

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, 2nd 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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|  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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, 2nd 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.

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 :

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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	Sushila Ramniranjan Singhania & Radhesh Ramniranjan Singhania
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 204, 2 nd 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. Contact Person : 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
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 478.30 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 414.00 Flowerbed Area in Sq. Ft. = 20.00 Dry Balcony Area in Sq. Ft. = 16.00 Balcony Area in Sq. Ft. = 28.00 Total Carpet Area in Sq. Ft. = 478.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 468.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 561.60 (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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available

23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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	RENTS	
	(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	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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	<i>COST OF CONSTRUCTION</i>	
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.
	Remark:	

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, 2nd 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 2nd 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.
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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	:	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, 2nd 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.




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

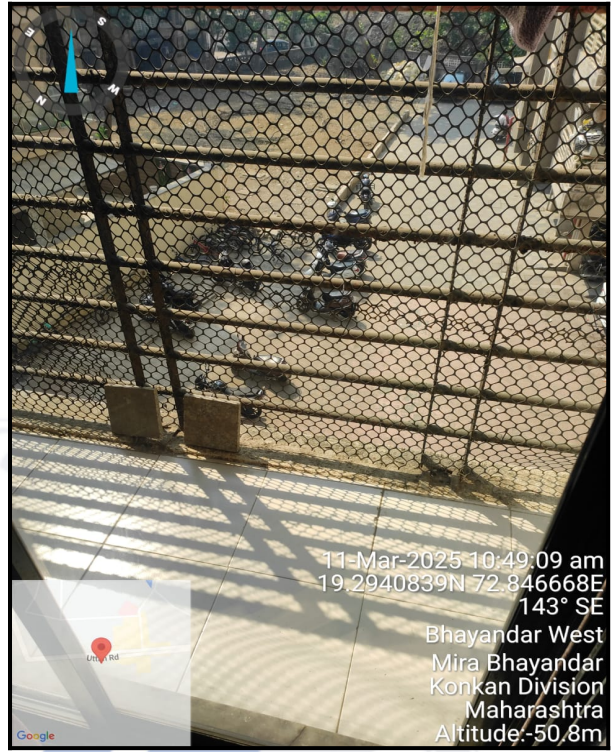
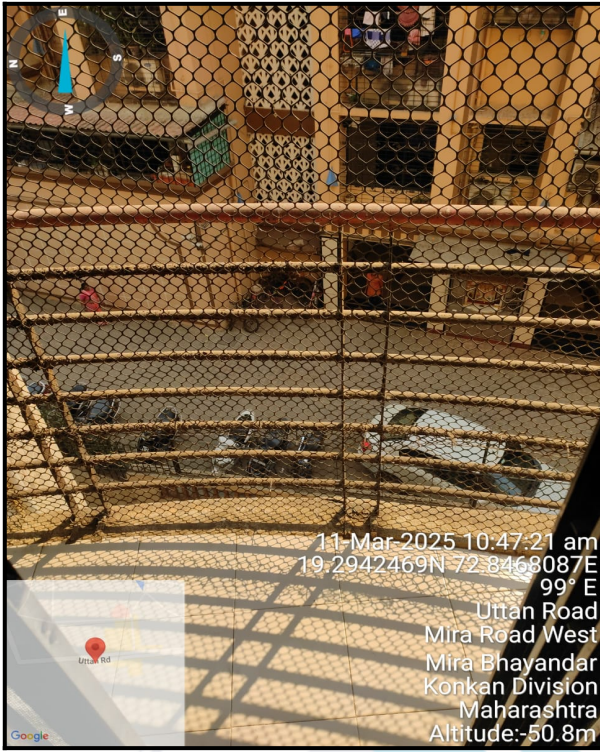
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2010 (Approx.)				
4	Estimated 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

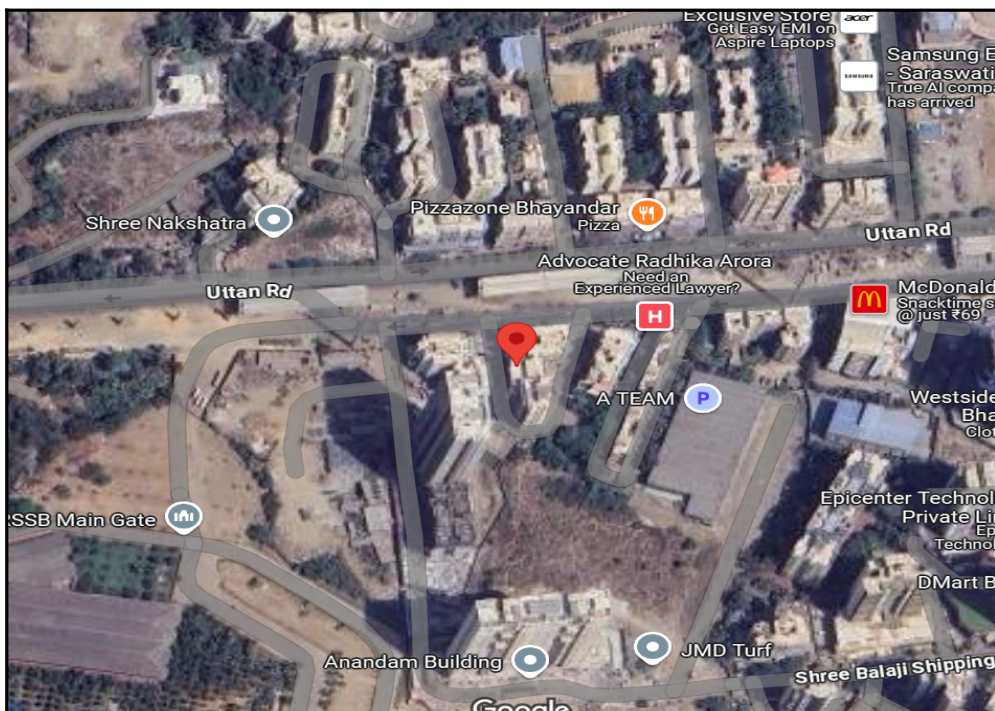
Actual Site Photographs



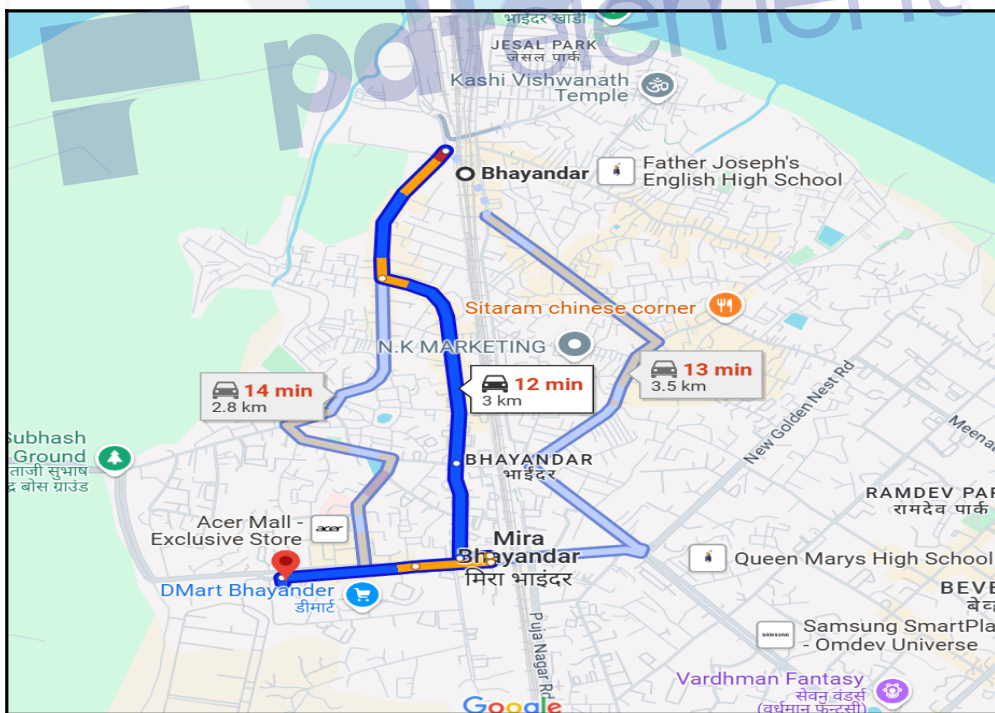
Actual Site Photographs



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 (Bhayander - 3 km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



सत्यमेव जयते

Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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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 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	69,600.00	Sq. Mtr.	6,466.00	Sq. Ft.
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%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,520.00	Sq. Mtr.	5,808.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors

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


Depreciation Percentage Table

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




Price Indicators

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



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2 BHK Flat In Green View For Sale In Mira Bhayandar

Padmavati Nagar near Maxus Mall


₹ 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
Dec 10, 2024

No. of Bedroom

Posted On
- 1 Bathroom
Immediately

No. of Bathroom

Posted On
- NA
Green View

Baggy

Apartment
- Bike and Car
None

Parking

Power Backup

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 | Ashvinad Maternity & Nursing Home | Kandarpada

Overview

<div style="display: flex; justify-content: space-between; align-items: center;"> Age of Building >10 Years </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Ownership Type Self Owned </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> Maintenance Charges ₹2.1 Per Sq.Ft/M </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Flooring Mosaic </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> Builtup Area 700 Sq.Ft </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Carpet Area 500 Sq.Ft </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> Furnishing Status Semi Furnish Now </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Facing South </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> Floor 3/3 </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Parking Bike And Car </div>

Activity On This Property

35
0

Unique Views

Shortlists

Sale Trend in mumbai

Price Range (Per Sq.Ft)

₹ 9,596 - ₹ 11,892

Transactions

Growth (past yr)


-8.213%

Price Indicators

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



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Resale

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 / 2bkh 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

...

Sale Instances

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

1/31/25, 5:54 PM	freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegiLive.aspx	
1531337	सूची क्र.2	दुयम 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
गावाचे नाव : भाईदर		
(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 लिहून 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, बर्लॉक 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, बर्लॉक 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, बर्लॉक 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.	
https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegiLive.aspx		
		1/2

Sale Instances

Property	150 Feet Road, Bhayander West		
Source	Index no.2		
Floor	9th		
	Carpet	Built Up	Saleable
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		सूची क्र.2	
09-03-2025		दुष्यम निबंधक : सह दु.नि.ठाणे 7	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 3800/2025	
		नोदणी :	
		Regn:63m	
गावाचे नाव : भाईदर			
(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: 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. ही. 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 करुन 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. ही. 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. ही. 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 करुन 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 , इंदोर, ब्लॉक नं: -, रोड नं: मध्य प्रदेश, ंआर्द्वी प्रदेश, इंदोर. पिन कोड:-452009 पॅन नं:-AFXPJ4254M		
(9) दस्तऐवज करुन 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		

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.

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.

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

