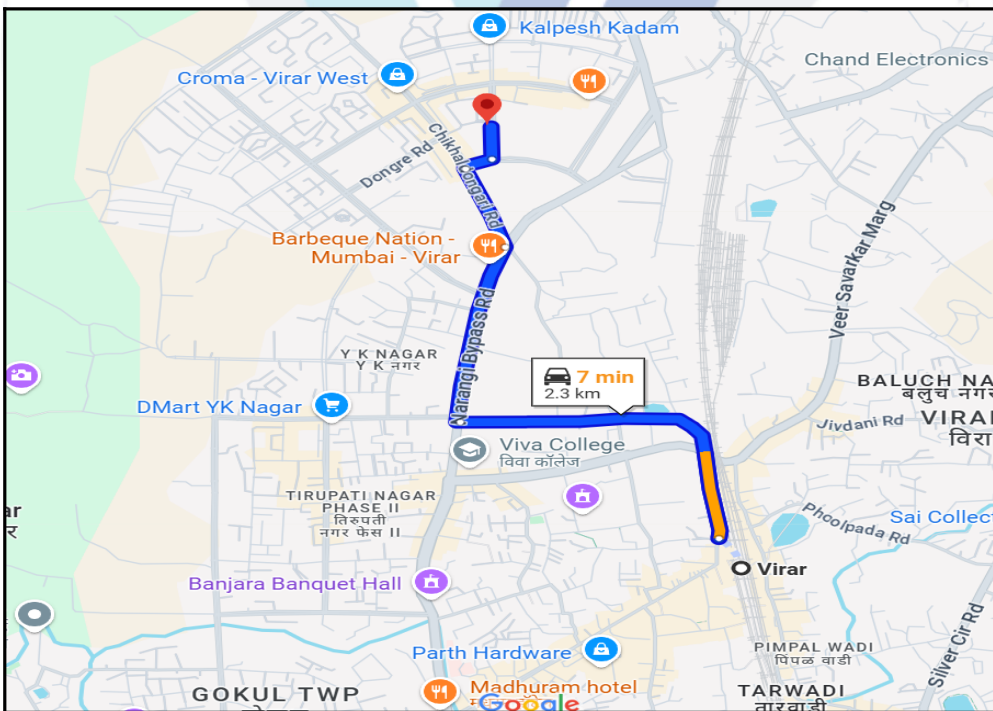
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude:** 19°28'9.8"N 72°48'19.3"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.3 km.).




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## 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 )

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Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1-रहिवास व इतर तत्सम वापरातील जमिनी	16200	61000	79000	79000	69000	चौ. मीटर	सर्वेक्षण नंबर
1/1-रहिवास व इतर तत्सम वापरातील जमिनी	184000	76000	86300	95400	86300	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61000			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>61,000.00</b>	<b>Sq. Mtr.</b>	<b>5,667.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16200			
The difference between land rate and building rate(A-B=C)	44,800.00			
Percentage after Depreciation as per table(D)	-31%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>74,888.00</b>	<b>Sq. Mtr.</b>	<b>6,957.00</b>	<b>Sq. Ft.</b>

### **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



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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	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	333.33	400.00	480.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹10,500.00	₹8,750.00	₹7,292.00

**NOBROKER** Pay Rent Post Your Property New Binu Surendran

**1 BHK Flat In M-Avenue Global City Fo...** Loan Verified ₹35 Lacs Negotiable ₹20,060/Month Estimated EMI 400 Sq.Ft Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Virar / 1bhk Flat for Sale in Virar / Property Details

Photos Location Shortlist

1 Bedroom No. of Bedroom Nov 13, 2024 Posted On

1 Bathroom No. of Bathroom Immediately Possession

NA Balcony M-avenue Global City Apartment

Car Parking Full 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: Abhyudaya Co-Operative Bank Ltd Intense Fitness Centre Shubham Lifeline Multispeciality Hospital Woodland Cinemas Shekun Park

**Overview**

Age of Building 3-5 Years Ownership Type Self Owned

Maintenance Charges ₹7.5 Per Sq.Ft/M Flooring Marble/Granite

Builtup Area 400 Sq.Ft Carpet Area 390 Sq.Ft

Furnishing Status Unfurnished Furnish It Facing Don't Know

Floor 0/0 Parking Car

**Activity On This Property**

8 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

**Similar Properties**

1 BHK Flat In Mand... Nerangi Bypass Rd, Virar we... Within 5 km



## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	604.00	724.80	869.76
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹9,980.00	₹8,317.00	₹6,931.00

**HOUSING.COM** Buy In Mumbai  + Add

Home / Mumbai / Mira Road and Beyond / Virar West / Rustomjee Avenue M Last updated: Sep 4, 2024

**Rustomjee Avenue M**  
part of Rustomjee Virar Avenue L1 L2 And L4  
By **RUSTOMJEE BUILDERS**  
Narangji Bypass Road, Virar, Mira Road and Beyond, Mumbai

**₹60.28 L - 1.33 Cr** | ₹9.98 K/sq.ft  
EMI starts at ₹31.92 K  
Price excludes maintenance, floor rise c... [See More](#)

[Contact Seller](#)

[Become the first to Rate](#)

Cover Image [SHARE](#) [SAVE](#)

2, 3, 4 BHK Apartments  
Configurations

Ready to Move  
Possession Status

₹9.98 K/sq.ft  
Avg. Price

604 - 1335 sq.ft.  
(Carpet Area)  
Sizes [i](#)

[Overview/Home](#) [Highlights](#) [Around This Project](#) [More About Project](#) [About Project](#) [Recommended Properties](#) >

Other Phases:

Ready to Move

**Rustomjee Virar Avenue L1 ...**

1 Building

1,2 BHK • 331 - 512 sq.ft.

RERA |P99000020235

Ready to Move

**Rustomjee Virar Avenue L1 ...**

2 Buildings

1,2 BHK • 331 - 512 sq.ft.

RERA |P99000018622

Ready to Move

**Rustomj...**

43 Buildings

1,2 BHK • 600

**Awesome! Most viewed project in this area**

**Contact Us**

**Hi binu surendran!**

[Edit details](#)

Allow agents to get in touch

I am interested in Home Loans

**Get Contact Details**

**Why Rustomjee Avenue M?**

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	248.00	297.60	357.12
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,887.00	₹9,073.00	₹7,560.00

16797534  
28-10-2024

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

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.वसई 5  
दस्त क्रमांक : 16797/2024  
नोदणी :  
Regn:83m

**गावाचे नाव : डोंगरे**

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2638000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन :- इतर माहिती: , इतर माहिती: विभाग क्र. 1/1,गाव मोजे - डोंगरे, न्यू सर्व्हे नं. 5,5बी,5डी,5एफ आणि 5जी,वरील इमारत अॅव्हेन्यू आय,बिल्डिंग नं. 04,रुस्तमजी एव्हरशार्डन ग्लोबल सिटी,शॉप क्र. 25,तळ मजला,रुस्तमजी एव्हरशार्डन ग्लोबल सिटी अॅव्हेन्यू आय बिल्डिंग नं. 4 व 5 को-ऑप.हौ.सो.लि.,शॉपचे क्षेत्र - 23.04 चौ.मी.(कारपेट एरिया).(( MILKAT NUMBER : VR17 / 619 / 5 ; ))
(5) क्षेत्रफळ	27.65 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:-अविशेष बरनवाल वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 404, बिल्डींग नं. 57, अॅव्हेन्यू जे, ग्लोबल सिटी, विरार पश्चिम, पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:- ATNPB2590C 2): नाव:-तलित कुमार बरनवाल च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. अविशेष बरनवाल वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 404, बिल्डींग नं. 57, अॅव्हेन्यू जे, ग्लोबल सिटी, विरार पश्चिम, पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:- 3): नाव:-अवनीश बरनवाल च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. अविशेष बरनवाल वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 404, बिल्डींग नं. 57, अॅव्हेन्यू जे, ग्लोबल सिटी, विरार पश्चिम, पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मच्याडो राकेश इनास वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: डिसिल्वा नगर, डिसिल्वा नगर बस स्टॉप, नालासोपारा पश्चिम, नाळे, ठाणे, महाराष्ट्र, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AIEPM0441P 2): नाव:-ग्लोरिया राकेश मच्याडो वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: डिसिल्वा नगर, डिसिल्वा नगर बस स्टॉप, नालासोपारा पश्चिम, नाळे, ठाणे, महाराष्ट्र, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-ANRPM8884A
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16797/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	189000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	550.14	660.17	792.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,224.00	₹9,354.00	₹7,795.00

16935350

27-08-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 16935/2024

नोंदणी :

Regn:83m

### गावाचे नाव : डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6175000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5003000
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: गाव मोजे डोंगरे,सर्वे नं-5/5/ए,5/5/बी,5/5/सी,5/5/डी,5/5/इ,5/6,5/7 आणि 5/8,सदनिका क्र-901,नवा मजला,बिल्डिंग नं.19,अवेन्यू आय-1,एकरशाइन अमावी 303 फेस -1,ग्लोबल सिटी,गाव-डोंगरे,विरार पश्चिम,तातुका-वसई,जिल्हा-पालघर,सदनिका क्षेत्र. 51.11 चौ.मी(कार्पेट).बाल्कनी 5.73चौ.मी( ( Survey Number : 5/5/A,5/5/B,5/5/C,5/5/D,5/5/E,5/6,5/7 & 5/8 ; ) )
(5) क्षेत्रफळ	51.11 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा लुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एफ्हरशार्डन डेव्हलपर्स तर्फे भागीदार लचमनदास भवनदास लुधानी तर्फे कु. मु. भरतकुमार भवनदास लुधानी तर्फे कु.मु. विजय पुरसवानी वय:-38 पत्ता:-प्लॉट नं: ऑफिस नं.-215, माळा नं: -, इमारतीचे नाव: विना बीना शॉपिंग सेंटर, ब्लॉक नं: गुरु नानक रोड , रोड नं: बांद्रा पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AABFE6729P 2): नाव:-मेसर्स एफ्हरशार्डन डेव्हलपर्स तर्फे भागीदार संतोष राजकुमार लुधानी तर्फे कु.मु. विजय पुरसवानी वय:-38 पत्ता:-प्लॉट नं: ऑफिस नं.-215, माळा नं: -, इमारतीचे नाव: विना बीना शॉपिंग सेंटर, ब्लॉक नं: गुरु नानक रोड, रोड नं: बांद्रा -पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AABFE6729P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा लुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश देवदास पौडवळ वय:-35; पत्ता:-प्लॉट नं: ए-102, माळा नं: -, इमारतीचे नाव: न्यू आकाश बिल्डिंग कॉ. ऑप. हौसिंग सोसायटी लि ., ब्लॉक नं: ओल्ड विवा कॉलेज , बँक ऑफ बरोडा समोर, दामोदर नगर , रोड नं: विरार पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AVXPP5233G 2): नाव:-श्रद्धा नामदेव वाकोडे वय:-35; पत्ता:-प्लॉट नं: ए-102, माळा नं: -, इमारतीचे नाव: न्यू आकाश बिल्डिंग कॉ. ऑप. हौसिंग सोसायटी लि ., ब्लॉक नं: ओल्ड विवा कॉलेज , बँक ऑफ बरोडा समोर, दामोदर नगर , रोड नं: विरार पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ACYPW8654L
(9) दस्तऐवज करून दिल्याचा दिनांक	16/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16935/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	432300
(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 **27th 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.

## 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 **₹ 77,35,854.00 (Rupees Seventy Seven Lakhs Thirty Five Thousands Eight Hundred And Fifty Four 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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

