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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Supriya R. Bhagat & Mr. Rohan A. Bhagat**

Residential Flat No. 603, 6th Floor, Wing - C, "**Satyam Apartment**", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°16'37.1"N 72°52'22.8"E

Intended User:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India



Our Pan India Presence at :

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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Vastu/Mumbai/02/2025/014222/2310506

11/15-156-JARJ

Date: 11.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Wing - C, "**Satyam Apartment**", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mrs. Supriya R. Bhagat & Mr. Rohan A. Bhagat**.

Boundaries of the property

North	: Jangid Estate Road
South	: Internal Road & Sanghvi Park Building
East	: A & B Wing of Satyam Apartment
West	: Dubey Compound

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 **₹ 54,01,400.00 (Rupees Fifty Four Lakhs One Thousand Four Hundred 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: 2025.02.11 17:21:26 +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



Our Pan India Presence at :

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

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Residential Flat No. 603, 6th Floor, Wing - C, "Satyam Apartment", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, 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 11.02.2025 for Housing Loan Purpose.
1	Date of inspection	11.02.2025
3	Name of the owner / owners	Mrs. Supriya R. Bhagat & Mr. Rohan A. Bhagat
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 603, 6 th Floor, Wing - C, "Satyam Apartment", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. Contact Person : Mr. Javed Yusuf Virani (Seller) Contact No. 9768534119
6	Location, Street, ward no	Near Vijay Park Village - Mira, District - Thane
7	Survey / Plot No. of land	Village - Mira New Survey No - 160/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 451.44 (Area as per Site measurement) Built Up Area in Sq. Ft. = 452.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Mira, Taluka - Thane, District - Thane, Pin - PIN - 401 107
14	If freehold or leasehold land	Free Hold.

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,200.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1997 (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>Remark:</p> <p>1) As per actual site measurement, the Carpet area is 451.44.00 Sq. Ft. and Built-up area mentioned in the agreement is 452.00 Sq. Ft. The loading on carpet to built-up is 0%, hence, we have adjusted the rate accordingly.</p> <p>2) At the time of visit flat was occupied by Seller.</p> <p>3) Society's common name board displayed the name of Mr. Imran Yusuf Virani & Jt.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch Branch to assess Fair Market Value as on 11.02.2025 for Residential Flat No. 603, 6th Floor, Wing - C, "**Satyam Apartment**", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mrs. Supriya R. Bhagat**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 23178/2024 Dated 26.12.2024 between Imran Yusuf Virani & Javed Yusuf Virani(The Transferor) And Mrs. Supriya R. Bhagat & Mr. Rohan A. Bhagat(The Transferee).
2)	Copy of Occupancy Certificate No. NR/2114/7425/96-97 Dated 21.01.1997 issued by Mira Bhayandar Municipal Council.
3)	Copy of Share Certificate No. 75 bearing Nos. 366 to 370 having 5 Shares of Rs. 50/- each transferred dated 10/03/2013 in the name of Imran Yusuf Virani & Javed Yusuf Virani issued by Satyam Heritage Co-op. Soc. Ltd..

Location

The said building is located at Village - Mira, Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 2.5 km. from Mira Road Railway Station.

Building

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

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC.(i.e. 1 BHK) This Residential Flat is Vinyl Flooring / Carpet, 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 11th February 2025

The Built Up Area of the Residential Flat	:	452.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1997 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	452.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,30,000.00
Depreciation $\{(100 - 10) \times (28 / 60)\}$:	42.00%
Amount of depreciation	:	₹ 4,74,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,585/- per Sq. M. i.e. ₹ 9,530/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 81,897/- per Sq. M. i.e. ₹ 7,608/- per Sq. Ft.
Value of property	:	452.00 Sq. Ft. X ₹ 13,000 = ₹58,76,000
Total Value of property as on 11th February 2025	:	₹58,76,000.00

(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)

Fair value of the property as on 11th February 2025	:	₹ 58,76,000.00 - ₹ 4,74,600.00 = ₹ 54,01,400.00
Total Value of the property	:	₹ 54,01,400.00
The realizable value of the property	:	₹48,61,260.00
Distress value of the property	:	₹43,21,120.00
Insurable value of the property (452.00 X 2,500.00)	:	₹11,30,000.00
Guideline value of the property (452.00 X 7608.00)	:	₹34,38,816.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6th Floor, Wing - C, "**Satyam Apartment**", Satyam Heritage Co-op. Hsg. Soc. Ltd., Near Vijay Park, Mira - Bhayandar Road, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India for this particular purpose at **₹ 54,01,400.00 (Rupees Fifty Four Lakhs One Thousand Four Hundred Only)** as on 11th February 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 **11th February 2025** is **₹ 54,01,400.00 (Rupees Fifty Four Lakhs One Thousand Four Hundred 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.



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For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

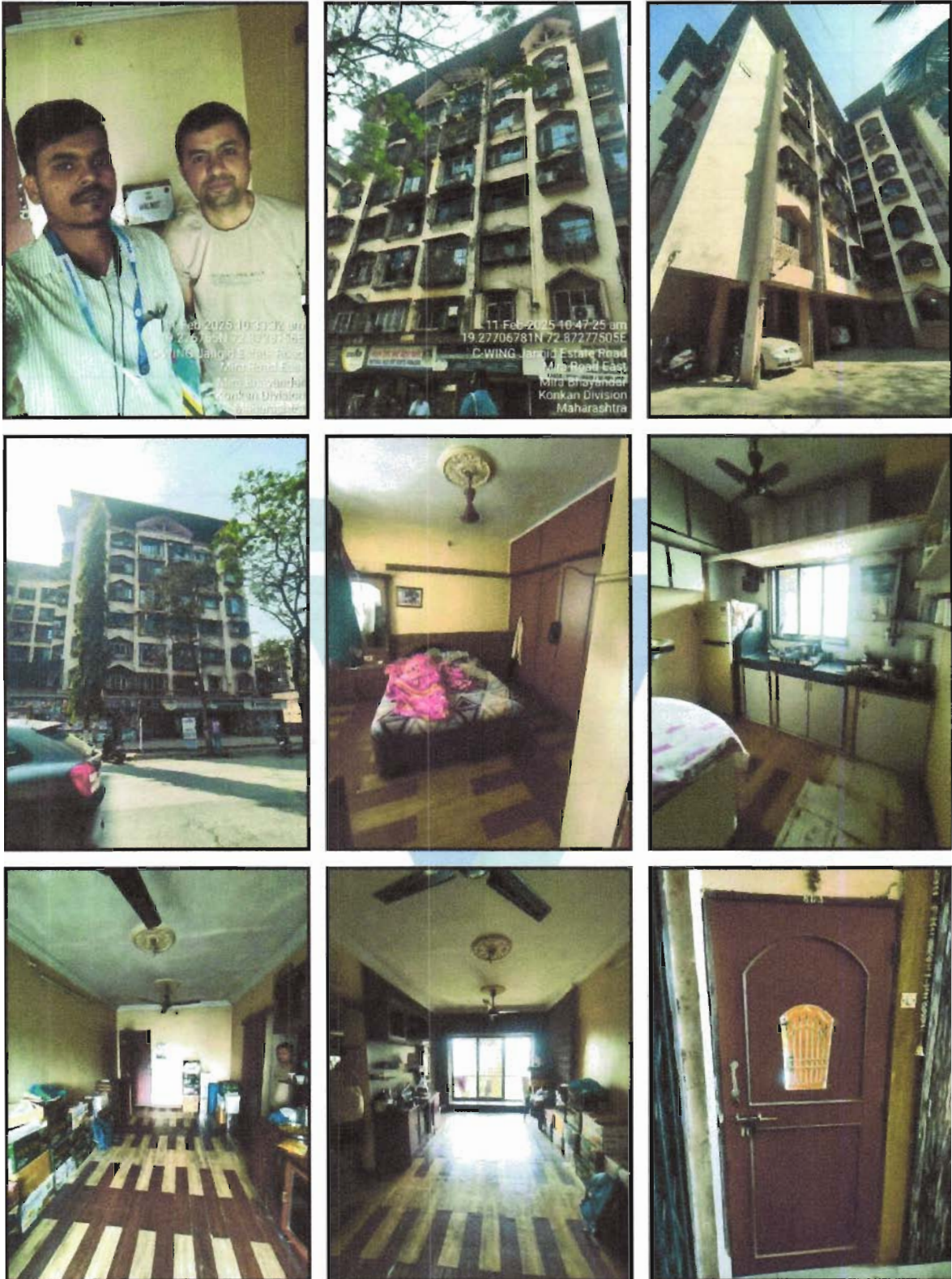
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

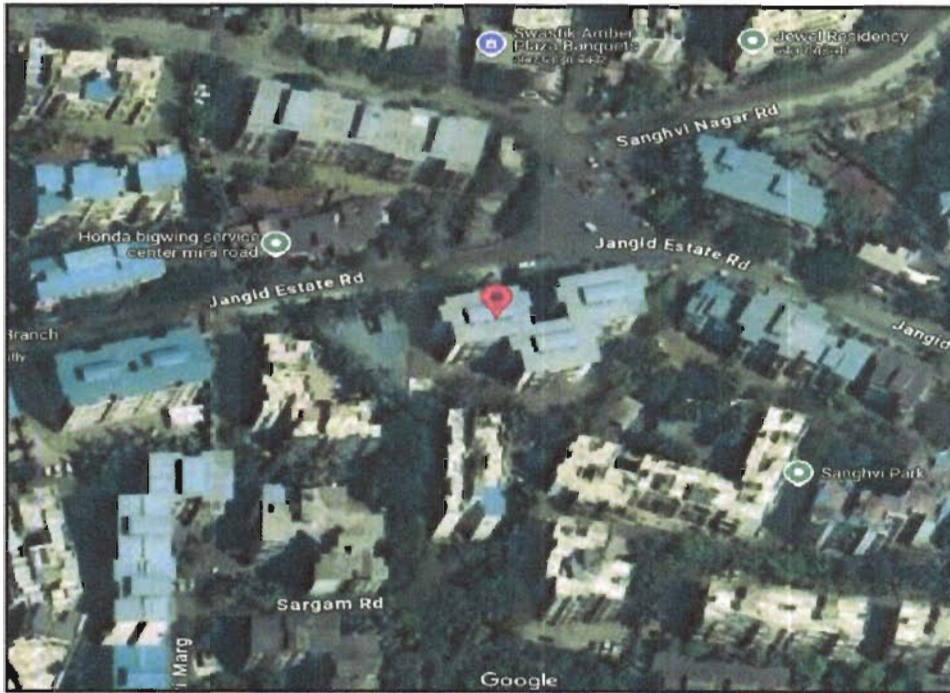
Technical details		Main Building
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor
3	Year of construction	: 1997 (As per occupancy certificate)
4	Estimated future life	: 32 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	: Vinyl Flooring / Carpet.
11	Finishing	: Cement Plastering.
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



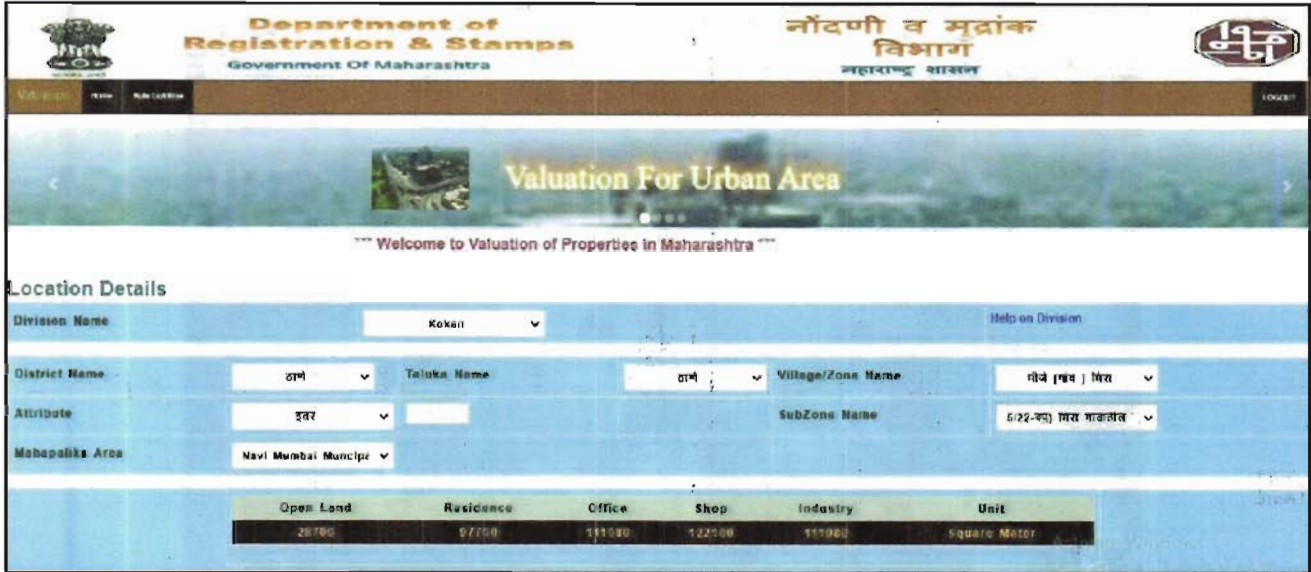
Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°16'37.1"N 72°52'22.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 2.5 km.).

Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Increase by 5% on Flat Located on 6 th Floor	4885			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,02,585.00	Sq. Mtr.	9,530.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28700			
The difference between land rate and building rate(A-B=C)	73,885.00			
Percentage after Depreciation as per table(D)	28%			
Rate to be adopted after considering depreciation [B + (C X D)]	81,897.00	Sq. Mtr.	7,608.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

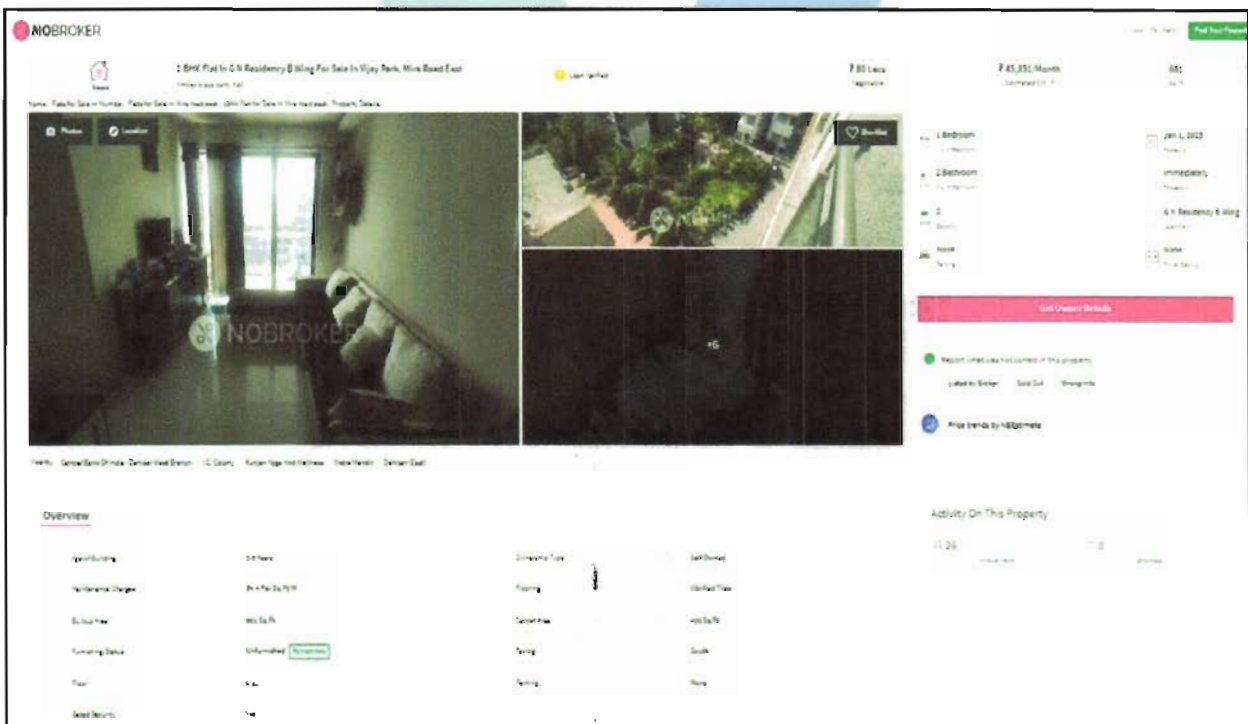
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

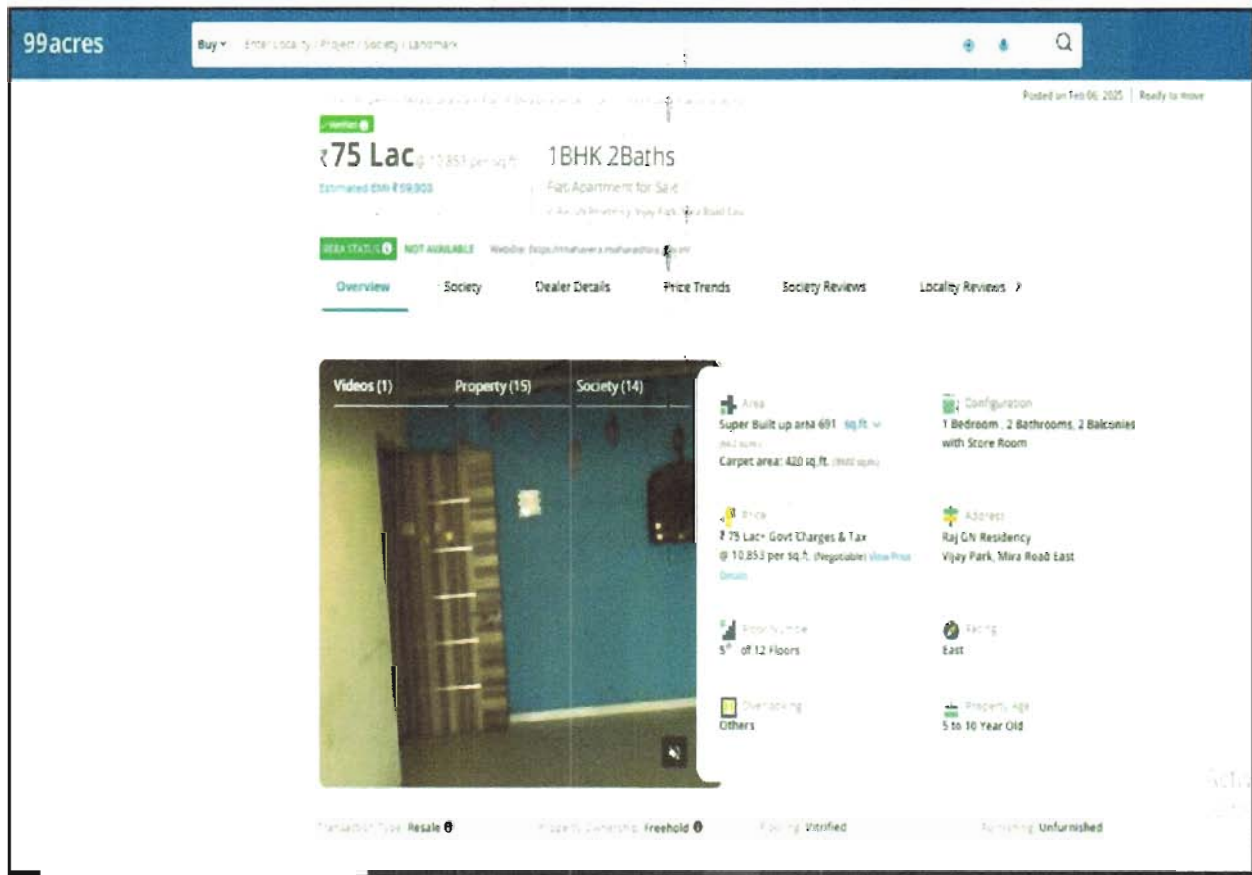
Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-



Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,857.00	₹14,881.00	-



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	377.00	452.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,129.00	₹11,784.00	-

6725393
16-02-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि. ठाणे 10
दस्ता क्रमांक : 6725/2023
नोदणी :
Regn 63m

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) बाजारभाव/भाडेपट्टीपाचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4103400
(4) भू.मापन, जेटाहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मिरे-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे मिरे वार्ड - अयू विभाग क्र.5/22,क्षेत्रफळ 42.00 चौ.मि.बिल्ट-अप,सर्वे नं. 160,हिस्सा नं. 1,सदनिका क्र.103,सी-विंग,पहिला मजला,बिल्डींग चे नाव सत्यम अपार्टमेंट,सोसायटी चे नाव सत्यम हेरिटेज को.ऑप. हाऊसिंग सोसायटी लिमिटेड.विजय पार्क जवळ,मिरा रोड पूर्व ठाणे 401107,सदर दस्तात नमूद केल्या प्रमाणे((Survey Number : 160/1 ;))
(5) क्षेत्रफळ	42.00 चौ.मीटर
(6) आकारणी किंवा जुळी ट्रेप्यात असेल तेव्हा.	
(7) दस्तावेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-गणधर दास - वय-57 पत्ता:-प्लॉट नं. सी-103, माळा नं. पहिला, इमारतीचे नाव सत्यम हेरिटेज को.ऑप. हाऊसिंग सोसायटी लिमिटेड. ब्लॉक नं. विजय पार्क जवळ रोड नं. मिरा रोड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401107/ पिन नं. AGVPD8347E 2): नाव-रमणी दास - वय-55 पत्ता:-प्लॉट नं. सी-103, माळा नं. पहिला, इमारतीचे नाव सत्यम हेरिटेज को.ऑप. हाऊसिंग सोसायटी लिमिटेड. ब्लॉक नं. विजय पार्क जवळ रोड नं. मिरा रोड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401107/ पिन नं. AVCPD6946K 3): नाव-जगदीश दास - वय-31 पत्ता:-प्लॉट नं. सी-103, माळा नं. पहिला, इमारतीचे नाव सत्यम हेरिटेज को.ऑप. हाऊसिंग सोसायटी लिमिटेड. ब्लॉक नं. विजय पार्क जवळ रोड नं. मिरा रोड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401107/ पिन नं. AVCPD6947J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-राकेश पांडुरंग जाधव - वय-43, पत्ता:-प्लॉट नं. रुम नं.26, माळा नं. - इमारतीचे नाव-प्लॉट 105, ब्लॉक नं. शांती पार्क, सेट खेपिपर स्कूल जवळ, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401107/ पिन नं. -AJP PJ6350G
(9) दस्तावेज करून दिल्याचा दिनांक	17/04/2023
(10)दस्ता नोदणी केल्याचा दिनांक	17/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6725/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	346500
(13)बाजारभावप्रमाणे नोदणी शुल्क	30000
(14)बेरा	

Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	377.00	452.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹12,662.00	₹10,561.00	-

214 /393 08-06-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दृष्यम निबंधक : सह दु.नि. ठाणे 10 टसल क्रमांक : 2147/2018 नोटणी : Regn.63m
गावाचे नाव : 1) मिरे		
(1) दिशेबाचा प्रकार	करारनामा	
(2) मोबदला	4475000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी ठेवो की पट्टेदार ते नमुद करावे	3418800	
(4) भू मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-मिरा-भाईदर मनपाइतर वर्जान : इतर माहिती: मौजे-मिरे,वार्ड-कपू,विभाग-5/22,सदनिका क्र.404,ए-विंग,सौधा मजला,सखम हेरीटेज को ओप हो.सो.ली.,विजयपार्क च्या बाजूला,मीरा रोड पू. क्षेत्र फळ-42.00 चौ.मी. बिल्ट अप-452 चौ.फूट बिल्ट अप.((Survey Number : 160 HISSA NO 1 :))	
(5) क्षेत्रफळ	1) 42.00 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असत तेव्हा.		
(7) टसलदेवज करून देणा-या/दिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव- मेलवीन मेडोसा - वप-39; पत्ता-प्लॉट नं.ए/404, माळा नं. - इमारतीचे नाव- सखम हेरीटेज को.ओप हो.सो.ली. ब्लॉक नं. जवळ विजय पार्क, रोड नं. मीरा रोड पू. महाराष्ट्र, ठाणे. पिन कोड-401107 पिन नं.-AHGPM8/37K 2): नाव- प्रिंता मेडोसा - वप-38; पत्ता-प्लॉट नं.ए/404, माळा नं. - इमारतीचे नाव- सखम हेरीटेज को.ओप हो.सो.ली. ब्लॉक नं. जवळ विजय पार्क, रोड नं. मीरा रोड पू. महाराष्ट्र, ठाणे. पिन कोड-401107 पिन नं.-AALPIQ2888	
(8) टसलदेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव- सचिन सलोच साळवी - वप-33; पत्ता-प्लॉट नं. 3, माळा नं. - इमारतीचे नाव- गुरुपूजा अपार्टमेंट, ब्लॉक नं. जवळ लिबरटी गार्डन बी.एम.सी. स्कूल, रोड नं. मालाठ प. महाराष्ट्र, मुंबई. पिन कोड-400064 पिन नं.-BLCP50111G	
(9) टसलदेवज करून दिल्याचा दिनांक	12/03/2018	
(10) टसल नोटणी केल्याचा दिनांक	12/03/2018	
(11) अनुक्रमांक खंड व पृष्ठ	2147/2018	
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	268500	
(13) बाजारभावाप्रमाणे नोटणी मूल्य	30000	
(14) रोरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील :-		
मुद्रांक मूल्य 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 **11th February 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 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.



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 **₹ 54,01,400.00 (Rupees Fifty Four Lakhs One Thousand Four Hundred 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=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.11 17:22:04 +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

