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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Sanjeevani Sanjeevbhai Solanki**

Residential Flat No. D/413, 4<sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residancey**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India.

Latitude Longitude : 9°0'0.0"N 9°0'0.0"E

### Intended User:

**Cosmos Bank**

**Borivali Branch (West)**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road,  
Borivali (West), Mumbai - 400 092, 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. D/413, 4<sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residency**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India belongs to **Sanjeevani Sanjeevbhai Solanki**.

Boundaries of the property

North	: Kanakiya Road
South	: Parking Space / Open Land
East	: Jangid Estate
West	: Bhairav Residency F & G 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 **₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

### Our Pan India Presence at :

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

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Residential Flat No. D/413, 4<sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, 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 07.12.2024 for Housing Loan Purpose.
1	Date of inspection	28.11.2024
3	Name of the owner / owners	<b>Sanjeevani Sanjeevbhai Solanki</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. D/413, 4 <sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India. <b>Contact Person :</b> Mrs. Sanjeevani Sanjeevbhai Solanki (Owner) Contact No. 9326294138
6	Location, Street, ward no	Beverly Park Village - Navghar, District - Thane
7	Survey / Plot No. of land	Village - Navghar New Survey No - 97/1, 2, 4, 98/1
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. = 706.11</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 618.51</b> <b>Flowerbed Area in Sq. Ft. = 65.10</b> <b>Dry Balcony Area in Sq. Ft. = 22.50</b>  <b>Built Up Area in Sq. Ft. = 772.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, Taluka - Thane, District - Thane, Pin - PIN - 401 105
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 - Sanjeevani Sanjeevbhai Solanki
	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 - Sanjeevani Sanjeevbhai Solanki
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,600.00 (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 – 2013 (As per 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, Borivali Branch (West) Branch to assess Fair Market Value as on 07.12.2024 for Residential Flat No. D/413, 4<sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "**Bhairav Residency**", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India belongs to **Sanjeevani Sanjeevbhai Solanki**.

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

1)	Copy of Agreement for sale Registration No.8268/2018 Dated 19.10.2019 between Mr. Akbarali Alladin Noorani, Mrs. Neelam M. Noorani & Naushad A. Noorani(The Transferor) And Sanjeevni Sanjeevbhai Solanki(The Transferee)(4 Pages from Document).
2)	Copy of Commencement Certificate No. M.B./MNP/NR/2491/09-10 Dated 07.10.2009 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Occupancy Certificate No. MNP/NR/2626/2013-2014 Dated 17.10.2013 issued by Mira Bhayander Municipal Corporation.
4)	Copy of Surveyor Letter Dated 29.09.2016 regarding certification of Building as per approval 5A renumbered as Bhairav Residency Wing D, issued by Anish & Associates, Licensed Surveyor & Consulting Engineer..

### Location

The said building is located at Village - Navghar, Taluka - Thane, District - Thane, PIN - 401 105. The property falls in Residential Zone. It is at a traveling distance 3.2 km. from Mira Road Railway Station.

### Building

The building under reference is having Stilt + 14 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. 4th Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + 2 Passage + 2 Toilet + Cupboard.+ Flowerbed & Dry Balcony Area (i.e. 2 BHK). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 7th December 2024



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The Built Up Area of the Residential Flat	:	772.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	772.00 Sq. Ft. X ₹ 2,800.00 = ₹ 21,61,600.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 3,56,664.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 78,640/- per Sq. M. i.e. ₹ 7,306/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 73,284/- per Sq. M. i.e. ₹ 6,808/- per Sq. Ft.
Value of property	:	772.00 Sq. Ft. X ₹ 12,800 = ₹98,81,600
Total Value of property as on 7th December 2024	:	₹98,81,600.00

(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 7th December 2024	:	₹ 98,81,600.00 - ₹ 3,56,664.00 = ₹ 95,24,936.00
Total Value of the property	:	₹ 95,24,936.00
The realizable value of the property	:	₹85,72,442.00
Distress value of the property	:	₹76,19,949.00
Insurable value of the property (772.00 X 2,800.00)	:	₹21,61,600.00
Guideline value of the property (772.00 X 6808.00)	:	₹52,55,776.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D/413, 4<sup>th</sup> Floor, Building No Bhairav Residency, Wing - D, "Bhairav Residancey", Beverly Park, Kanakia Road, Village - Navghar, Taluka - Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India for this particular purpose at ₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six Only) as on 7th December 2024

**NOTES**

- 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 7th December 2024 is ₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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:



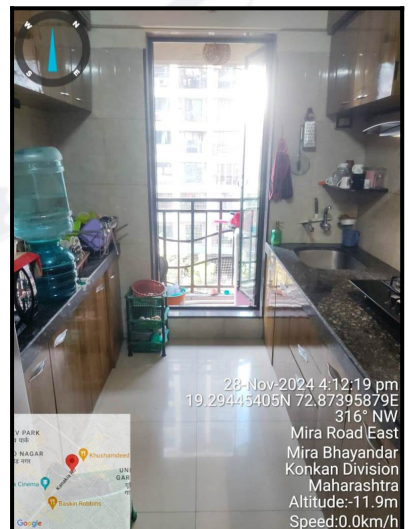
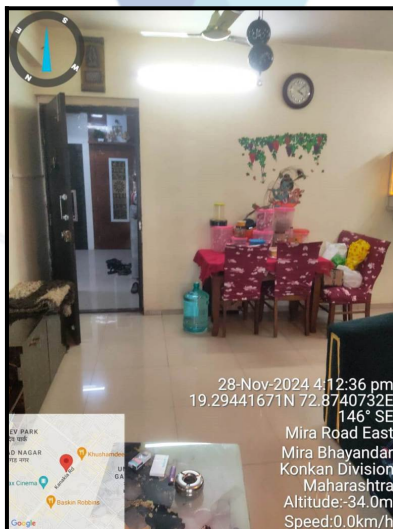
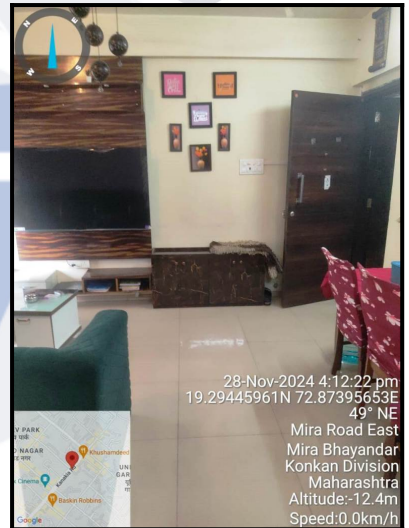
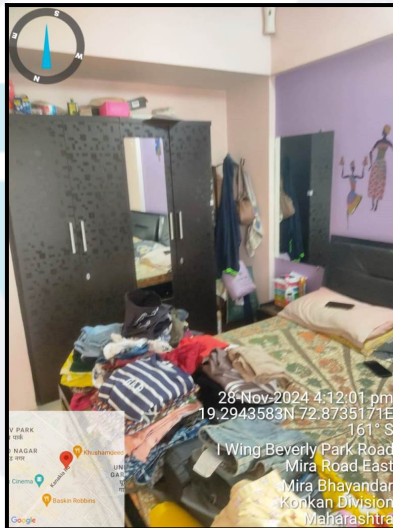
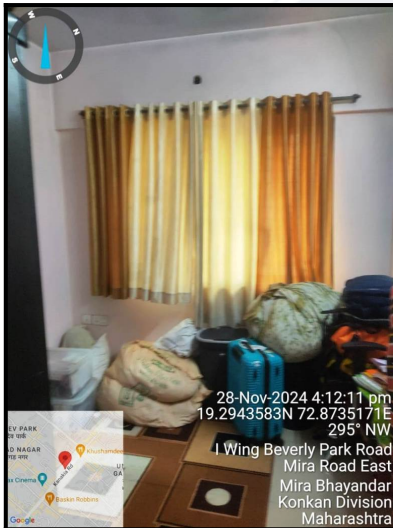
#### ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Stilt + 14 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 4 <sup>th</sup> Floor
3	Year of construction	:	2013 (As per occupancy certificate)
4	Estimated future life	:	49 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.
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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(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	: 2 Lifts										
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

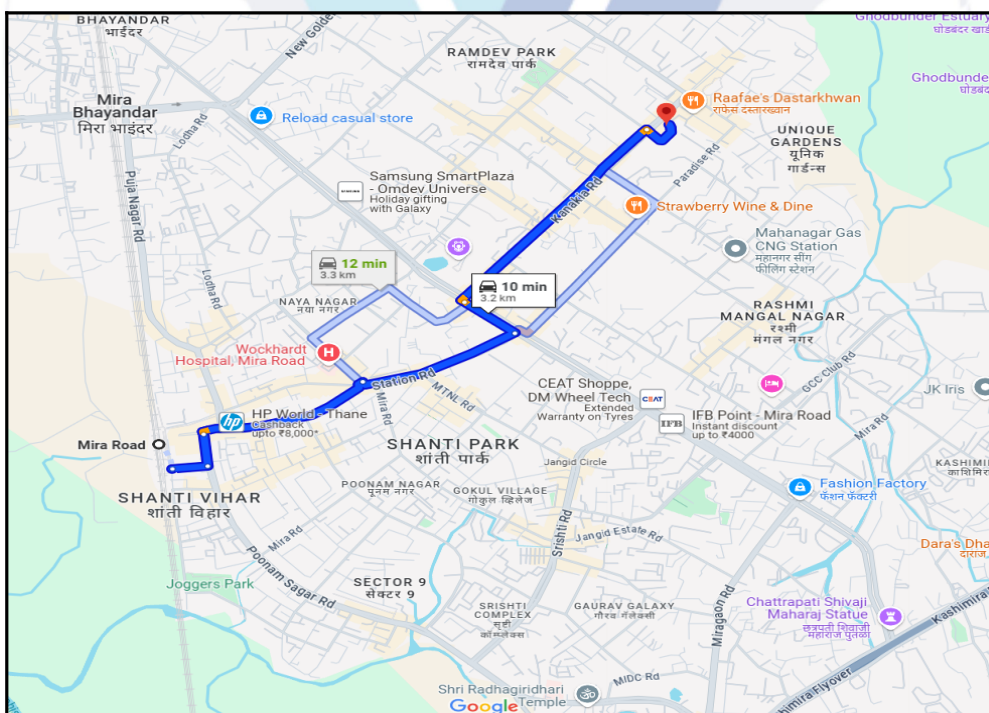




## Route Map of the property




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



**Longitude Latitude:** 9°0'0.0"N 9°0'0.0"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.2 km.).

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates	Language																																
20242025	<div style="margin-bottom: 5px;">Selected District: ठाणे</div> <div style="margin-bottom: 5px;">Select Taluka: ठाणे</div> <div style="margin-bottom: 5px;">Select Village: मौजे [गांव] नवघर</div> <div style="margin-bottom: 5px;">Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location</div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Select</th> <th>उपविभाग</th> <th>बुली जमीन</th> <th>निवासी सदनिका</th> <th>ऑफिस</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>एकक (Rs./)</th> </tr> </thead> <tbody> <tr> <td>SurveyNo</td> <td>11/40-व्ही) भु-विभाग नवघर गावाच्या दक्षिण व्हीपासून त्या गावातील सर्व मिळकती</td> <td>29950</td> <td>98300</td> <td>112300</td> <td>120180</td> <td>112300</td> <td>चौ. मीटर</td> </tr> <tr> <td>SurveyNo</td> <td>11/41-डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती</td> <td>26920</td> <td>84200</td> <td>90000</td> <td>105200</td> <td>90000</td> <td>चौ. मीटर</td> </tr> <tr> <td>SurveyNo</td> <td>11/42 - डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती -संभाव्य बिनशेती -अविकसित प्र.चौ.मी</td> <td>9300</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>चौ. मीटर</td> </tr> </tbody> </table>	Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	SurveyNo	11/40-व्ही) भु-विभाग नवघर गावाच्या दक्षिण व्हीपासून त्या गावातील सर्व मिळकती	29950	98300	112300	120180	112300	चौ. मीटर	SurveyNo	11/41-डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर	SurveyNo	11/42 - डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती -संभाव्य बिनशेती -अविकसित प्र.चौ.मी	9300	0	0	0	0	चौ. मीटर	English
Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)																											
SurveyNo	11/40-व्ही) भु-विभाग नवघर गावाच्या दक्षिण व्हीपासून त्या गावातील सर्व मिळकती	29950	98300	112300	120180	112300	चौ. मीटर																											
SurveyNo	11/41-डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर																											
SurveyNo	11/42 - डब्ल्यु) भु-विभाग नवघर गावातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती -संभाव्य बिनशेती -अविकसित प्र.चौ.मी	9300	0	0	0	0	चौ. मीटर																											

Stamp Duty Ready Reckoner Market Value Rate for Flat	98300			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>98,300.00</b>	<b>Sq. Mtr.</b>	<b>9,132.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	29950			
The difference between land rate and building rate(A-B=C)	68,350.00			
Percentage after Depreciation as per table(D)	11%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>73,284.00</b>	<b>Sq. Mtr.</b>	<b>6,808.00</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
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## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	642.00	770.40	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹15,382.00	₹12,818.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > 2 BHK Flats in Mira Road

Verified

## ₹98.75 Lac

@ 15,381 per sq.ft. Estimated EMI ₹78,872

### 2BHK 2Baths

Flat/Apartment for Sale  
In Leena Bhairav Residency, Mira Road, Mira Bhayandar

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

MITHILA PROPERTY

Shravan Choudhary

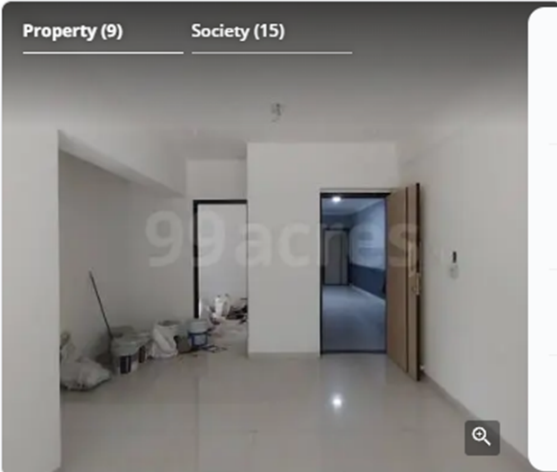
FEATURED DEALER | Member Since Jul, 2021

Contact Dealer FREE

Ready to move Property | Posted on Nov 22, 2024

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >

Property (9) Society (15)



+ Area

Super Built up area 965 sq.ft. (89.65 sq.m.)

Carpet area: 642 sq.ft. (59.64 sq.m.)

+ Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies with Study Room

+ Price

₹ 98.75 Lac

@ 15,381 per sq.ft. (Negotiable) [View Price Details](#)

+ Address

Leena Bhairav Residency

Mira Road, Mira Bhayandar

+ Floor Number

1<sup>st</sup> of 7 Floors

+ Facing

South-East

+ Overlooking

Park/Garden

+ Property Age

1 to 5 Year Old

**Why you should consider this property?**


Key Highlights of the property

- ✓ Gated Society
- ✓ Fitness Center/ Gym

- ✓ Overlooking Park/Garden
- ✓ Club/ Community Center

View 10 More →

Transaction Type: Resale ⓘ Property Ownership: Freehold ⓘ Flooring: Vitrified Furnishing: Unfurnished




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## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	750.00	900.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹14,667.00	₹12,222.00	-

HOUSING.COM Buy In Mumbai 
 + Add


Home / Mumbai / Mira Road East / Apartment for Sale in Mira Road East / 2 BHK Flat Last updated: Oct 30, 2024


### 2 BHK Flat

By **LEENA GROUP** **₹1.1 Cr** EMI starts at ₹54.61 K

Leena Bhairav Residency, Gaurav City, Mira Road East, Mumbai ₹12.22 K/sq.ft

Contact Seller





900 sq.ft  
Built Up Area

₹12.22 K/sq.ft  
Avg. Price

10 Year Old  
Age of property

Ready to move  
Possession status

Higher i  
of 12 floors

Semi Furnished  
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A
DEVELOPER

**Property Location**  
Leena Bhairav Residency, Gaurav City, Mira Road East, Mumbai

**Around This Property**

School  
MS Creative School

2 mins

(0.5 km)

Hospital  
Shalom Multispeciality Hospital

3 mins

(1.2 km)

View more on Maps

Great choice! Better priced property in this area

**Contact Seller**

Pravin

Housing Prime Agent

+9198923.....

Please share your contact

Name

---

Phone

## Price Indicators





Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	480.00	576.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,063.00	₹11,719.00	-

nagicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Mumbai » Mira Road East » Apartment in Mira Road East » 1 BHK » 750 Sq-ft

**₹67.5 Lac** EMI - ₹30k | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

1 BHK 750 Sq-ft Flat For Sale [Mira Road East, Mumbai](#)

+10 Photos

🛏 1 Bed | 🚿 2 Baths | 🏠 3 Balconies | 🏠 Semi-Furnished

Carpet Area	Developer	Project
480 sqft ₹14,063/sqft	<a href="#">Leena Group</a>	<a href="#">Bhairav Residency</a>
Floor	Transaction Type	Status
5(Out of 7 Floors)	New Property	Ready to Move
Additional Rooms	Facing	Lifts
1 Store Room	East	2

✓ East Facing Property
✓ Newly Constructed Property
OFFER Free Club Membership

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

### More Details

Price Breakup	₹67.5 Lac   ₹2,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	A51700015583
Address	Mira Road Area, Mumbai, Mira Road East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near Cinemax
Furnishing	Semi-Furnished
Flooring	Vitrified

[View all details](#)



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,597.00	₹12,164.00	-

11/29/24, 3:05 PM		ख_15831	
1583176 27-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 15831/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : नवघर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7065000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4864768.7		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे नवघर,झोन नं. व्ही,उपविभाग क्र. 11/40,जुना सर्वे क्र. 428,नवीन सर्वे क्र. 98,हिस्सा क्र. 2,सदनिका क्र. 104,एच विंग,पहिला मजला,भैरव रेसिडेन्सी,बिल्डिंग नं. 4 ए.बेवेली पार्क,कनकिया रोड,कमीशनर बंगलो जवळ,मिरारोड पूर्व,ता. जि. ठाणे 401 107.,चे क्षेत्रफळ 44.99 चौरस मीटर कारपेट आहे. तसेच सदर दस्तात नमूद केल्याप्रमाणे.( ( Survey Number : New Survey No. 98, Hissa No. 2 ; )		
(5) क्षेत्रफळ	44.99 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:-लीना बिल्डर्स चे प्रो. प्रा. दिलीप लालचंद पोरवाल तर्फे कु. मु. म्हणून धुलचंद एस. जैन - - वय:-54 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तळ मजला, भैरव भुशी बिल्डिंग, 150 फुट रोड, भाईदर पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं.-AADPP3264G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम श्रीकांत कर्पे - - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/409, सिद्धी अपार्टमेंट, सर्वोदय कोम्प्लेक्स, भाईदर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-KINPK2312E 2): नाव:-शुभांगी श्रीकांत कर्पे - - वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी/409, सिद्धी अपार्टमेंट, सर्वोदय कोम्प्लेक्स, भाईदर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DEZPK6388R		
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	15831/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	494600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,225.00	₹11,854.00	-

11/29/24, 3:00 PM		igr_15500	
15500337 27-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 15500/2024 नोदणी : Regn:63m	
<b>गावाचे नाव : नवघर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6885000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4864768.7		
(4) भू-मापन,पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे नवघर,झोन नं. व्ही,उपविभाग क्र. 11/40,जुना सर्वे क्र. 428,नवीन सर्वे क्र. 98,हिस्सा क्र. 2,सदनिका क्र. 404,एच विंग,सहावा मजला,भैरव रेसिडेन्सी,बिल्डिंग नं. 4 ए,बेवेली पार्क,कनकिया रोड,कमीशनर बंगलो जवळ,मिरारोड पूर्व,ता. जि. ठाणे 401 107.,चे क्षेत्रफळ 44.99 चौरस मीटर कारपेट आहे. तसेच सदर दस्तात नमूद केल्याप्रमाणे.( ( Survey Number : New Survey No. 98, Hissa No. 2 ; ) )		
(5) क्षेत्रफळ	44.99 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लीना बिल्डर्स चे प्रो. प्रा. दिलीप लालचंद पोरवाल तर्फे कु. मु. म्हणून घुलचंद एस. जैन - - वय:-54 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तळ मजला, भैरव श्रुती बिल्डिंग, 150 फुट रोड, भाईदर पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 फॅन नं:-AADPP3264G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदर्श कुमार - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ए/1302, भैरव रेसिडेन्सी, बेवेली पार्क, कनकिया रोड, कमीशनर बंगलो जवळ, मिरारोड पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-AMRPK7731K 2): नाव:-दिव्या वर्मा - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ए/1302, भैरव रेसिडेन्सी, बेवेली पार्क, कनकिया रोड, कमीशनर बंगलो जवळ, मिरारोड पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-ARHPV9825A		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	26/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	15500/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	482000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्योक्तनासाठी विचारत घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th December 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.



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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 **₹ 95,24,936.00 (Rupees Ninety Five Lakhs Twenty Four Thousands Nine Hundred And Thirty Six 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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