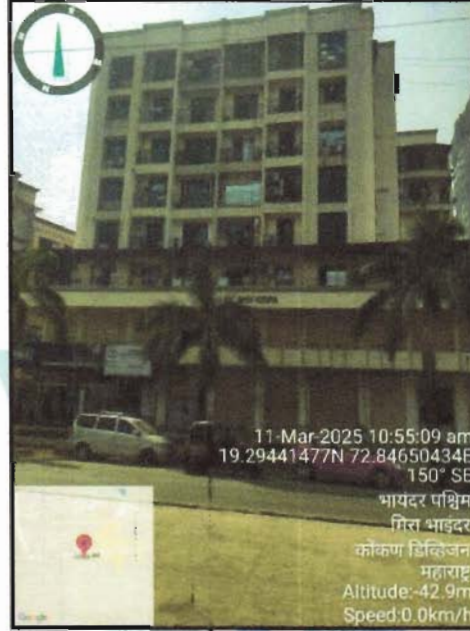


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Sushila Ramniranjan Singhania & Radhesh Ramniranjan Singhania**

Residential Flat No. 204, 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 :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
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| 📍 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)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, 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 **Sushila Ramniranjan Singhania & Radhesh Ramniranjan Singhania**.

Boundaries of the property

North : 150 Feet Road  
South : Ramdev Vaayu Building  
East : Roop Rajat Plaza CHSL  
West : 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 **₹ 72,65,475.00 (Rupees Seventy Two Lakhs Sixty Five Thousands Four Hundred And Seventy Five 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: 2025.03.13 17:34:59 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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📍 Aurangabad    📍 Pune    📍 Indore    📍 Jaipur

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Residential Flat No. 204, 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	11.03.2025
3	Name of the owner / owners	<b>Sushila Ramniranjan Singhania &amp; Radhesh Ramniranjan 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. 204, 2 <sup>nd</sup> Floor, Building No 2A, Wing - A, " <b>Shiv Kripa Co-op. Hsg. Soc. Ltd.</b> ", 150 Feet Road, Opp. Padmavati Nagar, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Anita Singhania (Owner's Relative) Contact No. 9699333331
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. = 478.30</b> <b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 414.00</b> <b>Flowerbed Area in Sq. Ft. = 20.00</b> <b>Dry Balcony Area in Sq. Ft. = 16.00</b> <b>Balcony Area in Sq. Ft. = 28.00</b> <b>Total Carpet Area in Sq. Ft. = 478.00</b> <b>(Area as per Actual Site Measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 468.00</b> <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 561.60</b> <b>(Carpet Area + 20%)</b></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?	Tenant Occupied - Mrs. Anju Yadav
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Anju Yadav
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,000/- Present 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. 204, 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 **Sushila Ramniranjan Singhania & Radhesh Ramniranjan Singhania**.

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

1)	Copy of Commencement Certificate No. M.B./MNP/NR/4178/06-07 Dated 17.03.2007 issued by Mira Bhayander Municipal Corporation.
2)	Copy of Agreement for sale Document No.1707/2010 (Registration - dated 20.02.2010) Dated 29.12.2009 between M/s. Shiv Kripa Construction, a Partnership Firm(The Builder) And Smt. Sushila Ramniranjan Singhania & Shri. Radhesh Ramniranjan Singhania(The purchaser).
3)	Copy of Agreement for Providing Additional Amenities Document No. Dated 29.12.2009 between M/s. Shiv Kripa Construction, a Partnership Firm(The Builder) And Smt. Sushila Ramniranjan Singhania & Shri. Radhesh Ramniranjan Singhania(The purchaser).

### 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 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. 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	:	468.00 Sq. Ft.
---	---	----------------

**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	:	561.60 Sq. Ft. X ₹ 2,500.00 = ₹ 14,04,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 3,16,125.00
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	:	468.00 Sq. Ft. X ₹ 16,200 = ₹75,81,600
Total Value of property as on 13th March 2025	:	₹75,81,600.00

(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 13th March 2025	:	₹ 75,81,600.00 - ₹ 3,16,125.00 = ₹ 72,65,475.00
Total Value of the property	:	₹ 72,65,475.00
The realizable value of the property	:	₹65,38,928.00
Distress value of the property	:	₹58,12,380.00
Insurable value of the property (561.60 X 2,500.00)	:	₹14,04,000.00
Guideline value of the property (561.60 X 5808.00)	:	₹32,61,773.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 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 for this particular purpose at ₹



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**72,65,475.00 (Rupees Seventy Two Lakhs Sixty Five Thousands Four Hundred And Seventy Five 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 **₹ 72,65,475.00 (Rupees Seventy Two Lakhs Sixty Five Thousands Four Hundred And Seventy Five 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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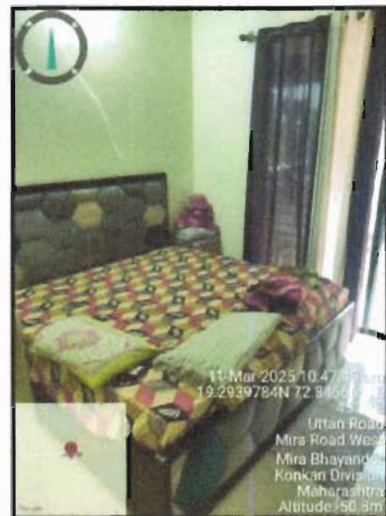
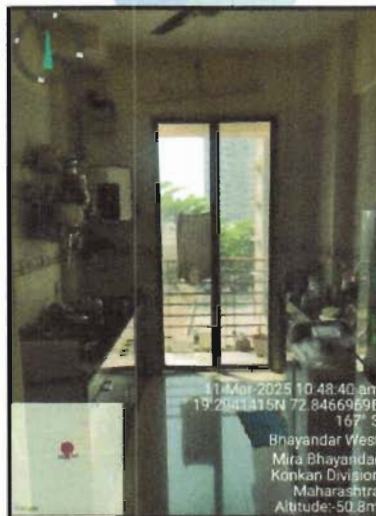




**Technical details****Main Building**

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



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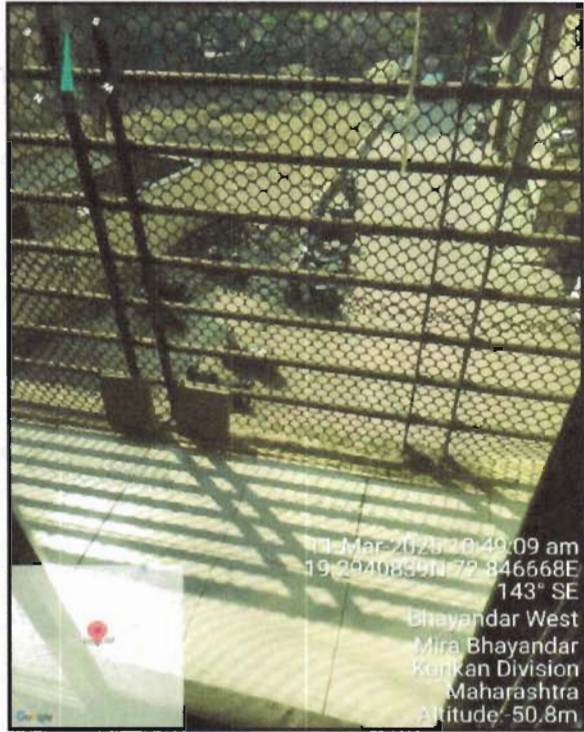
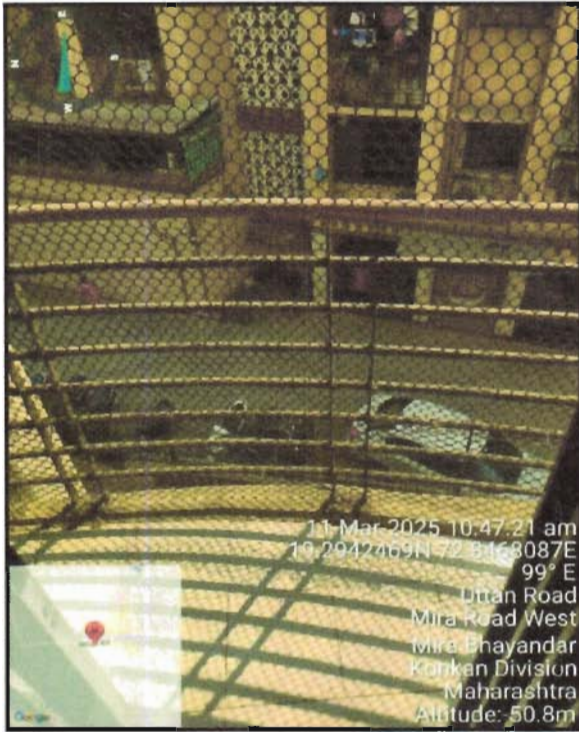
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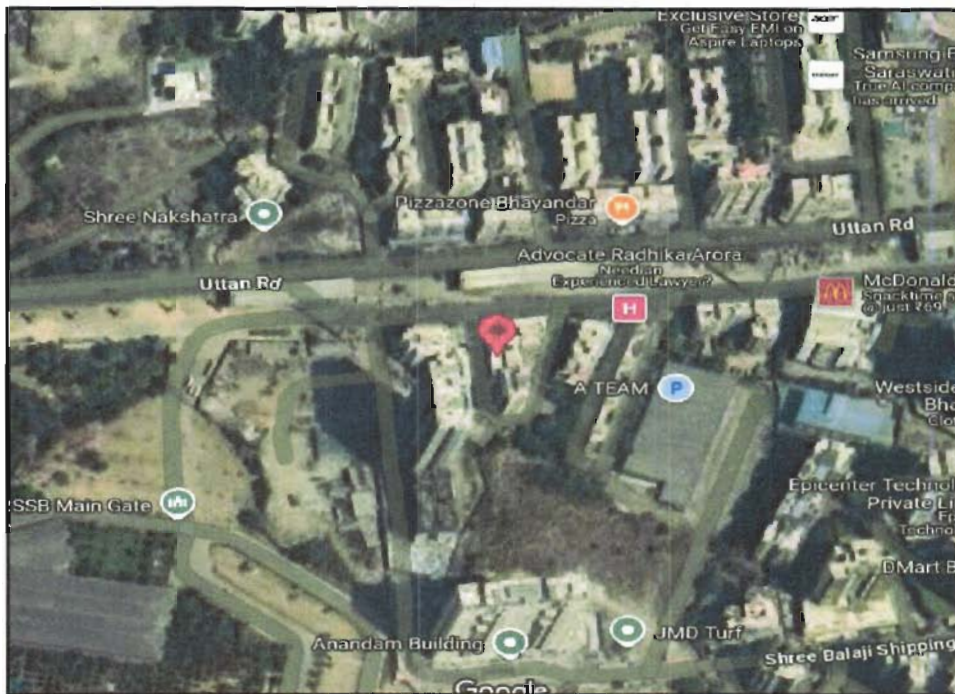




## Actual Site Photographs



## 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. ).







c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

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



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## Price Indicators

Property	150 Feet Road, Bhayander West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,000.00	₹15,000.00	-

**NOBROKER**

**2 BHK Flat In Green View For Sale In Mira Bhayandar**

₹56 Lacs (Negotiable) | ₹51,580/Month (Estimated SP) | 700 sq ft

**Overview**

- Age of Building: 143 Years
- Domestic Type: All Owned
- Residence Charge: ₹2.1 Per Sq Ft/M
- Flooring: Tiles
- Building Area: 700 Sq Ft
- Carpet Area: 700 Sq Ft
- Furnishing Status: Semi (Remarks)
- Facing: East
- Floor: 11
- Parking: Bike And Car

**Activity On This Property**

₹ 35 (View More) | 0 (View More)

**Sale Trend in Mumbai**

₹ 5.5M - ₹ 11.5M | +4.25%



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## 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	-

**NOBROKER**

**2 BHK Flat in Vakrajund Apartment For Sale in Bhayander West**

₹1 Crore | ₹57,314/Month | 700 Sq.Ft.

2 Bedroom | 1 Bathroom | NA | None

Oct 28, 2024 | Immediately

Vakrajund Apartment | None

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Request Photo

Activity On This Property

28 | 0 | 0

Overview

Age of Building: >10 Years | Ownership Type: Self Owned

Maintenance Charges: ₹3.1 Per Sq.Ft/M | Flooring: Verified Tiles



## 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	-

15/1/25, 5:54 PM <span style="float: right;">https://searchgrn.service.maharashtra.gov.in/sar/ta/HTMLReportSuchaKramank2_RegLive.aspx</span>	
1531337 31-01-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b> <span style="float: right;">दुयम निबंधक : सह दु.नि.ठाणे 7</span> दस्त क्रमांक : 1531/2025 नोंदणी : Regn 63m
<b>गावाचे नाव : भाईदर</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	12000000
(3) बाजारभाऊभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	6547237.2
(4) भू-मापन,प्लॉटशिसा व धरकमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मूनपाइतर 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 हौसिंग सोसायटी लिमिटेड,पद्मावती नगर,ऑफ 150 फीट रोड,भाईदर प.ठाणे-401101.सदनिका चे एकूण क्षेत्रफळ 89.59 चौ.मी. बिन्ट अप,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 करून देणे.या विवृण ठेवणे.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -राजेन शांतीलाल विठलानी वय -50 पत्ता -प्लॉट नं. , माला नं. , इमारतीचे नाव ए 1x02, अंतरीक्ष, कनाकिया पोलीसस्टेशन समोर, बेवर्ली पार्क, मीरा रोड पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -401107 फोन नं.-AKCPV8212H
(8) दस्तऐवज करून घेणे.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -कीर्ती तेजराजजी जैन वय -49 पत्ता -प्लॉट नं. , माला नं. , इमारतीचे नाव 504, हस्तगिरी सीएचएसएल, पद्मावती नगर, 150 फीट रोड, नेक्सेस मॉल जवळ, भाईदर प, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -401101 फोन नं.-ADBPJ5763D 2) नाव -भावना कीर्ती जैन वय -45 पत्ता -प्लॉट नं. , माला नं. , इमारतीचे नाव 504, हस्तगिरी सीएचएसएल, पद्मावती नगर, 150 फीट रोड, नेक्सेस मॉल जवळ, भाईदर प, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -401101 फोन नं.-AJRPJ9326Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23-01-2025
(10) दस्त नोंदणी केल्याचा दिनांक	23-01-2025
(11) अनुक्रमीक संड व पृष्ठ	1531/2025
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	840000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) बॅर	
मुद्रांकनासठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारातला निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
<a href="https://searchgrn.service.maharashtra.gov.in/sar/ta/HTMLReportSuchaKramank2_RegLive.aspx">https://searchgrn.service.maharashtra.gov.in/sar/ta/HTMLReportSuchaKramank2_RegLive.aspx</a> <span style="float: right;">1/2</span>	

## Sale Instances

Property	150 Feet Road, Bhayander West		
Source	Index no.2		
Floor	9th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	383.00	459.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,971.00	₹14,143.00	-

10/03/2025, 15:49	igr_3800
3800337 09-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 3800/2025 नौदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मौबदला	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: मौजे - 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. हौ. सोसा. लि.,सालासर ब्रिज भूमी,व्हेज 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(धीरण)नुसार दस्तावेजास 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 तिच्या.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भादेश बी. बलसारा - - वय:-51 पत्ता:-प्लॉट नं: 903, माळा नं: 9, इमारतीचे नाव: ए विंग, राधे कृष्णा को. ऑप. हौ. 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:-AGYFB5225E 2): नाव:-आरती बी. बलसारा - - वय:-51 पत्ता:-प्लॉट नं: 903, माळा नं: 9, इमारतीचे नाव: ए विंग, राधे कृष्णा को. ऑप. हौ. 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)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिखा जयंतीलाल जैन उफ शिखा रुपेश जैन - - वय:-40, पत्ता:-प्लॉट नं: 525, माळा नं: 0, इमारतीचे नाव: गुमास्ता नगर, इंदौर, ब्लॉक नं: -, रोड नं: मध्य प्रदेश, आंध्र प्रदेश, इंदौर. पिन कोड:-452009 पॅन नं:-AFXPJ4254M
(9) दस्तावेज करून दिल्याचा दिनांक	25/02/2025
(10)दस्त नौदणी केल्याचा दिनांक	25/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3800/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000
(13)बाजारभावाप्रमाणे नौदणी शुल्क	30000

## 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.



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 **₹ 72,65,475.00 (Rupees Seventy Two Lakhs Sixty Five Thousands Four Hundred And Seventy Five 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: 2025.03.13 17:35:18 +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

