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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Nirmala Dhananjay Suryavanshi**

Residential Flat No. 507, 5th Floor, Wing - B, "Shreeji Tower Co-op. Hsg. Soc. Ltd.", Geeta Nagar,
Phase II, Behind Petrol Pump, Mira-Bhayandar Main Road, Village - Bhayander, Taluka - Thane,
District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°17'23.2"N 72°51'42.5"E

Intended User:

Cosmos Bank
Colaba Branch

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 507, 5th Floor, Wing - B, "Shreeji Tower Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Phase II, Behind Petrol Pump, Mira-Bhayandar Main Road, Village - Bhayander, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mrs. Nirmala Dhananjay Suryavanshi**.

Boundaries	:	Building	Flat
North	:	Open Land	Marginal Space
South	:	Chandan Classic Complex	Lift & Lobby
East	:	Govind Nagar Building	Marginal Open Space
West	:	Balaji Mandir Road	Flat No. 502 'A' Wing

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 **₹ 34,60,200.00 (Rupees Thirty Four Lakhs Sixty Thousands Two Hundred Only)**.

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

Hence certified

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

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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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 02.09.2024 for Bank Loan Purpose.
1	Date of inspection	21.08.2024
3	Name of the owner / owners	Mrs. Nirmala Dhananjay Suryavanshi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 507, 5 th Floor, Wing - B, "Shreeji Tower Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Phase II, Behind Petrol Pump, Mira-Bhayandar Main Road, Village - Bhayander, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. Contact Person : Mrs. Nirmala Dhananjay Suryavanshi (Owner) Contact No. 9322565794
6	Location, Street, ward no	Geeta Nagar, Phase II Village - Bhayander, District - Thane
7	Survey / Plot No. of land	Village - Bhayander New Survey No - 64, Hissa No. 1(pt)Old Survey No - 531
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 657.12 (Area as per Site measurement) Built Up Area in Sq. Ft. = 316.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Bhayander, Taluka - Thane, District - Thane, Pin - PIN - 401 107
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mrs. Nirmala Dhananjay Suryavanshi
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Nirmala Dhananjay Suryavanshi
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,900.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1996 (As Per Part Occupancy Certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark: 1) As per site inspection, Flat No. 507 & 508 are internally amalgamated to form a single flat. The composition of amalgamated flat is Living Room + Dining Area + 2 Bedrooms + Kitchen + 2 Toilets + WC + Passage. As per request valuation done for Flat No. 507 Only. For the purpose of valuation, we have considered the area as per document.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Colaba Branch Branch to assess Fair Market Value as on 02.09.2024 for Residential Flat No. 507, 5th Floor, Wing - B, "Shreeji Tower Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Phase II, Behind Petrol Pump, Mira-Bhayandar Main Road, Village - Bhayander, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mrs. Nirmala Dhananjay Suryavanshi**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.4235/2008 Dated 13.06.2008 between Mr. Pradeep K. Parab(The Transferor) And Mr. Dhananjay Pandurang Suryavanshi & Ms. Nirmala Dhananjay Suryavanshi(The Transferee).
2)	Copy of Part Occupancy Certificate No.NP/NR/350/0038/96-97 Dated 30.08.1996 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Death Certificate of Mr. Dhananjay Pandurang Suryavanshi dated 02/08/2021 issued by Kolhapur Municipal Corporation, Kolhapur..
4)	Copy of Share Certificate Document No.041 Dated 17.04.2022.

Location

The said building is located at Village - Bhayander, Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 1.6 km. from Mira Road Railway Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Dining + 2 Passage + WC.(i.e. 2 BHK) As per site inspection, Flat No. 507 & 508 are internally amalgamated by removing common wall between both living rooms with common entrance from Flat No. 508 to form a single flat. This Residential Flat is Marble Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 2nd September 2024

The Built Up Area of the Residential Flat	:	316.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1996 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	316.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,90,000.00
Depreciation $\{(100 - 10) \times (28 / 60)\}$:	42.00%
Amount of depreciation	:	₹ 3,31,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,800/- per Sq. M. i.e. ₹ 7,414/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,344/- per Sq. M. i.e. ₹ 5,978/- per Sq. Ft.
Value of property as on 2nd September 2024	:	316.00 Sq. Ft. X ₹ 12,000 = ₹37,92,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 2nd September 2024	:	₹ 37,92,000.00 - ₹ 3,31,800.00 = ₹ 34,60,200.00
Total Value of the property	:	₹₹ 34,60,200.00
The realizable value of the property	:	₹₹31,14,180.00
Distress value of the property	:	₹₹27,68,160.00
Insurable value of the property (316.00 X 2,500.00)	:	₹₹7,90,000.00
Guideline value of the property (316.00 X 5978.00)	:	₹₹18,89,048.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 507, 5th Floor, Wing - B, "Shreeji Tower Co-op. Hsg. Soc. Ltd.", Geeta Nagar, Phase II, Behind Petrol Pump, Mira-Bhayandar Main Road, Village - Bhayander, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India for this particular purpose at **₹ 34,60,200.00 (Rupees Thirty Four Lakhs Sixty Thousands Two Hundred Only)** as on 2nd September 2024

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 **2nd September 2024** is **₹ 34,60,200.00 (Rupees Thirty Four Lakhs Sixty Thousands Two Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

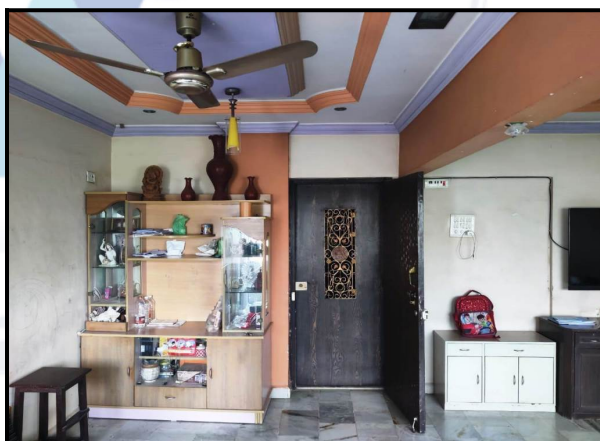
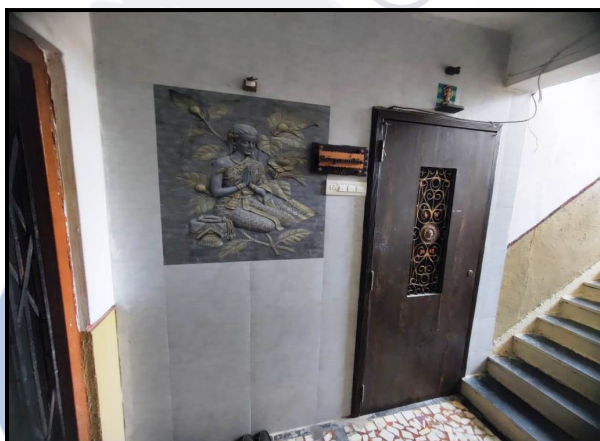
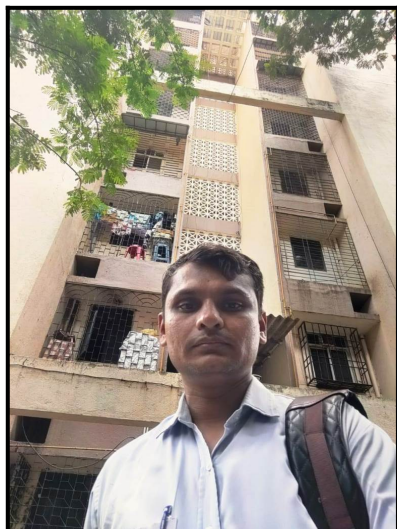
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

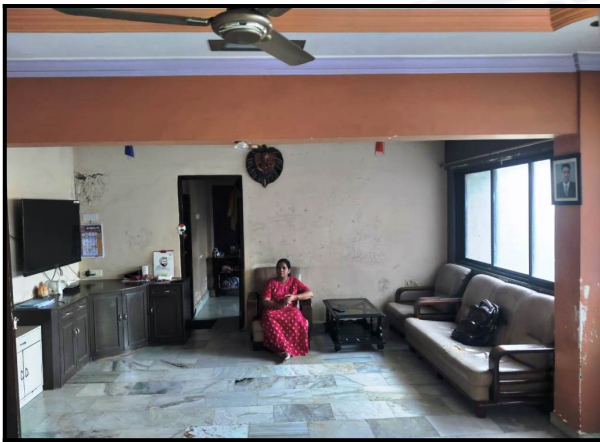
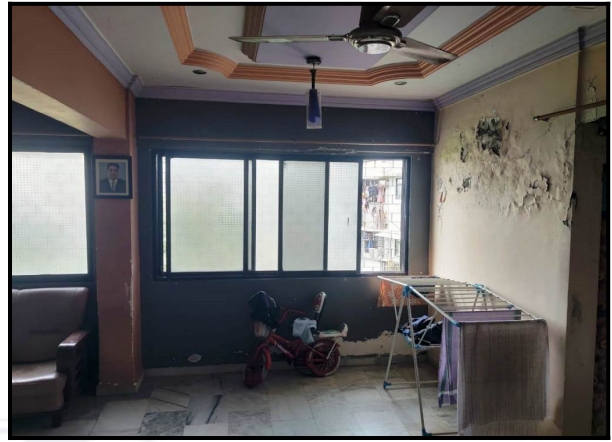
Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th Floor
3	Year of construction	:	1996 (As Per Part Occupancy Certificate)
4	Estimated future life	:	32 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Marble Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
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						
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(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White										
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall										
18	No. of lifts and capacity	: 1Lift										
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System										
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System										
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										

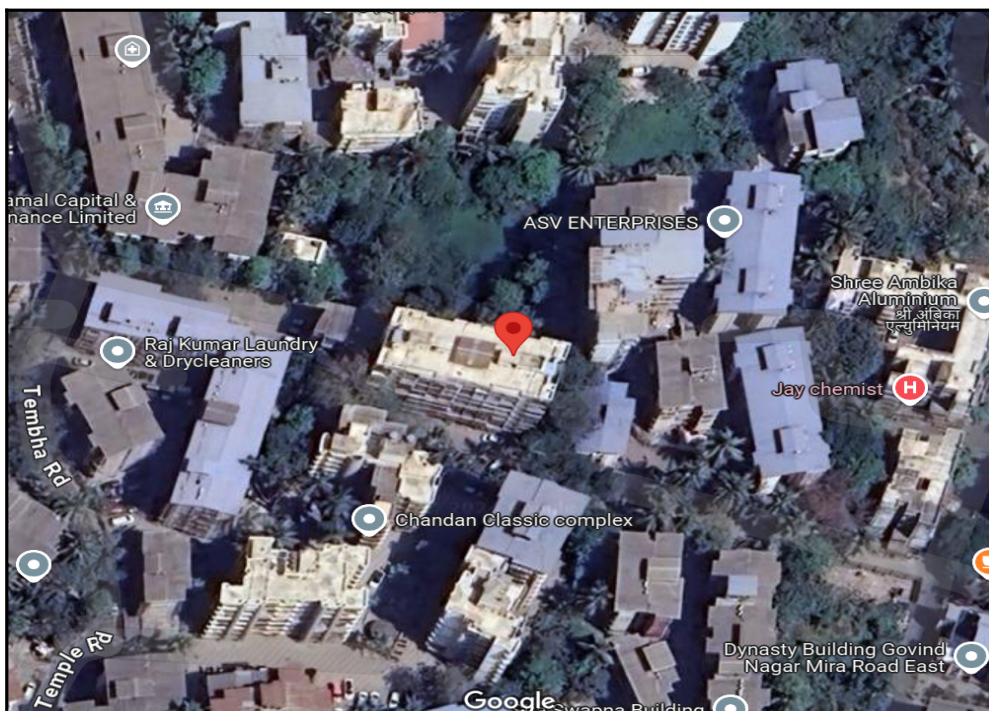
Actual Site Photographs



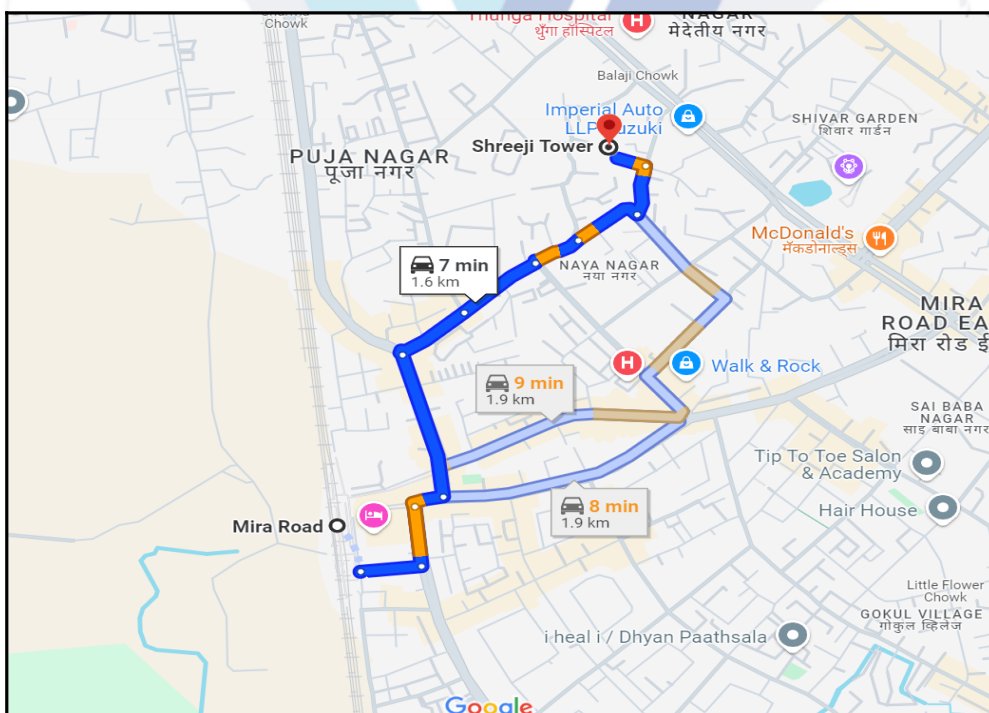
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°17'23.2"N 72°51'42.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 1.6 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)

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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
1/14-जे-1) भु. भाग जे मधील मिलकती बगलता इतर सर्व मिलकती संव्हे क्रं	24600	76000	86500 95100 86500	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	76000			
Increase by 5% on Flat Located on 5 th Floor	3800			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	79,800.00	Sq. Mtr.	7,414.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24600			
The difference between land rate and building rate(A-B=C)	55,200.00			
Percentage after Depreciation as per table(D)	28%			
Rate to be adopted after considering depreciation [B + (C X D)]	64,344.00	Sq. Mtr.	5,978.00	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



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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	Geeta Nagar		
Source	Nobroker.com		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	472.00	566.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,712.00	₹10,593.00	-

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2 BHK Flat In N G Rock Apartment For Sale In ...
Themba road, geeta nagar phase 1 near Raza Masjid

₹ 60 Lacs
Negotiable

₹ 34,388/Month
Estimated EMI

615
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira bhayandar / 2bhk Flat for Sale in Mira bhayandar / Propert...

Photos
Location

Shortlist

- 2 Bedroom**
No. of Bedroom
- 2 Bathroom**
No. of Bathroom
- 1**
Balcony
- None**
Parking

- Jun 19, 2024**
Posted On
- Immediately**
Possession
- N G Rock Apartment**
Apartment
- Full**
Power Backup

Get Owner Details
Chat

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: Central Bank Of India - Dahisar West Branch I.C. Colony Kunjan Yoga And Wellness
Ashirwad Maternity & Nursing Home Dahisar (East)

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹3.3 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 615 Sq.Ft	Carpet Area 472 Sq.Ft

Activity On This Property

543
Unique Views

0
Shortlists

2
Contacted

Powered By : NBEstimate

Similar Properties

Property	Geeta Nagar, Mira Road		
Source	https://www.99acres.com/		
Floor	4th		
	Carpet	Built Up	Saleable
Area	423.00	507.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,475.00	₹11,229.00	-

99acres
Buy ▾ Enter Locality / P Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Geeta Nagar > 1 BHK Flats in Geeta Nagar > 25 to 30 Lacs

Posted on Aug 15, 2023

Verified ₹57 Lac @ 13,475 per sq.ft.

Estimated EMI ₹45,526

1BHK 1Bath

Flat/Apartment for Sale

in Green Avenue, Geeta Nagar, Mira Road East

Contact Dealer FREE

❤ Shortlist

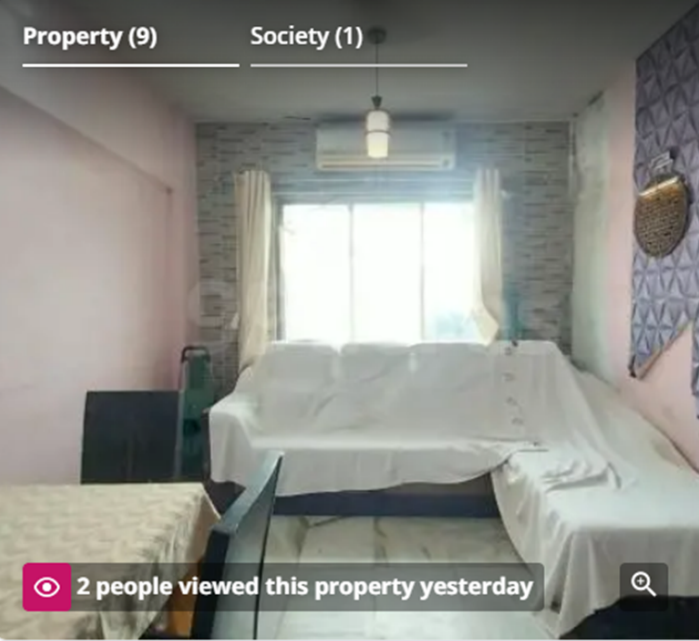
RERA STATUS

NOT AVAILABLE

Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (9) **Society (1)**



👁 2 people viewed this property yesterday

+ Area

Carpet area: 423 sq.ft. ▾

(39.3 sq.m.)

+ Configuration

1 Bedroom , 1 Bathroom,

+ Price

₹ 57 Lac+ Govt Charges & Tax

+ Address

Green Avenue

@ 13,475 per sq.ft. (Negotiable)

[Geeta Nagar, Mira Road East](#)

[Details](#)

+ Floor Number

4th of 7 Floors

+ Facing

North-East

+ Overlooking

Main Road

+ Property Age

10+ Year Old

Transaction Type: Resale

Property Ownership: Co-operativ...

Flooring: Vitrified

Furnishing: Furnished

Sale Instances

Property	Geeta Sarovar, Geeta nagar, Mira Road		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	277.50	333.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,496.00	₹12,913.00	-

23/08/2024, 15:06

igr_14416

14416337

07-08-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 14416/2024

नोंदणी :

Regn:63m

गावाचे नाव : भाईदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2349920
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे भाईदर, ता. जी. ठाणे येथील सदनिका क्र. ए/404 चौथा मजला, गीता सरोवर ए विंग को ऑप हौ सो लि., गीता नगर फेज 7, मीरा भाईदर रोड, फ्लायओव्हर ब्रिज जवळ, भाईदर पु., क्षेत्र 30.92 चौ.मि. बिल्टअप((Survey Number : 38/7, 43/1, 34/4, 42/P, 42/1 ;))
(5) क्षेत्रफळ	30.92 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:-जुबेर सत्तार खान वय:-55 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ए/404 चौथा मजला, गीता सरोवर ए विंग को ऑप हौ सो लि., गीता नगर फेज 7, मीरा भाईदर रोड, फ्लायओव्हर ब्रिज जवळ, भाईदर पु., ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-CJSPK9270K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रेखा शिवमूर्ती पांडेय वय:-48; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 09, लोटन गुप्ता चाळ, दत्त पाडा रोड, बी एम सी शाळे मागे, बोरीवली पु. मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-BACPP1166M 2): नाव:-शिवमूर्ती श्रीनिवास पाण्डेय वय:-50; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 09, लोटन गुप्ता चाळ, दत्त पाडा रोड, बी एम सी शाळे मागे, बोरीवली पु. मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-ARJPP5108Q
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14416/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Property	Geeta Nagar, Mira Road		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	360.00	432.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,750.00	₹11,458.00	-

23/08/2024, 15:05		igr_16626	
1662676	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4	
23-08-2024		दस्त क्रमांक : 16626/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
गावाचे नाव : भाईदर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4950000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3407886		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे भाईदर,वोर्ड क्र. जे.विभाग 1/13,सदनिका क्र. बी-402,चौथा मजला,गीता सरोवर बी को. ऑफ. हौ. सोसा. लि.,गीता नगर फेस 7,फ्लायओवर ब्रिज जवळ,मीरा भाईदर रोड,मीरा रोड पु.ठाणे,401107,एकूण क्षेत्रफळ 40.14 चौ. मी. बिल्टअप आहे.((Survey Number : Old Survey No. 540/7, 542/1,550/4,543/4(P) New Survey No. 38/7, 43/1,42/1,4(P),34/4 ;))		
(5) क्षेत्रफळ	40.14 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:-रौशन कुमार मिश्रा - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए-404, चौथा मजला, बालाजी एनेक्स , रामदेव पार्क रोड, युको बँक समोर, मीरा रोड पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AVXPM6170D 2): नाव:-आरती रौशन मिश्रा - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए-404, चौथा मजला,बालाजी एनेक्स , रामदेव पार्क रोड, युको बँक समोर, मीरा रोड पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BHHPM0991C		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाबर अली - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सतविजय हिंदू हॉटेल, आजाद नगर काशिमिरा रोड, भाईदर पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AYLPA2506N 2): नाव:-सबरुननिशा बाबर अली - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सतविजय हिंदू हॉटेल, आजाद नगर, काशिमिरा रोड, भाईदर पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-NJYPS3195A		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2024		
(11) अनुक्रमांक,खंड व पृष्ठ	16626/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	346500		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd September 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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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 **₹ 34,60,200.00 (Rupees Thirty Four Lakhs Sixty Thousands Two Hundred 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/67/ 2019-20



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