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## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Nandkishore Ramniranjan Singhania & Mahadevi Nandkishore Singhania**

Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 2A, Wing - A, "Shiv Kripa Co-op. Hsg. Soc. Ltd.",  
150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane,  
Bhayandar (West), PIN - 401 101, State - Maharashtra, India.

Latitude Longitude : 19°17'39.0"N 72°50'47.7"E

### Intended User:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar  
No.1, Station Road, Bhayander (West), Thane - 401 101, 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 2A, Wing - A, "**Shiv Kripa Co-op. Hsg. Soc. Ltd.**", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India belongs to **Shri. Nandkishore Ramniranjan Singhania & Mahadevi Nandkishore Singhania.**

Boundaries of the property

North	: 150 Feet Road
South	: Ramdev Vaayu Building
East	: Roop Rajat Plaza CHSL
West	: Internal Road & Raghuleela Building

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 **₹ 1,03,08,487.00 (Rupees One Crore Three Lakh Eight Thousand Four Hundred And Eighty Seven Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

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

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 2A, Wing - A, "Shiv Kripa Co-op. Hsg. Soc. Ltd.", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, 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 13.03.2025 for Housing Loan Purpose.
1	Date of inspection	07.03.2025
3	Name of the owner / owners	<b>Shri. Nandkishore Ramniranjan Singhania &amp; Mahadevi Nandkishore Singhania</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. 203, 2 <sup>nd</sup> Floor, Building No 2A, Wing - A, "Shiv Kripa Co-op. Hsg. Soc. Ltd.", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India. <b>Contact Person :</b> Mr. Yuvraj Singhania (Owner's Son) Contact No. 8356922659
6	Location, Street, ward no	150 Feet Road Village - Bhayandar, District - Thane
7	Survey / Plot No. of land	Village - Bhayandar New Survey No - 263/1, 251/2
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	<p><b>Carpet Area in Sq. Ft. = 704.29</b> (Area as per Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 628.00</b> <b>Flowerbed Area in Sq. Ft. = 76.00</b> <b>Total Carpet Area in Sq. Ft. = 704.00</b> (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 664.00</b> (Area As Per Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 796.80</b> (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Bhayandar, Taluka - Thane, District - Thane, Pin - PIN - 401 101
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 - Shri. Nandkishore Ramniranjan Singhania
	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 - Shri. Nandkishore Ramniranjan Singhania
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	25,000.00 (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?	N.A.
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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (Approx.)
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, Bhayander (West) Branch to assess Fair Market Value as on 13.03.2025 for Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 2A, Wing - A, "**Shiv Kripa Co-op. Hsg. Soc. Ltd.**", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India belongs to **Shri. Nandkishore Ramniranjan Singhania**.

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

1)	Copy of Agreement for sale Registration No. 1706/2010 (registration - dated 20/02/2010) Dated 31.12.2009 between M/s. Shiv Kripa Construction, a Partnership Firm(The Builder) And Shri. Nandkishore Ramniranjan Singhania & Mahadevi Nandkishare Singhania(The Purchaser).
2)	Copy of Commencement Certificate No. M.B./MNP/NR/4178/06-07 Dated 17.03.2007 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Agreement Registration No. 1706/2010 (registration - dated 20/02/2010) Dated 31.12.2007 between M/s. Shiv Kripa Construction, a Partnership Firm(The Developers) And Shri. Nandkishore Ramniranjan Singhania & Mahadevi Nandkishare Singhania(The Purchaser)(Agreement for Additional Amenities).

### Location

The said building is located at Village - Bhayandar, Taluka - Thane, District - Thane, PIN - 401 101. The property falls in Residential Zone. It is at a traveling distance 3 km. from Bhayandar Railway Station.



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## 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 Masonery walls. The external condition of building is normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 1 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 + Dining + Passage + Bathroom + WC + Toilet. 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 13th March 2025

The Carpet Area of the Residential Flat	:	664.00 Sq. Ft.
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## Deduct Depreciation:

Year of Construction of the building	:	2010 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	796.80 Sq. Ft. X ₹ 2,500.00 = ₹ 19,92,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 4,48,312.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,600/- per Sq. M. i.e. ₹ 6,466/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,520/- per Sq. M. i.e. ₹ 5,808/- per Sq. Ft.
Value of property	:	664.00 Sq. Ft. X ₹ 16,200 = ₹1,07,56,800
Total Value of property as on 13th March 2025	:	₹1,07,56,800.00

(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 13th March 2025</b>	:	<b>₹ 1,07,56,800.00 - ₹ 4,48,312.50 = ₹ 1,03,08,487.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,03,08,487.00</b>
<b>The realizable value of the property</b>	:	<b>₹92,77,639.00</b>
<b>Distress value of the property</b>	:	<b>₹82,46,790.00</b>
<b>Insurable value of the property (796.80 X 2,500.00)</b>	:	<b>₹19,92,000.00</b>
<b>Guideline value of the property (796.80 X 5808.00)</b>	:	<b>₹46,27,814.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 2A, Wing - A, "Shiv Kripa Co-op. Hsg. Soc. Ltd.", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar,



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Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India for this particular purpose at ₹ **1,03,08,487.00 (Rupees One Crore Three Lakh Eight Thousand Four Hundred And Eighty Seven Only)** as on 13th March 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 **13th March 2025** is ₹ **1,03,08,487.00 (Rupees One Crore Three Lakh Eight Thousand Four Hundred And Eighty Seven 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

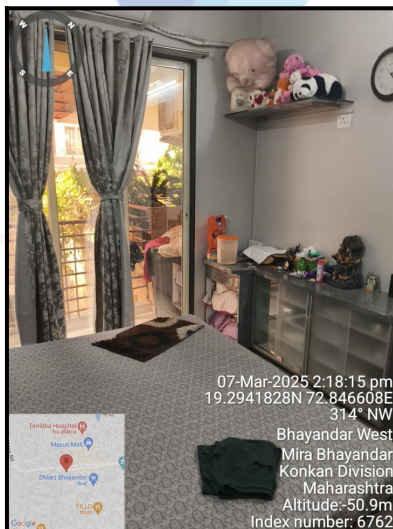
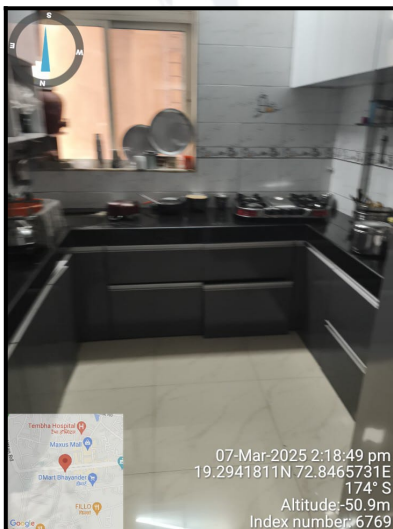
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

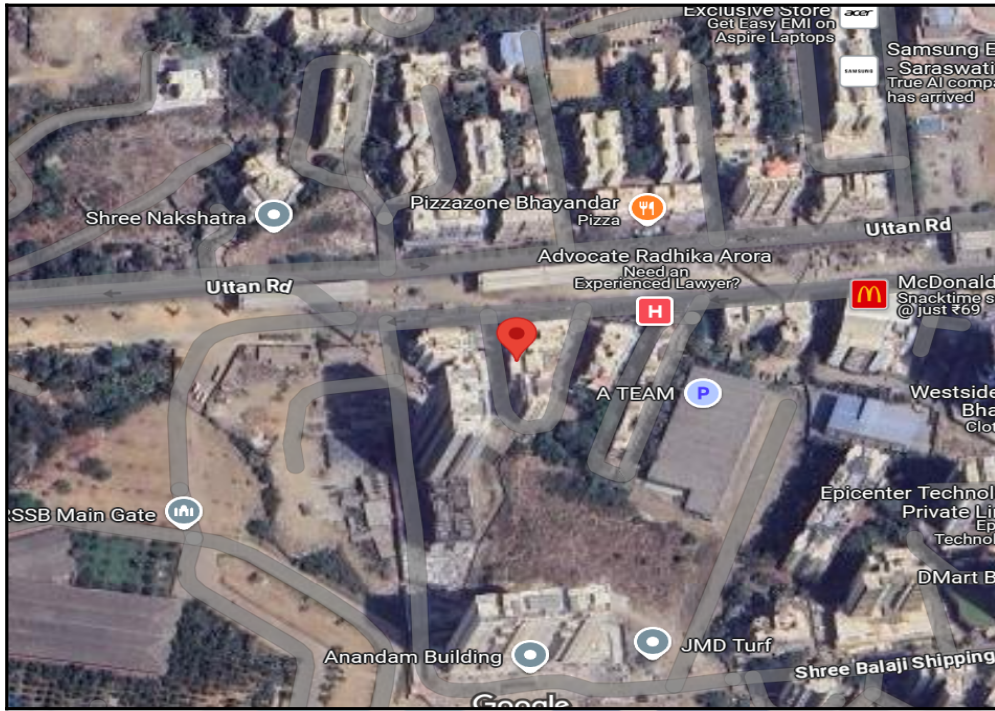
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 2010 (Approx.)				
4	Estimated future life	: 45 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	<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.	:	Ordinary
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°17'39.0"N 72°50'47.7"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhayandar - 3 km. ).

## 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](#)
[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/11-एच - 2) भु-भाग मौजे भाईंदर गांवातील रेल्वे लाईनच्या पश्चिमेकडील व वरील अे ते जी व एच -1 भागातील मिळकती वगळता इतर सर्व मिळकती	22400	69600	79910	108400	79910 चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69600			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>69,600.00</b>	<b>Sq. Mtr.</b>	<b>6,466.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	22400			
The difference between land rate and building rate(A-B=C)	47,200.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>62,520.00</b>	<b>Sq. Mtr.</b>	<b>5,808.00</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	150 Feet Road, Bhayander West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	500.00	600.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹18,000.00	₹15,000.00	-

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2 BHK Flat In Green View For Sale In Mira Bhayandar

₹ 90 Lacs  
Negotiable

₹ 51,583/Month  
Estimated EMI v

700  
Sq.Ft

[Home](#) / [Flats for Sale in Mumbai](#) / [Flats for Sale in Mira bhayandar](#) / [2bhk Flat for Sale in Mira bhayandar](#) / [Property Details](#)

Photos
Location
Shortlist

2 Bedroom

No. of Bedroom

Dec 10, 2024

Posted On

1 Bathroom

No. of Bathroom

Immediately

Posted On

NA

Bakery

Green View

Apartment

Bike and Car

Parking

None

Power Backup

[Get Owner Details](#)

! Report what was not correct in this property
 

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

**Activity On This Property**

35

Unique Views

0

Shortlists

**Overview**

<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Age of Building</span> <span>&gt;10 Years</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Ownership Type</span> <span>Self Owned</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Maintenance Charges</span> <span>₹2.1 Per Sq.Ft/M</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Flooring</span> <span>Mosaic</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Builtup Area</span> <span>700 Sq.Ft</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Carpet Area</span> <span>500 Sq.Ft</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Furnishing Status</span> <span>Semi <span style="border: 1px solid #007bff; padding: 2px;">Furnish Now</span></span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Facing</span> <span>South</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Floor</span> <span>3/3</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 12px;">Parking</span> <span>Bike And Car</span> </div>

**Sale Trend in mumbai**

Price Range (Per Sq.Ft)

Growth (past year)

₹ 9,596 - ₹ 11,892


-9.213%

Transactions


Nearby: [Central Bank Of India - Dahisar West Branch](#) [Mira Road Station](#) [Kunjan Yoga And Wellness](#) [Ashvinad Maternity & Nursing Home](#) [Kandarpada](#)

## Price Indicators

Property	150 Feet Road, Bhayander West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	583.33	700.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹17,143.00	₹14,286.00	-



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[Sign up](#)




**2 BHK Flat In Vakratund Apartmet For Sale In Bhyander West**  
Maxus Mall Rd, Near Maxus Mall

**₹ 1 Crore**  
Negotiable

**₹ 57,314/Month**  
Estimated EMi

**700**  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 2bhk Flat for Sale in Bhayandar west / Property Details



Shortlist

Request Photos

2 Bedroom <small>No. of Bedroom</small>	Oct 28, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Vakratund Apartmet <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Central Bank Of India - Dahisar West Branch   Mira Road Station   Kunjan Yoga And Wellness   Ashirwad Maternity & Nursing Home   Kandarpada

### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	Vitrified Tiles

### Activity On This Property

28


Unique Views

0

Shortlists

0

Comments




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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC2017/89



## Sale Instances

Property	150 Feet Road, Bhayander West		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	383.33	460.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,957.00	₹14,130.00	-

10/03/2025, 15:49		igr_3800	
3800337	<b>सूची क्र.2</b>		दुष्यम निबंधक : सह दु.नि.ठाणे 7
09-03-2025			दस्त क्रमांक : 3800/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3749004		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मोजे - भाईदर वार्ड क्रं. एच 2,विभाग क्रं. 1/11,जुना सर्वे नं. 681/1,नवीन सर्वे नं. 273/1,सदनिका क्रं. ए - 903,9 वा मजला,राधे कृष्णा को. ऑप. हो. सोसा. लि.,सालासर ब्रिज भूमी,वेज सागर हॉटेल च्या पाठीमागे,150 फीट रोड,भाईदर पश्चिम,ठाणे - 401101..(31 मार्च 2021 चे शासन आदेश क्रं. मुद्रांक -2021/अनु.स.क्रं 12/व्य.क्रं/107/म-1(धोरण)नुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.)( ( Survey Number : Old Survey No. 681/1, New Survey No. 273/1 ; ) )		
(5) क्षेत्रफळ	42.75 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:-भावेश बी. बलसारा - - वय:-51 पत्ता:-प्लॉट नं: 903, माळा नं: 9, इमारतीचे नाव: ए विंग , राधे कृष्णा को. ऑप. हो. सोसा. लि., ब्लॉक नं: सालासर ब्रिज भूमी, वेज सागर हॉटेल च्या पाठीमागे, रोड नं: 150 फीट रोड , भाईदर पश्चिम ,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- AGYPB5225E 2): नाव:-आरती बी. बलसारा - - वय:-51 पत्ता:-प्लॉट नं: 903, माळा नं: 9, इमारतीचे नाव: ए विंग , राधे कृष्णा को. ऑप. हो. सोसा. लि., ब्लॉक नं: सालासर ब्रिज भूमी, वेज सागर हॉटेल च्या पाठीमागे, रोड नं: 150 फीट रोड , भाईदर पश्चिम ,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- AMMPB3821C		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिखा जयंतीलाल जैन उफ शिखा रूपेश जैन - - वय:-40; पत्ता:-प्लॉट नं: 525, माळा नं: 0, इमारतीचे नाव: गुमास्ता नगर , इंदोर, ब्लॉक नं: -, रोड नं: मध्य प्रदेश, ंआढां प्रदेश, इंदोर. पिन कोड:-452009 पॅन नं:-AFXPJ4254M		
(9) दस्तऐवज करून दिल्याचा दिनांक	25/02/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	25/02/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	3800/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## Sale Instances

Property	150 Feet Road, Bhayander West		
Source	Index no.2		
Floor	7th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	803.33	964.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,938.00	₹12,448.00	-

<p>1/31/25, 5:54 PM freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegiLive.aspx</p> <p>1531337 सूची क्र.2 दयम निबंधक : सह दु.नि.ठाणे 7 31-01-2025 दस्त क्रमांक : 1531/2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. नोंदणी : Regn:63m</p>	
<b>गावाचे नाव : भाईदर</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6547237.2
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मोजे भाईदर, वार्ड क्र. एच2,उपविभाग 1/11,जुना सर्वे क्र.661.660.658 नवीन सर्वे क्र.262/1,2,263/1,251/2,सदनिका क्र.703,7वा मजला,हस्तगिरी को-ऑप होसिंग सोसायटी लिमिटेड,पद्मावती नगर, ऑफ 150 फीट रोड,भाईदर प.,ठाणे-401101,सदनिका चे एकूण क्षेत्रफळ 89.59 चौ.मी. बिल्टअप,तसेच सदर दस्तात नमुद केल्याप्रमाणे.(( Survey Number : 262/1, 2, 263/1, 251/2 ; ))
(5) क्षेत्रफळ	89.59 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-राजेन शांतीलाल विठलानी वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/ १४०२, अंतरीक्ष, कनाकिया पोलीसस्टेशन समोर, बेवर्ली पार्क, मीरा रोड पूर्व, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKCPV8212H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-कीर्ती तेजराजजी जैन वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 504, हस्तगिरी सीएचएसएल, पद्मावती नगर, 150 फीट रोड, मेक्सेस मॉल जवळ, भाईदर प, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADBPJ5763D 2): नाव.-भावना कीर्ती जैन वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 504, हस्तगिरी सीएचएसएल, पद्मावती नगर, 150 फीट रोड, मेक्सेस मॉल जवळ, भाईदर प, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AJRPJ9326Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1531/2025
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	840000
(13)बाजारभावप्रमाणे 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.
<p>https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegiLive.aspx 1/2</p>	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th March 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.



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## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,03,08,487.00 (Rupees One Crore Three Lakh Eight Thousand Four Hundred And Eighty Seven 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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