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CIN: U74120MH2010P

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## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani**

Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No B-17, "**Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.**", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°16'36.4"N 72°51'48.0"E

### Intended User:

**Cosmos Bank**

**Borivali Branch (West)**

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

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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### 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani.**

Boundaries of the property

North : Building No. 18  
South : Harmony Office  
East : Jay Ambe Marg  
West : Water Tank

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 **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five 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.**

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. 201, 2<sup>nd</sup> Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, 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 25.02.2025 for Housing Loan Purpose.
1	Date of inspection	24.02.2025
3	Name of the owner / owners	<b>Mr. Sandeep Nyalchand Thosani &amp; Mrs. Sonal Sandeep Thosani</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. 201, 2 <sup>nd</sup> Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. <b>Contact Person :</b> Mr. Jay Thosani (Owners Son) Contact No. 8898985949
6	Location, Street, ward no	Shantinagar Village - Penkarpada, District - Thane
7	Survey / Plot No. of land	Village - Penkarpada New Survey No - 213(pt)
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. = 494.24</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 560.00</b> <b>(Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Penkarpada, Taluka - Thane, District - Thane, Pin - PIN - 401 107



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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?	Owner Occupied - Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,000.00 (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 flat 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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2000 (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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali Branch (West) to assess Fair Market Value as on 25.02.2025 for Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani**.

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

1)	Copy of Agreement for sale Registration No. 4256/2012 Dated 30.04.2012 between Mr. Nilesh Nathalal Deshai & Mr. Nathalal Muljibhai Deshai(The Vendor) And Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani(The Purchaser).
2)	Copy of Occupancy Certificate No. NP/NR/752/3586/2000-2001 Dated 03.09.2000 issued by Mira Bhayander Municipal Corporation.

### **Location**

The said building is located at Sector - VII, Village - Penkarpada, Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 1.2 km. from Mira Road Railway Station.

### **Building**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2<sup>nd</sup> Floor is having 4 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC.(i.e. 2 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc. At the time of site visit, we observed in flat, plaster is pulled out at some places.

### **Valuation as on 25th February 2025**

The Built Up Area of the Residential Flat	:	560.00 Sq. Ft.
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### **Deduct Depreciation:**



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Year of Construction of the building	:	2000 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	25 Years
Cost of Construction	:	560.00 Sq. Ft. X ₹ 2,300.00 = ₹ 12,88,000.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$	:	37.50%
Amount of depreciation	:	₹ 4,83,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 85,050/- per Sq. M. i.e. ₹ 7,901/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 72,888/- per Sq. M. i.e. ₹ 6,772/- per Sq. Ft.
Value of property	:	560.00 Sq. Ft. X ₹ 13,800 = ₹77,28,000.00
Total Value of property as on 25th February 2025	:	₹77,28,000.00

(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 25th February 2025</b>	:	<b>₹ 77,28,000.00 - ₹ 4,83,000.00 = ₹ 72,45,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 72,45,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹65,20,500.00</b>
<b>Distress value of the property</b>	:	<b>₹57,96,000.00</b>
<b>Insurable value of the property (560.00 X 2,300.00)</b>	:	<b>₹12,88,000.00</b>
<b>Guideline value of the property (560.00 X 6772.00)</b>	:	<b>₹37,92,320.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India for this particular purpose at **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands Only)** as on 25th 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 **25th February 2025 is ₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five 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 + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 2000 (As per occupancy certificate)				
4	Estimated future life	: 35 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
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.					

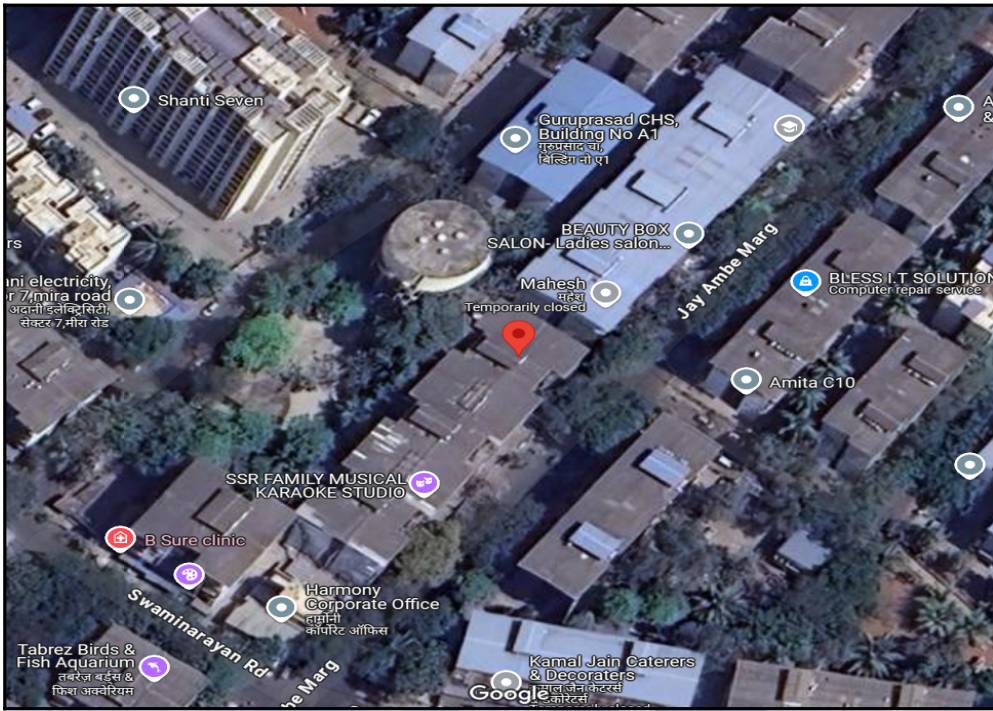


Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Superior White
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	Not Provided
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
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

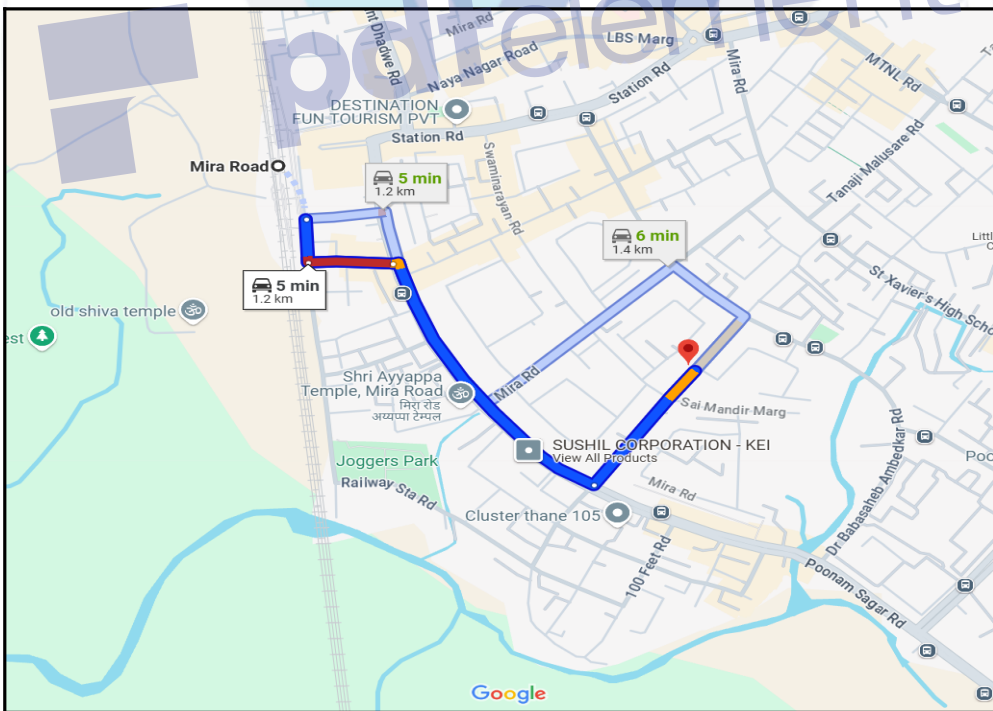
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°16'36.4"N 72°51'48.0"E**

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 1.2 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 )

[Home](#)
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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	4/19-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती सर्वे क्रमांक	10820	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	4/20-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती - अविकसित प्र.चौ.मी. रस्ता	8550	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	4/21-पी) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती सर्वे क्रमांक	36400	94500	107200	118200	107200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94500			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	9450			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>85,050.00</b>	<b>Sq. Mtr.</b>	<b>7,901.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	36400			
The difference between land rate and building rate(A-B=C)	48,650.00			
Percentage after Depreciation as per table(D)	25%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>72,888.00</b>	<b>Sq. Mtr.</b>	<b>6,772.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%

e)	Fourth Floor and above	80%
----	------------------------	-----

**Depreciation Percentage Table**

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



## Price Indicators

Property	Shantinagar, Mira Road		
Source	https://www.99acres.com/		
Floor	4th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	325.00	390.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,000.00	₹13,333.00	-

**99acres**

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☰

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Shanti Nagar > 1 BHK Flats in Shanti Nagar Posted on Jan 30, 2025 | Ready to move

**₹52 Lac** @ 13,333 per sq.ft.  
Estimated EMI ₹41,533

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

**1BHK 1Bath**

Flat/Apartment for Sale


In Saubhagya Shantinagar CHS Ltd., Shanti Nagar, Mira Road East

[Contact Owner \*\*FREE\*\*](#)

[Shortlist](#)

Overview
Owner Details
Price Trends
Registry Record
Locality Reviews
Recomi >

**Property (13)**



Photos (1/13)

**Area**  
Built Up area: 390 sq.ft. ✓  
(36.23 sq.m.)

**Price**  
₹ 52 Lac+ Govt Charges & Tax  
@ 13,333 per sq.ft. [View Price Details](#)

**Floor Number**  
4<sup>th</sup> of 4 Floors

**Overlooking**  
Park/Garden

**Configuration**  
1 Bedroom , 1 Bathroom, No Balcony

**Address**  
Saubhagya Shantinagar CHS Ltd.  
Shanti Nagar, Mira Road East

**Facing**  
South

**Property Age**  
10+ Year Old

Why should you consider this property?

Top Floor
Close to School
Close to Hospital
Close to Market
Gated Society
Close to Railway Station
Overlooking Park/Garden

Modular Kitchen
Vitrified Flooring
Semi-Furnished

Transaction Type: **Resale** ⓘ

Gated Community: Yes

Property Ownership: **Co-operative S...** ⓘ

Water Source: **Municipal corporati...**

Flooring: **Vitrified**


Power Backup: **None**

Furnishing: **Semifurnished**

Property Code: **Z79927193**  
[www.99acres.com/Z79927193](http://www.99acres.com/Z79927193)

## Price Indicators

Property	Shantinagar, Mira Road		
Source	https://www.99acres.com/		
Floor	2nd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	590.00	708.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,102.00	₹13,418.00	-



99acres
Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Shanti Nagar > 2 BHK Flats in Shanti Nagar Posted on Feb 02, 2025 | Ready to move

₹95 Lac

@ 16,101 per sq.ft.

Estimated EMI ₹75,877

2BHK 2Baths

Flat/Apartment for Sale


in Jain Shantinagar CHS, Shanti Nagar, Mira Road East

Contact Owner FREE  
Shortlist

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

Overview
Owner Details
Price Trends
Locality Reviews
Recommendations
Articles

**Property (9)**



Photos (1/9)

**Area**

Carpet area: 590 sq.ft. (54.81 sq.m.)

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**Price**

₹95 Lac @ 16,101 per sq.ft. (Negotiable)

---

**Floor Number**

2<sup>nd</sup> of 7 Floors

---

**Overlooking**

Others

**Configuration**

2 Bedrooms , 2 Bathrooms, No Balcony

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**Address**

Jain Shantinagar CHS  
Shanti Nagar, Mira Road East

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**Facing**

South-East

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**Property Age**

10+ Year Old

**Why should you consider this property?**

Close to School
Close to Hospital
Close to Market
Gated Society
On-Call Maintenance Staff
Close to Railway Station
Parking Available

Modular Kitchen
Vitrified Flooring
Furnished

Transaction Type: **Resale**

Gated Community: **Yes**

Property Code: **E79996861**

[www.99acres.com/E79996861](http://www.99acres.com/E79996861)

Property Ownership: **Co-operative S...**

Parking: **1 Open**

Flooring: **Vitrified**

Water Source: **Municipal corporati...**

Furnishing: **Furnished**

Power Backup: **Partial**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## Sale Instances

Property	Shantinagar, Mira Road		
Source	Index no.2		
Floor	3rd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	323.33	388.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,268.00	₹13,557.00	-

25/02/2025, 11:51		igr_1868	
186876	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. ठाणे 4
03-02-2025			दस्त क्रमांक : 1868/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : पेणकरपाडा</b>			
(1)वितेखाचा प्रकार	करारनामा		
(2)मोबदला	5260000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3424680		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मोजे पेणकरपाडा क्रमांक 4,उपविभागाचे नाव - 4 /21 - पी भाग,सदनिका क्र. 303,तीसरा मजला,बिल्डिंग क्र. सी - 16,अरुणोदया शांतीनगर को. हो. सो. लि.,बिल्डिंग क्र. सी - 16/17,सेक्टर क्र. 8,शांतीनगर,मीरा रोड पूर्व,जुना सर्वे क्र. 210/212,नवीन सर्वे क्र. 42/44,क्षेत्रफळ 36.24 चौ. मी. बिल्टअप(( Survey Number : जुना सर्वे क्र. 210/212 , नवीन सर्वे क्र. 42/44 ; ) )		
(5) क्षेत्रफळ	36.24 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रावजीभाई दयाभाई चौहान वय:-66 पत्ता:-प्लॉट नं: सदनिका क्र. 303. ,बिल्डिंग क्र. सी - 16, माला नं: तीसरा मजला, इमारतीचे नाव: अरुणोदया शांतीनगर को. हो. सो. लि., ब्लॉक नं: बिल्डिंग क्र. सी - 16/17, सेक्टर क्र. 8, शांतीनगर, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMAPC9215B 2): नाव:-हंसा रावजी चौहान वय:-62 पत्ता:-प्लॉट नं: 205, बिल्डिंग क्र. टी-17, माला नं: दुसरा मजला , इमारतीचे नाव: सायन कोलीवाडा , ब्लॉक नं: प्रतिक्षा नगर , रोड नं: सायन , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-ALKPC8947R		
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रसोश प्रवीणचंद्र शाह वय:-61; पत्ता:-प्लॉट नं: 403, बिल्डिंग क्र. सी-23, माला नं: चवथा मजला , इमारतीचे नाव: पूनम नगर बिल्डिंग क्र. सी-23/24 को. हो. सो. लि., ब्लॉक नं: फेस - 3, पूनम नगर , रोड नं: शांतिपार्क, मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAYPS5519C		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	1868/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	368200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			



## Sale Instances

Property	Shantinagar, Mira Road		
Source	Index no.2		
Floor	3rd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	466.67	560.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,000.00	₹12,500.00	-

25/02/2025, 11:54		igr_22212	
2221276	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. ठाणे 4
16-12-2024			दस्त क्रमांक : 22212/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : पेणकरपाडा</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5163669		
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: वॉर्ड पी,विभाग 4/21,सदनिका क्र. 303,तिसरा मजला,बिल्डिंग नं. बी-12,अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड,सेक्टर-7,शांती नगर,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 52.04 चौरस मीटर बिल्टअप,जुना सर्वे नं. 213(पी),नवीन सर्वे नं. 45.( ( Survey Number : 45 ; ) )		
(5) क्षेत्रफळ	52.04 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जितु नानजी गोहिल - - वय:-33 पत्ता:-प्लॉट नं: 303, माळा नं: तिसरा मजला, बिल्डिंग नं. बी-12, इमारतीचे नाव: अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-7, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ASBPG3306N 2): नाव:-हंसाबाई नानजी गोहिल - - वय:-63 पत्ता:-प्लॉट नं: 303, माळा नं: तिसरा मजला, बिल्डिंग नं. बी-12, इमारतीचे नाव: अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-7, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKHPG5804D		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरें लालजीभाई सेजलिया - - वय:-29; पत्ता:-प्लॉट नं: 304, माळा नं: बिल्डिंग नं. बी-24, इमारतीचे नाव: अष्टविनायक शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर 7, शांती नगर, राधा कृष्णा हॉटेल, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-FPOP5823B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/11/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	22212/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 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 **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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