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MSME Reg No: UDYAM-MH-18-0083617  
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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 Proposed Purchaser : **Mr. Mohaiuddin Ansari**  
Name of Owner : **Shri. Mohammed Amir**

Residential Flat No. 002, Ground Floor, "**Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.**", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°17'28.7"N 72°51'28.0"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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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. 002, Ground Floor, "**Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.**", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India belongs to **Shri. Mohammed Amir**. Name of Proposed Purchaser is **Mr. Mohaiuddin Ansari**.

Boundaries of the property

North	: Taslim Building
South	: Anukul Building
East	: Open Plot
West	: Internal Road & Saraswati Tower

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 **₹ 36,86,875.00 (Rupees Thirty Six Lakhs Eighty Six Thousands Eight 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/67/ 2019-20

Encl.: Valuation report



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- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 002, Ground Floor, "**Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.**", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 01.10.2024 for Bank Loan Purpose.
1	Date of inspection	30.09.2024
3	Name of the owner / owners	<b>Shri. Mohammed Amir</b>
	Name of the proposed purchaser	<b>Mr. Mohaiuddin Ansari</b>
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	<b>Address:</b> Residential Flat No. 002, Ground Floor, " <b>Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.</b> ", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.  <b>Contact Person :</b> Gani Mohammed (Owner's Relative) Contact No. 9987861592
6	Location, Street, ward no	Naya Nagar Village - Bhayandar, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Bhayandar New Survey No - 61/1, 61/2 & 61/5 & Old Survey No. 523/5, 525/1, 525/5,
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 278.01</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 425.00</b> <b>(Area As Per Draft Agreement)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Bhayandar, Mira Road (East) Taluka - Thane, District - Thane, Pin - PIN Code - 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.
	<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. Mohammed Amir
	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. Mohammed Amir
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,400.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2002 (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.
<p><b>Remark:</b></p> <p>1. As per Approved Plan, the composition of Flat is 1 Living Room + Kitchen + Bath + W.C. + Balcony Area (i.e. 1RK Flat). But as per Site inspection, Kitchen area converted into Bedroom &amp; W.C. + Passage area converted into Kitchen and Balcony area converted into usable carpet area. At present, the composition of flat is 1 Bedroom + Living Room + Kitchen + 1 Toilet (i.e. 1BHK Flat).</p> <p>2. As per Agreement, the Built up Area of flat 425.00 Sq. Ft. but as per actual Site measurement, Carpet Area is 277.00 Sq. Ft. The loading factor of Carpet to Built up Area is 53%.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 01.10.2024 for Residential Flat No. 002, Ground Floor, "**Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.**", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India belongs to **Shri. Mohammed Amir**. Name of Proposed Purchaser is **Mr. Mohaiuddin Ansari**.

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

1)	Copy of Agreement for sale Document No.677/2002 Dated 08.02.2002 between M/s. Star Builders & Developers(The Builder) And Mohd. Amir (The purchaser).
2)	Copy of Society Registration Certificate Document No.- Dated 18.10.2005.
3)	Copy of Agreement for Providing Additional Amenities Document No.- Dated 11.03.2002 between M/s. Star Builders & Developers(The Developers) And Shri. Mohammed Amir(The purchaser).
4)	Copy of Approved Building Plan Document No.MB / NR / 2249 / 784 / 99-2000 dated 29.04.1999 issued by Mira Bhayander Municipal Corporation.
5)	Copy of Draft Agreement between Shri. Mohammed Amir(The Vendor) And Mr. Mohaiuddin Ansari(The purchaser).

### Location

The said building is located at Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 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 + 4 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 Good. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living



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Room + Kitchen + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 1st October 2024

The Built Up Area of the Residential Flat	:	425.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2002 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	425.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,62,500.00
Depreciation $\{(100 - 10) \times (22 / 60)\}$	:	33.00%
Amount of depreciation	:	₹ 3,50,625.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,000/- per Sq. M. i.e. ₹ 7,061/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,692/- per Sq. M. i.e. ₹ 6,010/- per Sq. Ft.
Value of property as on 1st October 2024	:	425.00 Sq. Ft. X ₹ 9,500 = ₹40,37,500.00

(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 1st October 2024	:	₹ 40,37,500.00 - ₹ 3,50,625.00 = ₹ 36,86,875.00
Total Value of the property	:	₹ ₹ 36,86,875.00
The realizable value of the property	:	₹33,18,188.00
Distress value of the property	:	₹29,49,500.00
Insurable value of the property (425.00 X 2,500.00)	:	₹10,62,500.00
Guideline value of the property (425.00 X 6010.00)	:	₹25,54,250.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, "Kausar Tasneem Firdaus Co-op. Hsg. Soc. Ltd.", Ganga Complex, Naya Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India for this particular purpose at ₹ 36,86,875.00 (Rupees Thirty Six Lakhs Eighty Six Thousands Eight Hundred And Seventy Five Only) as on 1st October 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 1st October 2024 is ₹ 36,86,875.00 (Rupees Thirty Six Lakhs Eighty Six Thousands Eight Hundred And Seventy Five Only) Value varies with time and purpose and hence this value should not be referred for



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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

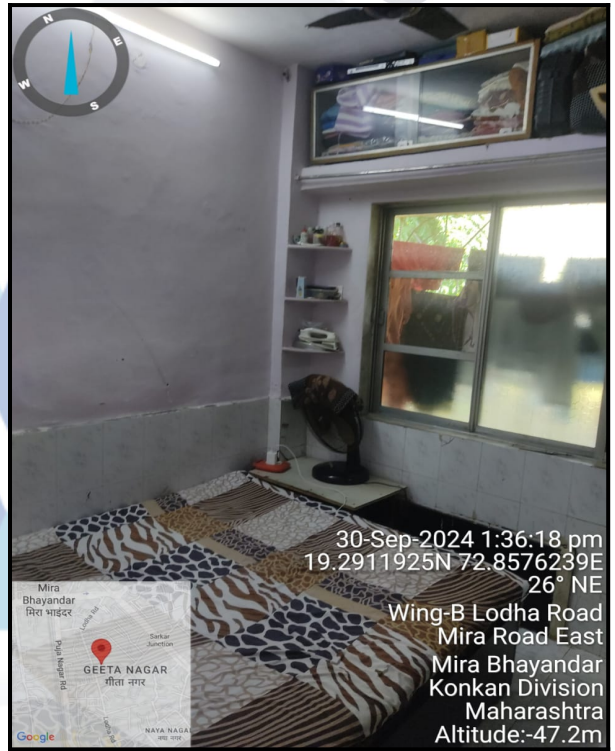
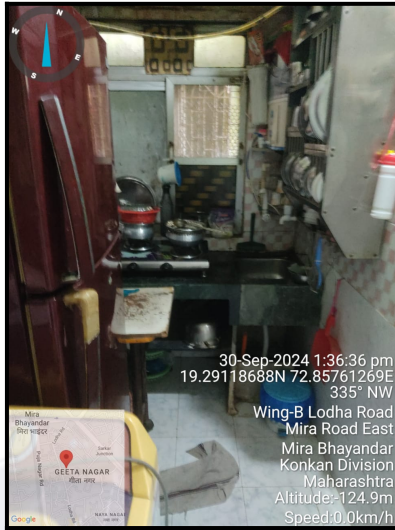
##### Main Building

1	No. of floors and height of each floor	:	Ground + 4 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor
3	Year of construction	:	2002 (Approx.)
4	Estimated future life	:	38 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 Masonry.
8	Partitions	:	6" Thk. Brick Masonry.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Ceramic Tile Flooring.
11	Finishing	:	Cement Plastering.
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						
(i)	Internal wiring – surface or conduit											
(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.	: 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	: Not Provided										
19	Underground sump – capacity and type of construction	: RCC Tank										
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

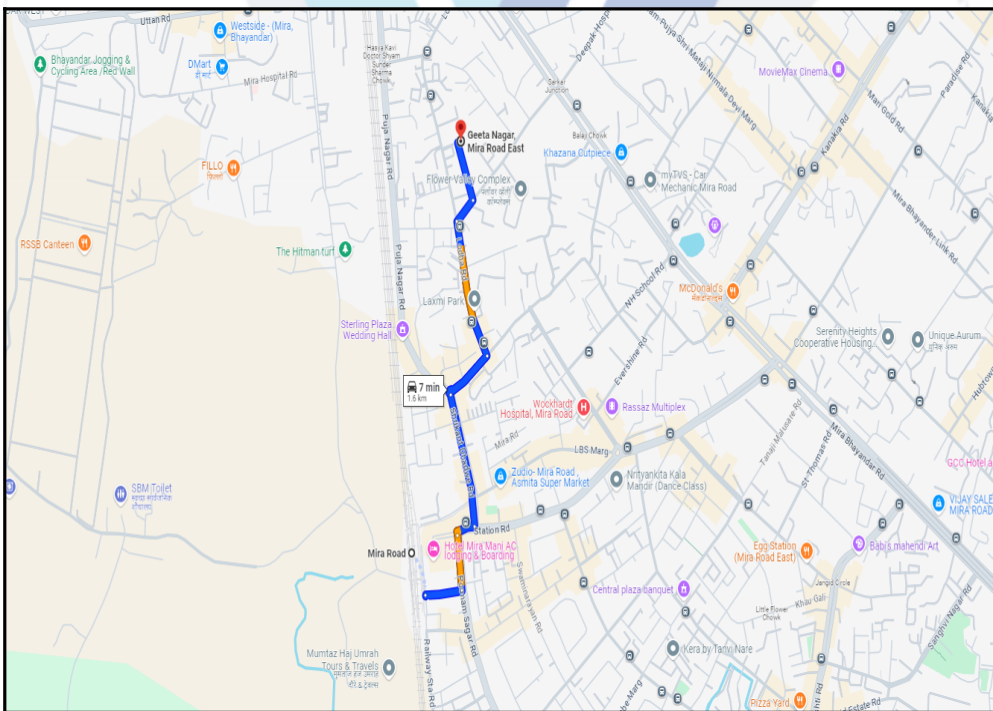
# Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°17'28.7"N 72°51'28.0"E**

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




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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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 मिळकती बगलता इतर सर्व मिळकती संव्हे क्रं	24600	76000	86500 95100 86500	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	76000			
No Increase on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>76,000.00</b>	<b>Sq. Mtr.</b>	<b>7,061.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24600			
The difference between land rate and building rate(A-B=C)	51,400.00			
Percentage after Depreciation as per table(D)	22%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>64,692.00</b>	<b>Sq. Mtr.</b>	<b>6,010.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

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



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d)	Third Floor	85%
e)	Fourth Floor and above	80%


**Depreciation Percentage Table**

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




## Price Indicators

Property	Mirs Sadam, Naya Nagar, Mira Road East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	275.00	330.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-



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**1 RK Flat In Mira Saddam For Sale In Mira Bh...**  
Puja Nagar, Mira Road, Near Gulistan Masjid

**₹ 33 Lacs**  
Negotiable

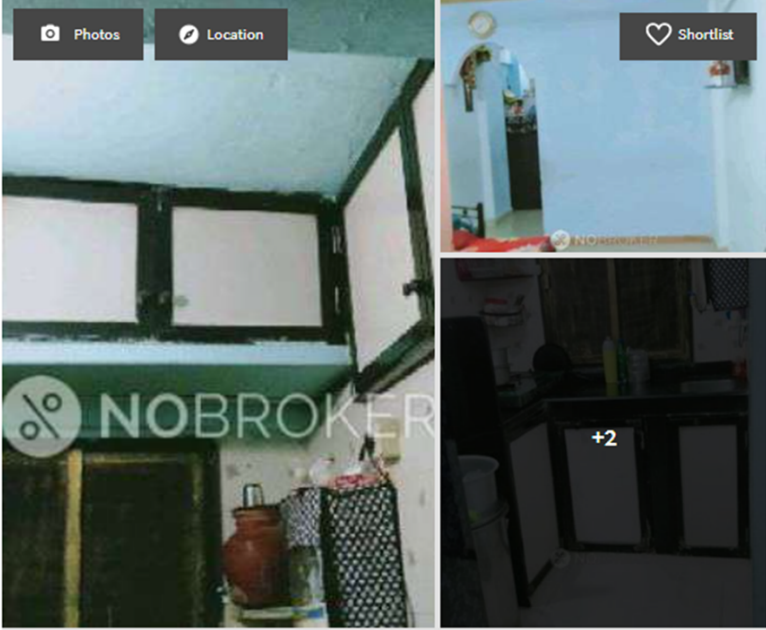
**₹ 18,913/Month**  
Estimated EMI

**330**  
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Mira bhayandar / 1rk Flat for Sale in Mira bhayandar / Property...

Photos
Location



Shortlist

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**1**  
Balcony

**Bike**  
Parking

**Sep 23, 2024**  
Posted On

**Immediately**  
Possession

**Mira Saddam**  
Apartment

**Full**  
Power Backup

[Get Owner Details](#)

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 Ashirvad Maternity & Nursing Home Dahisar (East)

### Overview

Age of Building **>10 Years**

Maintenance Charges **₹1.7 Per Sq.Ft/M**

Ownership Type **Self Owned**

Flooring **Vitrified Tiles**

### Activity On This Property

**0**  
Unique Views


**0**  
Shortlists

**0**  
Contacted


Powered By: NBEstimate

## Price Indicators

Property	Naya Nagar, Mira Road East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-



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Sign up
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Menu



**1 BHK Flat In Garib Nawaz Apartment For Sal...**  
Mira Road East, Mira Bhayandar

**₹ 35 Lacs**  
Negotiable

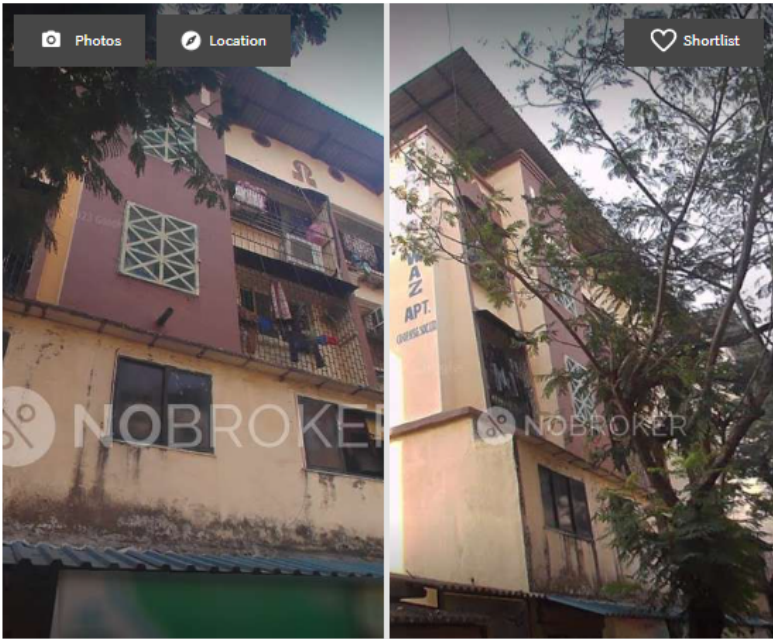
**₹ 20,060/Month**  
Estimated EMI

**350**  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mira bhayandar / 1bhk Flat for Sale in Mira bhayandar / Propert...

Photos
Location



**1 Bedroom**  
No. of Bedroom

Aug 22, 2024  
Posted On

**1 Bathroom**  
No. of Bathroom

Immediately  
Possession

**NA**  
Balcony

Garib Nawaz Apart...  
Apartment

**Bike**  
Parking


None  
Power Backup

Get Owner Details

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

Netra Mandir Dahisar (East)

### Overview

**Age of Building** >10 Years

**Ownership Type** Self Owned

**Maintenance Charges** ₹2.0 Per Sq.Ft/M

**Flooring** NA

### Activity On This Property

**277**  
Unique Views

**8**  
Shortlists

**21**  
Contacted

Powered By : NBEstimate

## Sale Instances

Property	Naya Nagar, Mira Road East		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,714.00	₹8,929.00	-

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9926337

08-06-2024

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 : 9926/2024

नोंदणी :

Regn:63m

### गावाचे नाव : भाईदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3392604
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा.भाईदर मनपाइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे - भाईदर,वार्ड - जे.विभाग - 1/13,मधील,सदनिका क्रं. 102,पहिला मजला,सरुपी जमुना को. ऑप. हौ. सोसा. लि.,प्लॉट नं.- 44,नया नगर,मिरा रोड पूर्व,ठाणे - 401107.( ( Survey Number : जुना सर्वे नं. 509/2, नविन सर्वे नं. 95/2 ; ) )
(5) क्षेत्रफळ	39.96 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:-शोएब अहमद एम एच नवलुर वय:-37 पत्ता:-प्लॉट नं: सदनिका क्रं. 102, माळा नं: 1 ला मजला, इमारतीचे नाव: सरुपी जमुना को. ऑप. हौ. सोसा. लि., ब्लॉक नं: प्लॉट नं. 44, रोड नं: नया नगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHJPN5743P 2): नाव:-फरिन शोएब अहमद नवलुर वय:-33 पत्ता:-प्लॉट नं: सदनिका क्रं. 102, माळा नं: 1 ला मजला, इमारतीचे नाव: सरुपी जमुना को. ऑप. हौ. सोसा. लि., ब्लॉक नं: प्लॉट नं. 44, रोड नं: नया नगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-DHDPS7589M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोबीन अहमद अन्सारी वय:-52; पत्ता:-प्लॉट नं: रूम नं. 14, जी - ए - 2, माळा नं: -, इमारतीचे नाव: मदिना बिल्डिंग, ब्लॉक नं: अहमद झकारिया नगर, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AMSPA9271D
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9926/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	262500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Sale Instances

Property	Naya Nagar, Mira Road East		
Source	Index no.2		
Floor	5th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	421.67	506.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,672.00	₹8,893.00	-

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1089976 08-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 10899/2024 नोदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3781722	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे भाईदर,जे1 वॉर्ड,विभाग क्र. 1/14,जुना सर्वे क्र. 502/1,516,नवीन सर्वे क्र. 80/1,75,निवासी सदनिका क्र. 502,5 वा मजला,सी-1 टाईप,बालाजी,तिरुपती बालाजी सी. एच. एस. लिमिटेड,लक्ष्मी पार्क,नया नगर,मीरा रोड पूर्व,ठाणे,एकूण क्षेत्रफळ 425 चौ. फूट कार्पेट म्हणजेच 47.39 चौ. मी. बिल्ट अप.( ( Survey Number : 80/1, 75 ; ) )	
(5) क्षेत्रफळ	47.39 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:-इरफाना वझिर उबारे वय:-56 पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: सदनिका क्र. 502, 5 वा मजला, सी-1 टाईप, बालाजी, तिरुपती बालाजी सी. एच. एस. लिमिटेड, लक्ष्मी पार्क, नया नगर,मीरा रोड पूर्व, ठाणे, ब्लॉक नं.: , रोड नं.: , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABUPU8486H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नाजिस इरशाद अंसारी वय:-24; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: डी-103, सेक्टर 61, नोएडा गौतम बुद्ध नगर, नोएडा, उत्तर प्रदेश, ब्लॉक नं.: , रोड नं.: , उत्तर प्रदेश, गौतम बुद्ध नगर. पिन कोड:-201301 पॅन नं:-BTTPA7306J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10899/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(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 **1st October 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 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 **₹ 36,86,875.00 (Rupees Thirty Six Lakhs Eighty Six Thousands Eight 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/67/ 2019-20



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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

