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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



07-Jan-2025 1:41:53 pm
19.2887666666666668N 72.8612533333332E
48° NE
WING-B Mira Bhayandar Road
Mira Road East
Mira Bhayandar
Konkan Division
Maharashtra
Altitude: 327.0m
Speed: 2.8km/h
Index number: 150

Details of the property under consideration:

Name of Owner : **Mr. Shaikh Maheboob Sutare**

Residential Flat No. C-311, 3rd Floor, Wing - C, Darshan , "Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. ", Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'19.6"N 72°51'40.8"E

Intended User:

Cosmos Bank
Borivali MRO A-2

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road,
Borivali (West), Mumbai - 400 092.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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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. C-311, 3rd Floor, Wing - C, Darshan , "**Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. "**, Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Shaikh Maheboob Sutare .**

Boundaries of the property

North : Chandan Classic Complex
South : New royal classic Apartment
East : Internal Road
West : Balaji Temple 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 **₹ 38,56,300.00 (Rupees Thirty Eight Lakhs Fifty Six Thousands Three Hundred Only).**

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Regd. Office

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

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Residential Flat No. C-311, 3rd Floor, Wing - C, Darshan , "Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. ", Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - 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 08.01.2025 for Housing Loan Purpose.
1	Date of inspection	07.01.2025
3	Name of the owner / owners	Mr. Shaikh Maheboob Sutare
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. C-311, 3 rd Floor, Wing - C, Darshan , "Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. ", Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person : Miss. Aashma Khan (Tenant) Contact No. -
6	Location, Street, ward no	District - Thane
7	Survey / Plot No. of land	Old Survey No - 69, 529 & New Survey No. 10, 15
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 404.57 (Area as per Site measurement) Carpet Area in Sq. Ft. = 395.00 Cupboard Area in Sq. Ft. = 9.00 Built Up Area in Sq. Ft. = 392.00 (Area As Per Agreement For Sale)

13	Roads, Streets or lanes on which the land is abutting	Taluka - Thane, District - Thane, Pin - PIN - 401 107
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Miss. Aashma Khan
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Miss. Aashma Khan
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000/- Present rental income per month

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1994 (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.
<p>Remark:</p> <p>i) As per actual site measurement, the Actual Carpet Area is 404.00 Sq. Ft. (including Cupboard Area) is more than Built Up Area mentioned in the Agreement is 392.00 Sq. Ft. Hence, we are considered the area as per Agreement for the purpose of valuation.</p> <p>ii) At the time of site visit, external renovation work of building was in progress.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess Fair Market Value as on 08.01.2025 for Residential Flat No. C-311, 3rd Floor, Wing - C, Darshan , "**Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. "**, Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Shaikh Maheboob Sutare**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.4347 / 2012 Dated 11.07.2012 between Mrs. Chand Bi Mohammad Anis Khan(The Transferor) And Mr. Shaikh Maheboob Sutare (The Transferee).
2)	Copy of Occupancy Certificate No.NR / 322 / 12132 / 93 - 94 Dated 04.02.1994 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Society Share Certificate No.190 transferred dated 03.12.2012 issued by Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. And Mr. Shaikh Maheboob Sutare (The Transferee).

Location

The said building is located at , Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 2.00 Km. from Mira Road Railway Station.

Building

The building under reference is having Ground + 3 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 Normal. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Partly Mosaic & Partly Ceramic, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Open plumbing with C.P. fittings. Casing Capping wiringetc.



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Valuation as on 8th January 2025

The Built Up Area of the Residential Flat	:	392.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1994 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	31 Years
Cost of Construction	:	392.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,80,000.00
Depreciation $\{(100 - 10) \times (31 / 60)\}$:	46.50%
Amount of depreciation	:	₹ 4,55,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,600/- per Sq. M. i.e. ₹ 6,002/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 52,200/- per Sq. M. i.e. ₹ 4,850/- per Sq. Ft.
Value of property	:	392.00 Sq. Ft. X ₹ 11,000 = ₹43,12,000
Total Value of property as on 8th January 2025	:	₹43,12,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 8th January 2025	:	₹ 43,12,000.00 - ₹ 4,55,700.00 = ₹ 38,56,300.00
Total Value of the property	:	₹ 38,56,300.00
The realizable value of the property	:	₹34,70,670.00
Distress value of the property	:	₹30,85,040.00
Insurable value of the property (392.00 X 2,500.00)	:	₹9,80,000.00
Guideline value of the property (392.00 X 4850.00)	:	₹19,01,200.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C-311, 3rd Floor, Wing - C, Darshan , "Geeta Nagar "A" Building Co-Op. Hsg. Soc. Ltd. ", Geeta Nagar Phase - I, Mira Bhayander Road, Behind Petrol Pump, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 38,56,300.00 (Rupees Thirty Eight Lakhs Fifty Six Thousands Three Hundred Only)** as on 8th January 2025

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 **8th January 2025** is **₹ 38,56,300.00 (Rupees Thirty Eight Lakhs Fifty Six Thousands Three Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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:

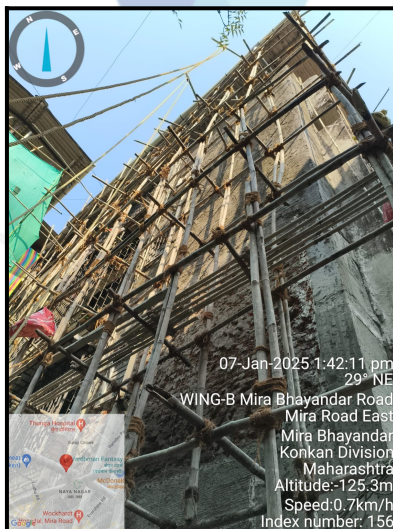
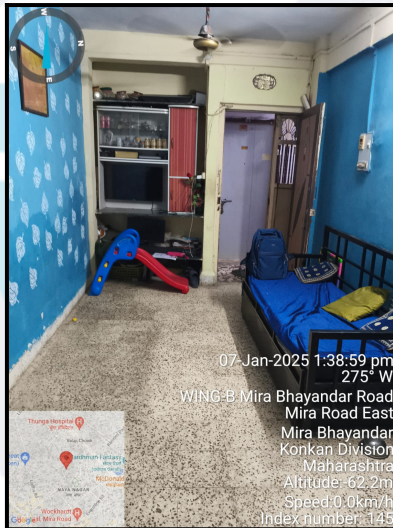
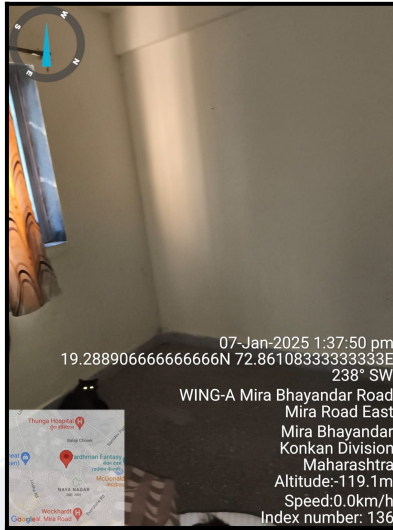
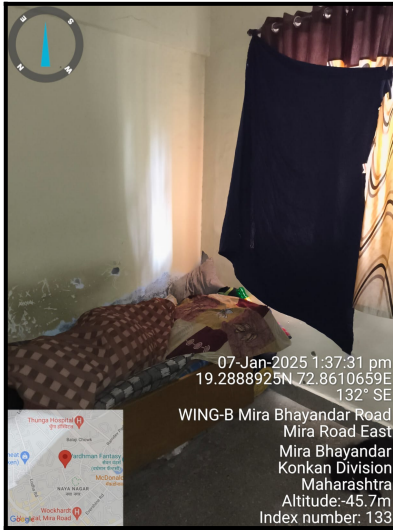
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 1994 (As per occupancy certificate)				
4	Estimated future life	: 29 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 door with safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Partly Mosaic & Partly Ceramic.				
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.	: Open plumbing with C.P. fittings. Casing Capping wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

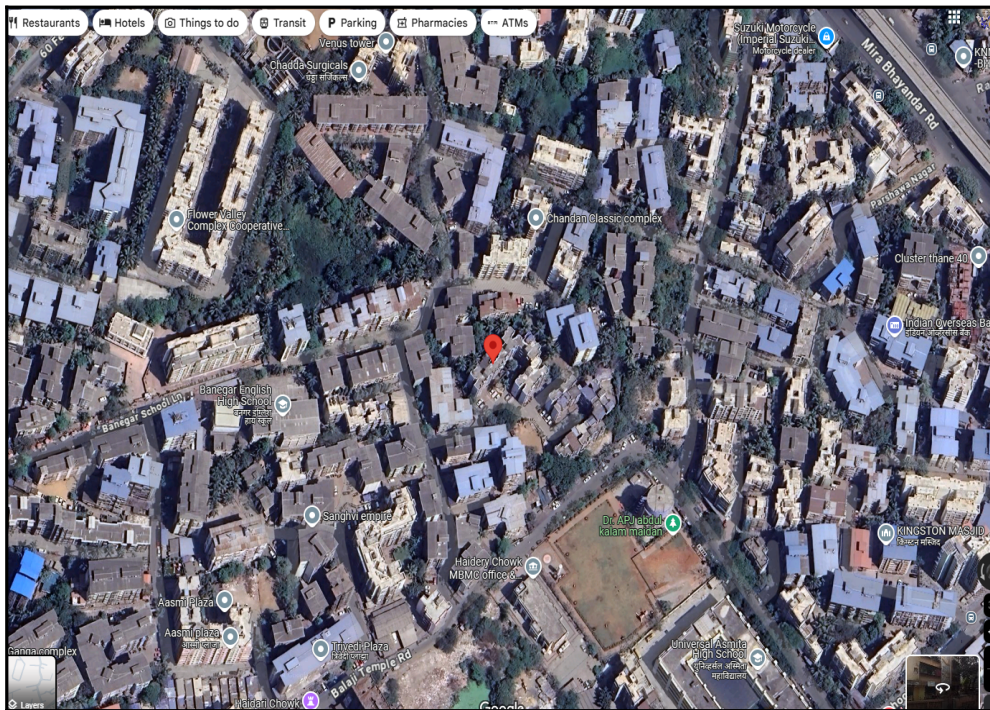
Technical details**Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick.
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

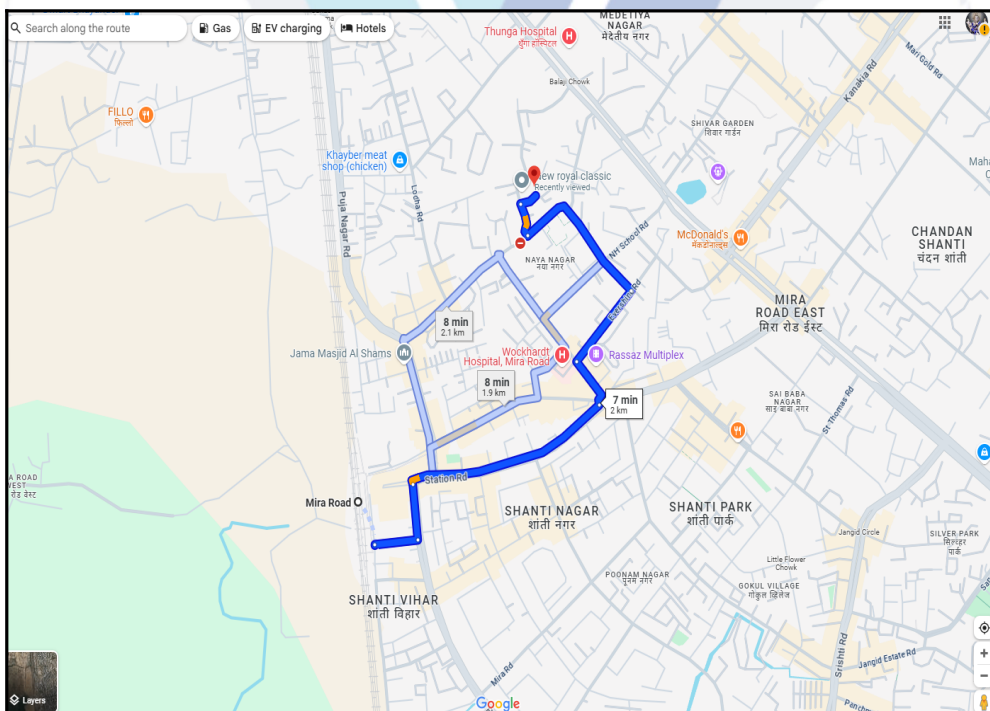
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°17'19.6"N 72°51'40.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 2.00 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
1/14-जे-1) भु- भाग जे मधील मिळकती बगळता इतर सर्व मिळकती रिके क्रं	24600	76000	86500 95100 86500	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	76000			
Decrease by 15% on Flat Located on 3 rd Floor	11400			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,600.00	Sq. Mtr.	6,002.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24600			
The difference between land rate and building rate(A-B=C)	40,000.00			
Percentage after Depreciation as per table(D)	31%			
Rate to be adopted after considering depreciation [B + (C X D)]	52,200.00	Sq. Mtr.	4,850.00	Sq. Ft.

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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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
10/120 MH2010 PTC201789

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	Geeta Nagar, Mira Road		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	408.33	490.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,245.00	₹10,204.00	-

NOBROKER

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1 BHK Flat In Geeta Sagar Chs Ltd For Sale In ...

Behind Old Petrol Pump

₹ 50 Lacs

Non-negotiable

₹ 28,657/Month

Estimated EMI

490

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

Shortlist

- 1 Bedroom**
No. of Bedroom
- 1 Bathroom**
No. of Bathroom
- NA**
Balcony
- Bike**
Parking

- Aug 17, 2024**
Posted On
- Immediately**
Possession
- Geeta Sagar Chs Ltd**
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: Central Bank Of India - Dahisar West Branch I.C. Colony Kunjan Yoga And Wellness Ashirwad Maternity & Nursing Home Dahisar (East)

Overview

Age of Building >10 Years

Maintenance Charges ₹4.9 Per Sq.Ft/M

Builtup Area 490 Sq.Ft

Ownership Type Self Owned

Flooring NA

Furnishing Status Unfurnished Furnish Now

Activity On This Property

59
Unique Views

3
Shortlists


4
Contacted

Powered By: NBEstimate


Similar Properties

Price Indicators

Property	Geeta Nagar, Mira Road East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,750.00	₹11,458.00	-



Pay Rent
Post Your Property
Sign up
Log in
Menu



1 BHK Flat In Rajdeep Villa Chs For Sale In Mi...

Geeta nagar, Behind Old Petrol pump,

₹ 55 Lacs

Negotiable

₹ 31,522/Month

Estimated EMI

468

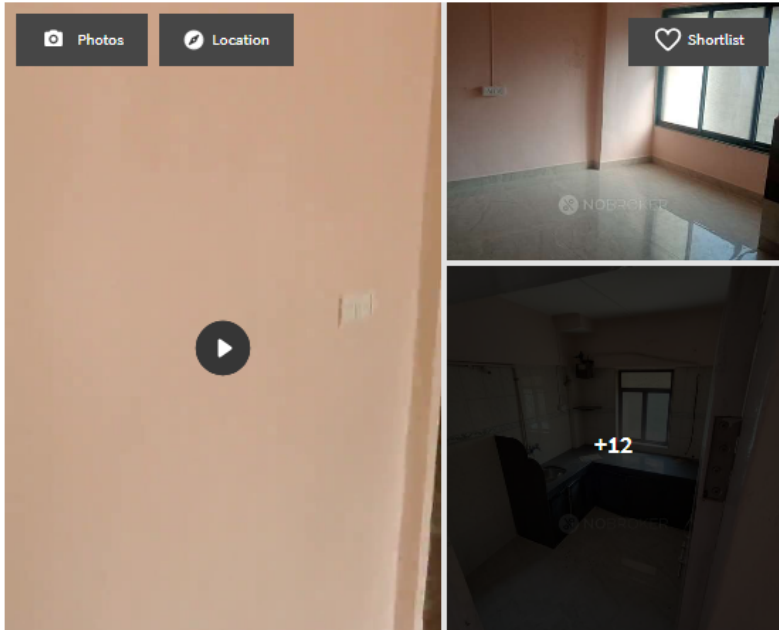
Sq.Ft

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



LIVE

1 Bedroom

No. of Bedroom

Dec 12, 2024

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Rajdeep Villa Chs

Apartment

Bike and Car

Parking

None

Power Backup

Contact

Verified Availability

Schedule Visit

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 Mira Road Station Kunjan Yoga And Wellness

Ashirwad Maternity & Nursing Home

Kandarpada

Overview

<p> Age of Building >10 Years</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges ₹3.6 Per Sq.Ft/M</p>	<p> Flooring Vitrified Tiles</p>
<p> Builtup Area 468 Sq.Ft</p>	<p> Carpet Area 400 Sq.Ft</p>

Activity On This Property

248

Unique Views

4

Shortlists

7

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

Property	Geeta Nagar, Mira Road		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-

23/08/2024, 15:04

igr_16731

1673176

23-08-2024

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सूची क्र.2

दुय्यम निबंधक : सह द.नि. ठाणे 4

दस्त क्रमांक : 16731/2024

नोदणी :

Regn:63m

गावाचे नाव : भाईदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2469240
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे भाईदर,वोर्ड क्र. जे1,विभाग 1/14,सदनिका क्र. 101,पहिला मजला,शिव छाया टॉवर,ओम शिव छाया टॉवर को. ऑप. हो. सोसा. लि.,गीता नगर फेस 2,ओल्ड पेट्रोल पंप मागे,मीरा भाईदर रोड,मीरा रोड पु.ठाणे 401107,एकूण क्षेत्रफळ 32.49 चौ. मी. बिल्टअप आहे.((Survey Number : Old Survey No. 531/1p, 363/6, New Survey No. 64/1P, 66/6 ;))
(5) क्षेत्रफळ	32.49 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:-डायना रोबस्टीयन किनी - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 101, पहिला मजला, शिव छाया टॉवर, ओम शिव छाया टॉवर को. ऑप. हो. सोसा. लि., गीता नगर फेस 2, ओल्ड पेट्रोल पंप मागे, मीरा भाईदर रोड, मीरा रोड पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ARXPK 2359Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज दयाशंकर चतुर्वेदी - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ई-001, न्यू गायत्री धाम फेस 1 को. ऑप. हो. सोसा. लि.,प्लेजेंट पार्क, मीरा रोड पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHMPC8628B 2): नाव:-सुषमा पंकज चतुर्वेदी - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ई-001, न्यू गायत्री धाम फेस 1 को. ऑप. हो. सोसा. लि.,प्लेजेंट पार्क, मीरा रोड पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BGDPC4208C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16731/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sale Instances

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

23/08/2024, 15:05		igr_16626	
1662676 23-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 16626/2024 नोदणी : Regn:63m	
गावाचे नाव : भाईदर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4950000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3407886		
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे भाईदर,वोर्ड क्र. जे,विभाग 1/13,सदनिका क्र. बी-402,चौथा मजला,गीता सरोवर बी को. ऑप. हौ. सोसा. लि.,गीता नगर फेस 7,फ्लायओवर ब्रिज जवळ,मीरा भाईदर रोड,मीरा रोड पु.ठाणे,401107,एकूण क्षेत्रफळ 40.14 चौ. मी. बिल्टअप आहे. ((Survey Number : Old Survey No. 540/7, 542/1,550/4,543/4(P) New Survey No. 38/7, 43/1,42/1,4(P),34/4 ;))		
(5) क्षेत्रफळ	40.14 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रौशन कुमार मिश्रा - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए-404, चौथा मजला, बालाजी एनेक्स , रामदेव पार्क रोड, युको बँक समोर, मीरा रोड पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AVXPM6170D 2): नाव:-आरती रौशन मिश्रा - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए-404, चौथा मजला,बालाजी एनेक्स , रामदेव पार्क रोड, युको बँक समोर, मीरा रोड पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BHIPM0991C		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाबर अली - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सतविजय हिंदू हॉटेल, आजाद नगर काशिमिरा रोड, भाईदर पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AYLPA2506N 2): नाव:-सबरुनिशा बाबर अली - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सतविजय हिंदू हॉटेल, आजाद नगर, काशिमिरा रोड, भाईदर पु. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-NJYPS3195A		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	16626/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500		
(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 **8th January 2025**

The term Value is defined as:

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 38,56,300.00 (Rupees Thirty Eight Lakhs Fifty Six Thousands Three Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

