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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 Owner : **Abdul Muqet Khan**

Residential Flat No. 105, 1<sup>st</sup> Floor, Wing - B, "**Ostwal Point**", Village - Navghar, Mira Road (East),  
Taluka - Thane , District - Thane, 401107, State - Maharashtra, India.

Latitude Longitude : 19°17'43.8"N 72°52'33.0"E

### Intended User:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar  
No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra,  
Country - India

### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 105, 1<sup>st</sup> Floor, Wing - B, "**Ostwal Point**", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, 401107, State - Maharashtra, India belongs to **Abdul Muqeet Khan**.

Boundaries of the property

North : Internal road & Kanakia Garden  
South : Jangid Encalve  
East : Internal Road & Jangid Ambrosia CHSL  
West : Kanakia Road

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 **₹ 25,04,580.00 (Rupees Twenty Five Lakhs Four Thousand Five Hundred And Eighty 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

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Residential Flat No. 105, 1<sup>st</sup> Floor, Wing - B, "Ostwal Point", Village - Navghar, Mira Road (East), Taluka - Thane , District - Thane, 401107, 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 19.11.2024 for Housing Loan Purpose.
1	Date of inspection	08.11.2024
3	Name of the owner / owners	<b>Abdul Muqet Khan</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. 105, 1 <sup>st</sup> Floor, Wing - B, "Ostwal Point", Village - Navghar, Mira Road (East), Taluka - Thane , District - Thane, 401107, State - Maharashtra, India.  <b>Contact Person :</b> Abdul Muqet Khan (Owner) Contact No. 9787415038
6	Location, Street, ward no	Village - Navghar, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Navghar New Survey No - 62/9, 11, 12, 05Old Survey No - 290/9, 11, 12, 05
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. = 175.41 (Area as per Site measurement) Carpet Area in Sq. Ft. = 154.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 169.40 (Carpet Area + 10%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, Mira Road (East) Taluka - Thane , District - Thane, Pin - 401107
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 - Abdul Muqet Khan
	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 - Abdul Muqet Khan
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,300.00 (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 – 2018 (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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch Branch to assess Fair Market Value as on 19.11.2024 for Residential Flat No. 105, 1<sup>st</sup> Floor, Wing - B, "Ostwal Point", Village - Navghar, Mira Road (East), Taluka - Thane , District - Thane, 401107, State - Maharashtra, India belongs to **Abdul Muqet Khan**.

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

1)	Copy of Agreement For Sale No.5199/2019 Dated 17.06.2019 between Mrs. Shobha V. Soni(The Transferor) And Abdul Muqet Khan(The Transferee).
2)	Copy of Commencement Certificate No.MB / MNP / NR / 586 / 2014-15 Dated 02.06.2014 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Part Occupancy Certificate No.MNP / NR / 4776 / 2018-19 Dated 05.11.2018 issued by Mira Bhayander Municipal Corporation.

### Location

The said building is located at Village - Navghar, Mira Road (East), Taluka - Thane , District - Thane, 401107. The property falls in Residential Zone. It is at a traveling distance 3.1 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 Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 8 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Toilet. This Residential Flat is Vitrified 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 19th November 2024

The Built Up Area of the Residential Flat	:	169.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2018 (As Per Part Occupancy Certificate)
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Expected total life of building	: 60 Years
Age of the building as on 2024	: 6 Years
Cost of Construction	: 169.40 Sq. Ft. X ₹ 2,000.00 = ₹ 3,38,800.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$	: 9.00%
Amount of depreciation	: ₹ 30,420.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 84,200/- per Sq. M. i.e. ₹ 7,822/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 80,763/- per Sq. M. i.e. ₹ 7,503/- per Sq. Ft.
Value of property	: 169.00 Sq. Ft. X ₹ 15,000 = ₹25,35,000
Total Value of property as on 19th November 2024	: ₹25,35,000.00

(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)

<b>Fair value of the property as on 19th November 2024</b>	: <b>₹ 25,35,000.00 - ₹ 30,420.00 = ₹ 25,04,580.00</b>
<b>Total Value of the property</b>	: <b>₹ 25,04,580.00</b>
<b>The realizable value of the property</b>	: <b>₹22,54,122.00</b>
<b>Distress value of the property</b>	: <b>₹20,03,664.00</b>
<b>Insurable value of the property (169.40 X 2,000.00)</b>	: <b>₹3,38,800.00</b>
<b>Guideline value of the property (169.40 X 7503.00)</b>	: <b>₹12,71,008.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 105, 1<sup>st</sup> Floor, Wing - B, "Ostwal Point", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, 401107, State - Maharashtra, India for this particular purpose at **₹ 25,04,580.00 (Rupees Twenty Five Lakhs Four Thousand Five Hundred And Eighty Only)** as on 19th November 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 **19th November 2024** is **₹ 25,04,580.00 (Rupees Twenty Five Lakhs Four Thousand Five Hundred And Eighty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**


I, hereby declare that

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

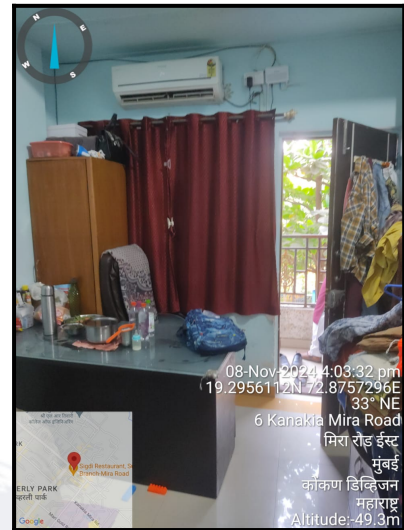
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: 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 1 <sup>st</sup> Floor				
3	Year of construction	: 2018 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 54 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 Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
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.	:	Superior Colored
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

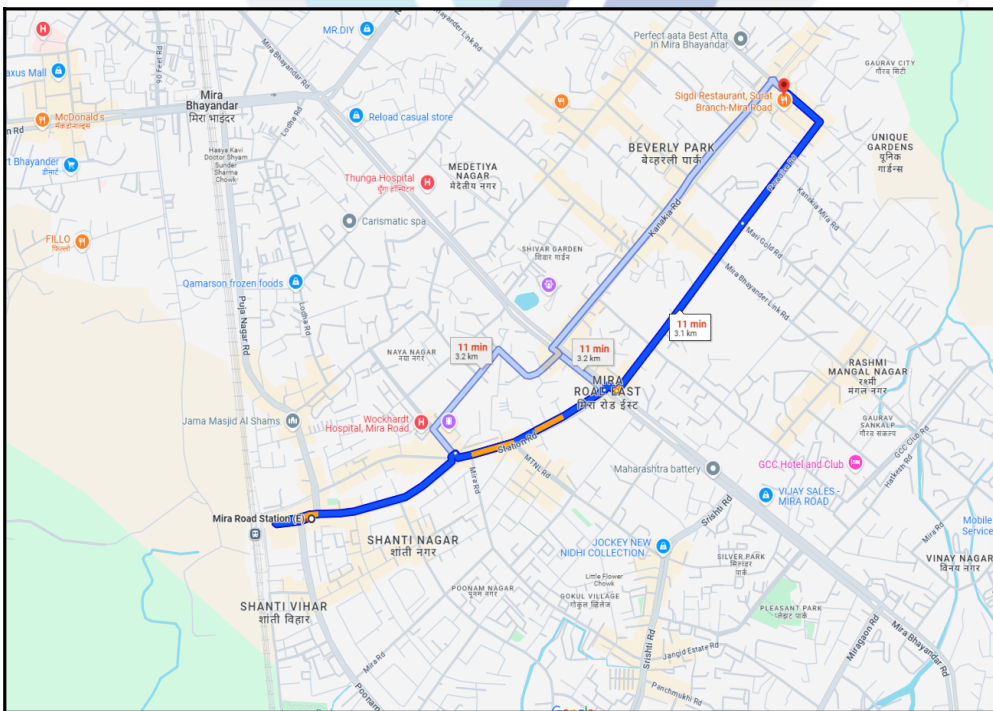
# Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°17'43.8"N 72°52'33.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.1 Km).



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## Ready Reckoner Rate

DIVISION / VILLAGE : NAVGHAR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	W ) All Properties of Village Navghar on North Excluding Zone "V" Properties.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/41	26920	84200	90000	105200	90000
<small>Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 39, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 74, 75, 76, 77, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 108, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</small>						
<a href="#" style="color: #1a3d4d; text-decoration: none;">⇌ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	84200			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>84,200.00</b>	<b>Sq. Mtr.</b>	<b>7,822.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26920			
The difference between land rate and building rate(A-B=C)	57,280.00			
Percentage after Depreciation as per table(D)	6%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>80,763.00</b>	<b>Sq. Mtr.</b>	<b>7,503.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

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

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	275.00	330.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹18,182.00	₹15,152.00	-

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Resale

**1 RK Flat In Khodiyar Dham , Indralok Pha...**

Near R K Diagnostic

Loan Verified

₹ 50 Lacs

Negotiable

₹ 28,657/Month

Estimated EMI

350

Sq.Ft

Need Home Loan ?

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Photos
Location

Shortlist

**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**NA**

Balcony

**Car**

Parking

**Nov 5, 2024**

Posted On

**Immediately**

Possession

**Khodiyar Dham , In...**

Apartment

**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: Mira Road Station   Kunjan Yoga And Wellness   Ashirwad Maternity & Nursing Home   Anand Nagar

Rassaz Multiplex

**Overview**

Age of Building

>10 Years

Ownership Type

Self Owned

Maintenance Charges ₹2.9 Per Sq.Ft/M

Flooring

Cement

Builtup Area

350 Sq.Ft

Carpet Area

275 Sq.Ft

Furnishing Status

Semi Furnish Now

Facing

Don't Know

Floor

1/4

Parking

Car

**Activity On This Property**

32

Unique Views

0

Shortlists

0

Contacted

Powered By : NBEstimate

**Similar Properties**

There are no Similar Properties

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	245.00	294.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹15,918.00	₹13,265.00	-

[Pay Rent](#)
[Post Your Property](#)
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[Log in](#)

**1 RK Flat In Beverly Park Main Road, Mira Road East F...**  
Kanakia Road

**₹ 39 Lacs**  
Non-negotiable

**₹ 22,352/Month**  
Estimated EMI

**325**  
Sq.Ft

Need Home Loan ?  
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Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1rk Flat for Sale in Mira road east / Property Details

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**Nov 4, 2024**  
Posted On

**Immediately**  
Possession

**NA**  
Balcony

**Bike and Car**  
Parking

**Beverly Park Main R...**  
Apartment

**None**  
Power Backup

[Get Owner Details](#)

**Report what was not correct in this property**

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[Wrong Info](#)

**Price trends by NBEstimate** [Check Now](#)

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

**Overview**

<p><b>Age of Building</b> &gt;10 Years</p>	<p><b>Ownership Type</b> Self Owned</p>
<p><b>Maintenance Charges</b> ₹1.8 Per Sq.Ft/M</p>	<p><b>Flooring</b> Vitrified Tiles</p>
<p><b>Builtup Area</b> 325 Sq.Ft</p>	<p><b>Carpet Area</b> 245 Sq.Ft</p>
<p><b>Furnishing Status</b> Fully Furnished</p>	<p><b>Facing</b> Don't Know</p>
<p><b>Floor</b> 4/4</p>	<p><b>Parking</b> Bike And Car</p>

**Activity On This Property**

**216**  
Unique Views

**6**  
Shortlists

**6**  
Contacted

Powered By : NBEstimate

**Similar Properties**

**1 RK Flat In Home Sai ...**  
Bharti Nagar, Near Hotel RK Inn

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	358.00	393.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹15,804.00	₹14,368.00	-

16371337 12-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.ठाणे 7 दस्ता क्रमांक : 16371/2024 नोदणी : Regn:63m
<b>गावाचे नाव : नवघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5650000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3703917	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे-नवघर,वार्ड- डब्लू,विभाग-11/41,जुना सर्वे नं. 288,नवीन सर्वे नं. 55,हिस्सा नं.03,05,07,जुना सर्वे नं.297,नवीन सर्वे नं.57,हिस्सा नं.01,02,03,05,06,07,09,10,12,14,15,जुना सर्वे नं.298,नवीन सर्वे नं.56,हिस्सा नं.02,04,06,07,08,09,10,11,13,जुना सर्वे नं. 295,नवीन सर्वे नं.178,हिस्सा नं. 02 आणि 03,क्षेत्रफळ 33.25 चौ. मि. कारपेट,सदनिका क्र. 903,9 वा मजला,बिल्डिंग नं. 10,ओस्तवाल ओर्चीड बिल्डिंग नं.10,ओस्तवाल ओर्चीड बिल्डिंग नं.10 को. ऑप. ही. सोसा. लि.,कनकिया रोड,प्रथमेश हेरिटेज जवळ,मीरा रोड पूर्व,ठाणे-401107.( ( Survey Number : जुना सर्वे नं. 288, नवीन सर्वे नं. 55, हिस्सा नं.03, 05, 07, जुना सर्वे नं.297, नवीन सर्वे नं.57, हिस्सा नं.01, 02, 03, 05, 06, 07, 09, 10, 12, 14, 15, जुना सर्वे नं.298, नवीन सर्वे नं.56, हिस्सा नं.02, 04, 06, 07, 08, 09, 10, 11, 13, जुना सर्वे नं. 295, नवीन सर्वे नं.178, हिस्सा नं. 02 आणि 03 ; ) )	
(5) क्षेत्रफळ	33.25 चौ.मीटर	
(6)आकारणी किंवा जुदी 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-नसरीन जाफर शेख वय:-34 पत्ता:-प्लॉट नं: सदनिका नं.903, माळा नं: -, इमारतीचे नाव: ओस्तवाल ओर्चीड बिल्डिंग नं.10 को. ऑप. ही. सोसा. लि. ब्लॉक नं: कनकिया रोड, प्रथमेश हेरिटेज जवळ, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-DMVPS1894A 2): नाव-जाफर इब्राहिम शेख वय:-36 पत्ता:-प्लॉट नं: सदनिका नं.903, माळा नं: -, इमारतीचे नाव: ओस्तवाल ओर्चीड बिल्डिंग नं.10 को. ऑप. ही. सोसा. लि. ब्लॉक नं: कनकिया रोड, प्रथमेश हेरिटेज जवळ, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-BIZPS12947	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-इरफान शोएब खान वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. 19/1507, माळा नं: -, इमारतीचे नाव: ओल्ल एम एच. बी. कॉलनी, ब्लॉक नं: गौराई रोड, एम एच बी पोलिस स्टेशन जवळ, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-CSAPK4069D	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024	
(10)दस्त नोदणी केल्याचा दिनांक	06/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16371/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	395500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th November 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 **₹ 25,04,580.00 (Rupees Twenty Five Lakhs Four Thousand Five Hundred And Eighty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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