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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 Owner : **Mr. Chiragkumar Maheshbhai Darji & Mrs. Sangeeta Maheshbhai Darji**

Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "Sundaram Co-op. Hsg. Soc. Ltd.", Sai Karishma Complex, Next To Cinemax, Jangid Enclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°17'50.3"N 72°52'24.2"E

### Intended User:

**Cosmos Bank**

**VASAI (WEST) BRANCH**

Morya Shopping Centre, S.No. 16, H.No. 10 & 11, NAVGHAR, Ambadi Road,  
Vasai (West), Palghar - 401 202.



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📍 Mumbai      📍 Nashik      📍 Rajkot      📍 Raipur  
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### Regd. Office

B1H-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S.), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/01/2025/013540/2310110

18/13-229-JARJ

Date: 18.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "Sundaram Co-op. Hsg. Soc. Ltd.", Sai Karishma Complex, Next To Cinemax, JangidEnclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Chiragkumar Maheshbhai Darji & Mrs. Sangeeta Maheshbhai Darji.**

Boundaries of the property

North : Meenatai Thackeray Road & Open Land  
South : 7/11 Complex  
East : Meenatai Thackeray Road  
West : Satyam CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 66,47,000.00 (Rupees Sixty Six Lakhs Forty Seven Thousands 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.**

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.18 17:20:13 +05'30'

  
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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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "Sundaram Co-op. Hsg. Soc. Ltd.", Sai Karishma Complex, Next To Cinemax, JangidEnclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, 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 18.01.2025 for Housing Loan Purpose.
1	Date of inspection	07.01.2025
3	Name of the owner / owners	<b>Mr. Chiragkumar Maheshbhai Darji &amp; Mrs. Sangeeta Maheshbhai Darji</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. 704, 7 <sup>th</sup> Floor, Wing - B, "Sundaram Co-op. Hsg. Soc. Ltd.", Sai Karishma Complex, Next To Cinemax, JangidEnclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. <b>Contact Person :</b> Mr. Manoj Verma (Tenant) Contact No. 7666362689
6	Location, Street, ward no	Next To Cinemax Village - Navghar, District - Thane
7	Survey / Plot No. of land	Village - Navghar New Survey No - 178/4, 5, 6, 7 Old Survey No - 295/4, 5, 6, 7
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, Taxis, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 441.81</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 386.25</b>  <b>Flowerbed Area in Sq. Ft. = 55.56</b></p> <p><b>Carpet Area in Sq. Ft. = 391.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 469.20</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, 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 - Mr. Manoj Verma from 4 years

	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 - Mr. Manoj Verma from 4 years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	13,800.00 (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 – 2021 (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>  1) As per Site Inspection, Actual Carpet area 441.81Sq. Ft. (Including Flowerbed Area of 55.56Sq. Ft.) is more than Carpet area 391.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the documents.  2) Building maintenance work under progress.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, VASAI (WEST) BRANCH Branch to assess Fair Market Value as on 18.01.2025 for Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "**Sundaram Co-op. Hsg. Soc. Ltd.**", Sai Karishma Complex, Next To Cinemax, JangidEnclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Chiragkumar Maheshbhai Darji**.

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

1)	Copy of Agreement for sale Registration No. 15909/2016 Dated 16.12.2016 between M/s. Shree Sairaj Associates(The Promoter) And Mr. Ankit Gautam Oza(The Purchaser).
2)	Copy of Electricity Bill CA No. 1525553998 Dated 23.12.2024.
3)	Copy of Maintenance Bill Document No. B/SB/000344/24-25 Dated 01.10.2024 in the name of Ankit Gautam Oza issued by Sundaram Co-op. Hsg. Soc. Ltd..
4)	Copy of Agreement for sale Registration No. 1141/2025 Dated 15.01.2025 between Mr. Ankit Gautam Oza(The Transferor) And Mr. Chiragkumar Maheshbhai Darji & Mrs. Sangeeta Maheshbhai Darji(The Transferee).
5)	Copy of Occupancy Certificate No. MNP/NR/2773/2020-21 Dated 07.01.2021 issued by Mira Bhayander Municipal Corporation.



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6)	Copy of Commencement Certificate No. M.B./MNP/NR/827/2016-17 Dated 27.05.2016 issued by Mira Bhayander Municipal Corporation.
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**Location**

The said building is located at Village - Navghar, Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 3.5 km. from Mira Road Railway Station.

**Building**

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

**Residential Flat:**

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet + Cupboard.+ Flowerbed Area (i.e. 1 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 18th January 2025**

The Carpet Area of the Residential Flat	:	391.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	469.20 Sq. Ft. X ₹ 2,800.00 = ₹ 13,13,760.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 88,410/- per Sq. M. i.e. ₹ 8,214/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	391.00 Sq. Ft. X ₹ 17,000 = ₹66,47,000
Total Value of property as on 18th January 2025	:	₹66,47,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 18th January 2025</b>	:	<b>₹ 66,47,000.00 - ₹ 0.00 = ₹ 66,47,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 66,47,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹59,82,300.00</b>
<b>Distress value of the property</b>	:	<b>₹53,17,600.00</b>



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Insurable value of the property (469.20 X 2,800.00)	:	₹13,13,760.00
Guideline value of the property (469.20 X 7928.00)	:	₹37,19,818.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "Sundaram Co-op. Hsg. Soc. Ltd.", Sai Karishma Complex, Next To Cinemax, JangidEnclave, Off. Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India for this particular purpose at **₹ 66,47,000.00 (Rupees Sixty Six Lakhs Forty Seven Thousands Only)** as on 18th January 2025

## 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 **18th January 2025** is **₹ 66,47,000.00 (Rupees Sixty Six Lakhs Forty Seven Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

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

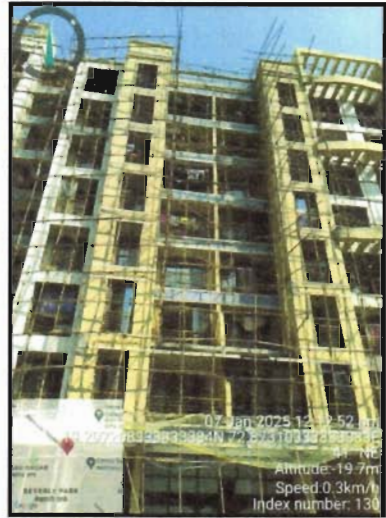
**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1	No. of floors and height of each floor	: Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor
3	Year of construction	: 2021 (As per occupancy certificate)
4	Estimated future life	: 56 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 + POP Finish.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

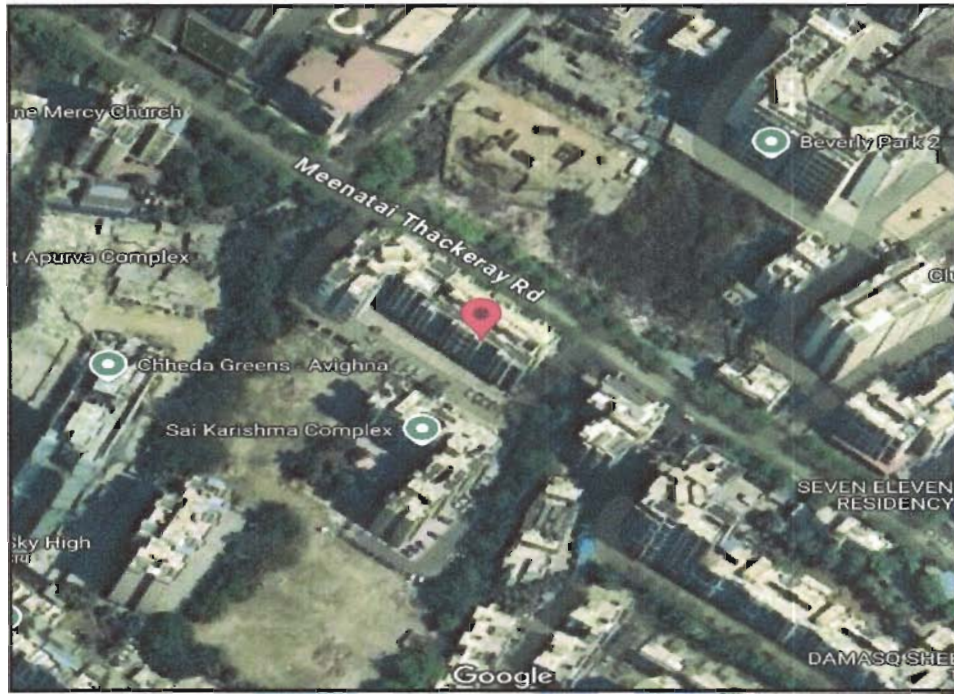
**Technical details****Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	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

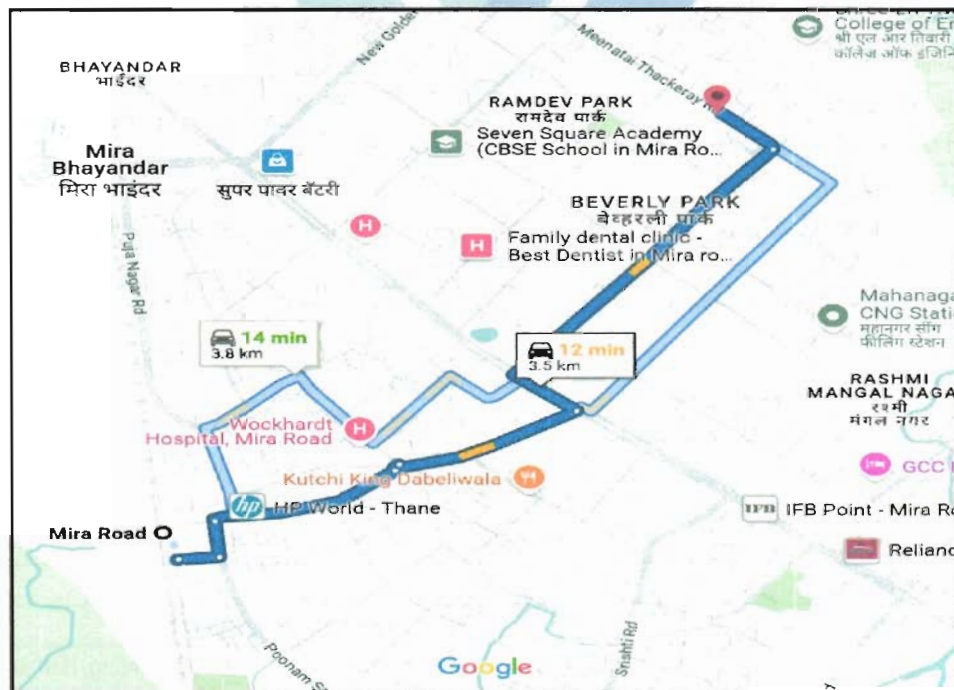
### Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°17'50.3"N 72°52'24.2"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.5 km.).




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## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

नोंदणी व मुद्रांक  
विभाग  
महाराष्ट्र शासन



**Valuation For Urban Area**

\*\*\* Welcome to Valuation of Propert

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:  [Help on Division](#)

Attribute:   SubZone Name:  [Help on Division](#)

Mahapalika Area:  [Help on Division](#)

Open Land	Residence	Office	Shop	Industry	Unit
26920	84200	90000	165200	98000	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	84200			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	4210			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>88,410.00</b>	<b>Sq. Mtr.</b>	<b>8,214.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26920			
The difference between land rate and building rate(A-B=C)	61,490.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>85,336.00</b>	<b>Sq. Mtr.</b>	<b>7,928.00</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
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

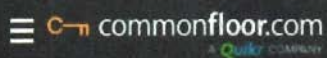
### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Residential Flat		
Source	Commonfloor.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	759.00	910.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹17,787.00	₹14,822.00	-






Mumbai Buy Locality or Builder or Project Name

Q

Home > Mumbai > Mumbai Mira Road & Beyond > Mira Road > Semi-Furnished 3BHK Apartment for Sale in Mira Road, Mumbai at Residential Ap



### 3BHK Apartment for Sale in Mira Road

**₹ 1.35 Crores** ₹17870/sq.ft as per carpet area

Super Built Up Area	Carpet Area	Bedrooms
863 Sq.Ft (80.18 Sq.M)	759 Sq.Ft (70.51 Sq.M)	3
Bathrooms	Condition	
3	New Booking	


**OVERVIEW**

LOCATION

[Similar Properties](#)

#### Features

Flooring type	Parking	Furnishing State	Listed by	Property on
Vitrified Tiles	Yes	Semi Furnished	Arshiyabegum(Broker)	8th Floor




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## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	378.00	453.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,519.00	₹15,432.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > 525 Sq.ft

₹70.0 Lac

EMI - ₹ 32k | [Can I afford it?](#)

1 BHK Flat For Sale in Jangid Complex, [Mira Road, Mumbai](#)

1 Bed
1 Bath
Unfurnished

<p><b>Carpet Area</b> 378 sqft · ₹18,519/sqft</p> <p><b>Floor</b> 5 (Out of 7 Floors)</p> <p><b>Furnished Status</b> Unfurnished</p>	<p><b>Developer</b> <a href="#">Diya Isabelle Trading Co LLP</a></p> <p><b>Transaction Type</b> Resale</p> <p><b>Age Of Construction</b> Less than 5 years</p>	<p><b>Project</b> <a href="#">Jangid Complex</a></p> <p><b>Status</b> Ready to Move</p>
--	--	---

Contact Owner

Get Phone No.

### More Details

<b>Price Breakup</b>	₹ 70 Lac
<b>Address</b>	Mira Road Mira Bhayandar, Maharashtra, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra
<b>Furnishing</b>	Unfurnished
<b>Loan Offered</b>	Estimated EMI: ₹ 31571 ⓘ

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	391.00	469.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,113.00	₹13,427.00	-

14030337  
13-02-2024

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

**सूची क्र.2**

दुयम निबंधक : सह दु.नि. ठाणे 7  
दस्ता क्रमांक : 14030/2023  
नोंदणी :  
Regn 63m

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार	करारनामा
(2) नोंददत्ता	6300000
(3) बाजारभाव/भाडेपट्टापाचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3853261.44
(4) भू-मापन, पोट्टिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव मिरा-भाईदर मनपाइतर वर्जोन ; इतर माहिती : इतर माहिती : मौजे-नवघर वार्ड-ठक्कु, विभाग-11/41, जुना सर्वे नं. 295/4, 5, 6, 7, नवीन सर्वे नं. 178/4, 5, 6, 7, क्षेत्रफळ 36.32 चौ. मि. कारपेट, सडनिका क्र. 504, 5 वा मजला, ए-विंग, सुंदरम, सुंदरम को. ऑप. ही. सोसा. लि. साई करिश्मा कॉम्प्लेक्स, सिनेमॅक्स पुढे जागीळ एनक्लेव समोर, ऑफ कनकिया रोड, मीरा रोड पूर्व ठाणे-401107. ( Survey Number : जुना सर्वे नं. 295/4, 5, 6, 7, नवीन सर्वे नं. 178/4, 5, 6, 7. )
(5) क्षेत्रफळ	36.32 चौ.मीटर
(6) आकारणी किंवा जुनी टोण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्धन देवणा-या पक्षकाराचे नाव किंवा टिबाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव-सुजाल मोहन नाईक - - बघ-58 पत्ता-प्लॉट नं. 504, ए-विंग, माळा नं. - इमारतीचे नाव-सुंदरम को. ऑप. ही. सोसा. लि. ब्लॉक नं. साई करिश्मा कॉम्प्लेक्स सिनेमॅक्स पुढे जागीळ एनक्लेव समोर, कनकिया रोड समोर, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड-401107 पिन नं.-AXI PN69620
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिबाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव-विकास राव - - बघ-34 पत्ता-प्लॉट नं. बी/201, माळा नं. - इमारतीचे नाव-नू राम भट्टा को. ऑप. ही. सोसा. लि. ब्लॉक नं. विमल ठेरी लेन, इद्रलोक रेसिडेन्सी फेज-2 नवघर विलेज, रोड नं. ठाणे, महाराष्ट्र, THANE. पिन कोड-401105 पिन नं.-ASLPR9001K 2): नाव-रेखा विकास राव - - बघ-30 पत्ता-प्लॉट नं. बी/201, माळा नं. - इमारतीचे नाव-नू राम भट्टा को. ऑप. ही. सोसा. लि. ब्लॉक नं. विमल ठेरी लेन, इद्रलोक रेसिडेन्सी फेज-2 नवघर विलेज, रोड नं. ठाणे, महाराष्ट्र, ठाणे. पिन कोड-401105 पिन नं.-BXXPR1457B
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/07/2023
(11) अनुक्रमांक खंड व पृष्ठ	14030/2023
(12) बाजारभावामागे मुद्रांक शुल्क	441000
(13) बाजारभावामागे नोंदणी शुल्क	30000
(14) रोरा	
मुद्रांकनासाठी विद्यारत 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	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	391.00	469.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,113.00	₹13,427.00	-

2213393

05-05-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 2213/2022

नोंदणी :

Regn 83m

### गावाचे नाव : नवघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3059596.8
(4) भू. मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : , इतर:माहिती: विलेज नवघर झीन डब्लु 11/41,सदनिका नं बी 304,3रा मजला,बी विंग,सुंदरम बिल्डींग,सुंदरम को. ऑप. ही. सो. ली.,साई करिष्मा कॉम्प्लेक्स,जागीड एनक्लेव समोर,ऑफ कनकिया रोड,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ-36.32 चौ. मी.कार्पेट,जुना सर्वे नं.- 295/4,5,6,7,नवीन सर्वे नं.- 178/4,5,6,7( ( Survey Number : 178/4,5,6,7 ; ) )
(5) क्षेत्रफळ	36.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आहरेन युजीनिया फर्नांडीस - वय: 47 पत्ता:-प्लॉट नं. सदनिका नं बी 304, माळा नं: 3रा मजला, इमारतीचे नाव: सुंदरम बिल्डींग, सुंदरम को. ऑप. ही. सो. ली., ब्लॉक नं. साई करिष्मा कॉम्प्लेक्स, जागीड एनक्लेव समोर, ऑफ कनकिया रोड, रोड नं: मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- ALRPA2991C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रवींद्र जया पुजारी - वय: 34; पत्ता:- प्लॉट नं. रूम नं 29, माळा नं. , इमारतीचे नाव: वर्कतुड पांढे कपाऊड, ब्लॉक नं: जे.पी रोड, धाके कॉलोनी, रोड नं: अंधेरी पश्चिम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं: APKPP0008E
(9) दस्तऐवज करून दिल्याचा दिनांक	11/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	11/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2213/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th January 2025**

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

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

An ISO 9001 : 2015 Certified Company



## 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 **₹ 66,47,000.00 (Rupees Sixty Six Lakhs Forty Seven Thousands Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Numbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.18 17:20:31 +05'30'



**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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