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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



08-Jan-2025 3:09:23 pm
19.297018333333333N 72.85497666666667E
73° E
2 Phase -1
Bhayandar East
Mira Bhayandar
Konkan Division
Maharashtra
Altitude: 23.8m
Speed: 0.8km/h
Index number: 281

Details of the property under consideration:

Name of Owner : **Mrs. Manjula R. Devadiga**

Residential Flat No. 410, 4th Floor, Wing - B, Building No. 2, "Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd. ", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'49.6"N 72°51'18.1"E

Intended User:

Cosmos Bank

DAHISAR (EAST) Glorias BRANCH

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),
Mumbai - 400 068

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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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. 410, 4th Floor, Wing - B, Building No. 2, "**Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd.**", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, Country - India belongs to **Mrs. Manjula R. Devadiga**.

Boundaries of the property

North : Internal Road & Building No. 1
South : Balkrishna Apartment CHSL
East : Rachana Industrial Estate
West : Railway Track

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 **₹ 50,54,680.00 (Rupees Fifty Lakhs Fifty Four Thousands Six 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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Regd. Office

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Residential Flat No. 410, 4th Floor, Wing - B, Building No. 2, "Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd. ", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, 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 09.01.2025 for Housing Loan Purpose.
1	Date of inspection	08.01.2025
3	Name of the owner / owners	Mrs. Manjula R. Devadiga
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 410, 4 th Floor, Wing - B, Building No. 2, "Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd. ", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, Country - India. Contact Person : Mrs. Manjula R. Devadiga (Owner) Contact No. 9029837445
6	Location, Street, ward no	Near Flyover Bridge Village - Goddev, Bhayander (East) District - Thane
7	Survey / Plot No. of land	Village - Goddev Old Survey No - 50/7, 1(Part), 49/3,6,11, 349/10 & New Survey No. 100/7-1(Part), 99/3,6,11, 95/10
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. = 392.74 (Area as per Site measurement) Carpet Area in Sq. Ft. = 347.00 Flower Bed Area in Sq. Ft. = 28.00 Dry Balcony Area in Sq. Ft. = 17.00 Built Up Area in Sq. Ft. = 428.00 (Area As Per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Village - Goddev, Bhayander (East) 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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Ravichandra S. Devadiga & Mrs. Manjula R. Devadiga
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Ravichandra S. Devadiga & Mrs. Manjula R. Devadiga
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,900.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (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.
	Remark: The loading between Measured Carpet Area is 392.00 Sq. Ft. to Built Up Area is 428.00 Sq. Ft. mentioned in agreement is 9%. We have considered area as per agreement for the valuation purpose.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias BRANCH Branch to assess Fair Market Value as on 09.01.2025 for Residential Flat No. 410, 4th Floor, Wing - B, Building No. 2, "**Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd.**", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, Country - India belongs to **Mr. Ravichandra S. Devadiga & Mrs. Manjula R. Devadiga**.

We are in receipt of the following documents:

1)	Copy of Gift Deed Dated 26.06.2024 between Mr. Ravichandra S. Devadiga (The Donor) And Mrs. Manjula R. Devadiga (The donee).
2)	Copy of Occupancy Certificate No.MB / MNP / NR / 3604 / 2015-16 Dated 07.12.2015 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Commencement Certificate No.MB / MNP / NR / 251 / 2006 - 07 Dated 20.04.2006 issued by Mira Bhayander Municipal Corporation.

Location

The said building is located at Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105. The property falls in Residential Zone. It is at a traveling distance 2.5 Km. from Bhayander Railway Station.

Building

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



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Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. 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 9th January 2025

The Built Up Area of the Residential Flat	:	428.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	428.00 Sq. Ft. X ₹ 2,600.00 = ₹ 11,12,800.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 1,66,920.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 95,300/- per Sq. M. i.e. ₹ 8,854/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 89,100/- per Sq. M. i.e. ₹ 8,278/- per Sq. Ft.
Value of property	:	428.00 Sq. Ft. X ₹ 12,200 = ₹52,21,600
Total Value of property as on 9th January 2025	:	₹52,21,600.00

(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 9th January 2025	:	₹ 52,21,600.00 - ₹ 1,66,920.00 = ₹ 50,54,680.00
Total Value of the property	:	₹ 50,54,680.00
The realizable value of the property	:	₹45,49,212.00
Distress value of the property	:	₹40,43,744.00
Insurable value of the property (428.00 X 2,600.00)	:	₹11,12,800.00
Guideline value of the property (428.00 X 8278.00)	:	₹35,42,984.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 410, 4th Floor, Wing - B, Building No. 2, "Narmada Paradise Phase - II B2 Co-Op. Hsg. Soc. Ltd. ", Near Flyover Bridge, Village - Goddev, Bhayander (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, Country - India for this particular purpose at **₹ 50,54,680.00 (Rupees Fifty Lakhs Fifty Four Thousands Six Hundred And Eighty Only)** as on 9th January 2025

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 **9th January 2025** is **₹ 50,54,680.00 (Rupees Fifty Lakhs Fifty Four Thousands Six 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.



PART III- VALUATION

I, hereby declare that

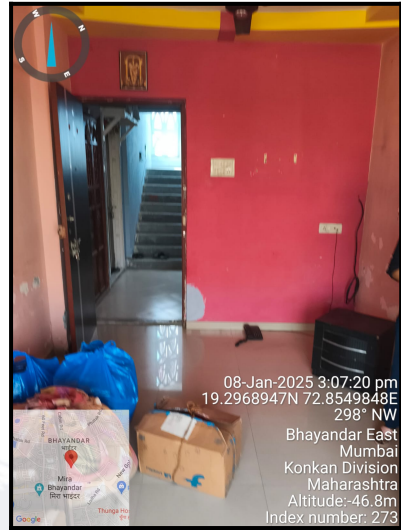
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2015 (As per occupancy certificate)				
4	Estimated future life	: 50 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 + POP Finish.				
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 (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
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	: 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

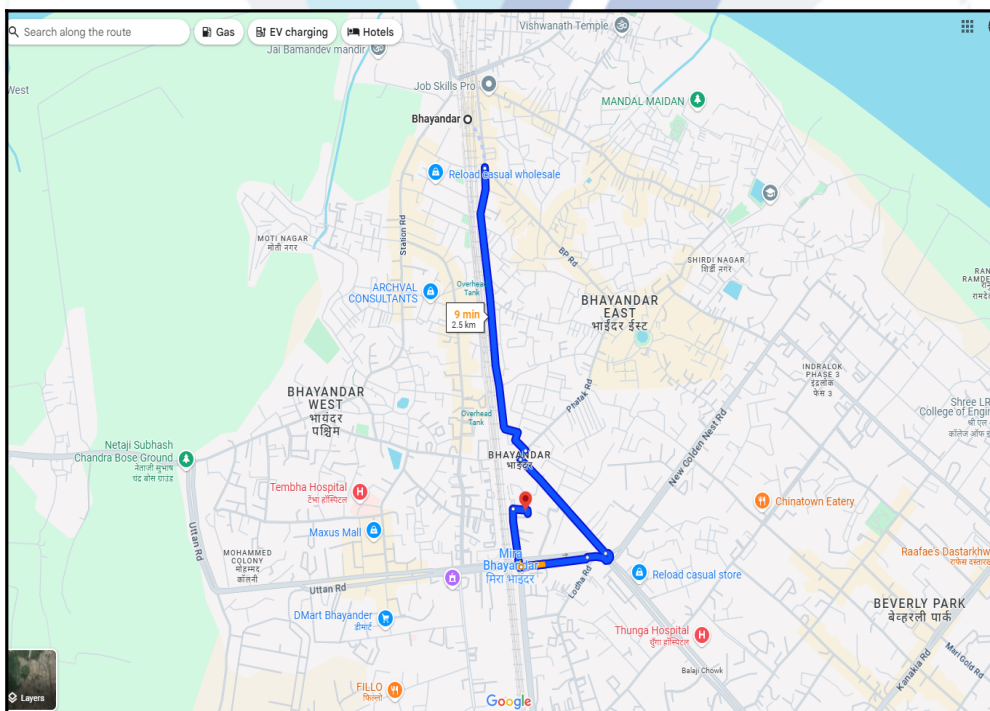
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°17'49.6"N 72°51'18.1"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bhayander - 2.5 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
3/18-एम) भु- विभाग घोडदेव गावातील मिळकती सर्व्हे क्रमांक	33300	95300	109600	119100	109600	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95300			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	95,300.00	Sq. Mtr.	8,854.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33300			
The difference between land rate and building rate(A-B=C)	62,000.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	89,100.00	Sq. Mtr.	8,278.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
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	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	417.00	500.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,350.00	₹11,125.00	-



HOUSING.COM
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Saved

Home / Mumbai / Mira Road and Beyond / Mira Road East / Sai Narmada Paradise Last updated: Aug 21, 2024 ⓘ

Sai Narmada Paradise

By SAI POOJA DEVELOPERS


Mira Road East, Mumbai, Mira Road and Beyond, Mumbai

Become the first to Rate

Contact Seller

SHARE

SAVE



1, 2 BHK Apartments
Configurations

Ready to Move
Possession Status

₹11.13 K/sq.ft
Avg. Price

500 - 810 sq.ft.
(Builtup Area)
Sizes ⓘ

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	483.00	579.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,079.00	₹11,732.00	-

HOUSING.COM Buy In Mumbai Mira Road East X + Add

580 sq.ft
Built Up Area

₹11.72 K/sq.ft
Avg. Price

15 Year Old
Age of property

Ready to move
Possession status

Higher !
of 7 floors

East facing
Facing

Semi
Fu

OVERVIEW FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PRO

Property Location
Sai Narmada Paradise, Mira Road East, Mumbai

Around This Property

School
S K English School
1 min
(0.5 km)

Hospital
Shalom Multispeciality Hospital
1 min
(0.5 km)

View more on Maps

Contact Seller

Ganesha Real Estatez

Housing Expert Pro

+9199206.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?* !

I agree to be contacted by Housing a

WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Property Overview

<p>Project Name Sai Narmada Paradise</p> <p>Price ₹68.0 L</p> <p>Bathrooms 1</p> <p>Balcony 2</p>	<p>Brokerage ₹1.4 Lacs Access Zero Brokerage Properties ></p> <p>Bedrooms 1</p> <p>Parking 10 Open Parking</p> <p>Added 8 days ago</p>
---	---



Since 1989

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Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	395.00	474.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,165.00	₹10,970.00	-

HOUSING.COM Buy In Mumbai Download App

Mira Road East + Add

605 sq.ft
Built Up Area

₹8.6 K/sq.ft
Avg. Price

9 Year Old
Age of property

Ready to move
Possession status

Middle of 7 floors

East facing Facing

Semi Furnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY

Property Location
Sai Narmada Paradise, Mira Road East, Mumbai

Around This Property

School
S K English School

1 min
(0.5 km)

Hospital
Shalom Multispecialty Hospital

1 min
(0.5 km)

View more on Maps

Property Overview

Project Name Sai Narmada Paradise	Brokerage ₹52,000 Access Zero Brokerage Properties >
Price ₹52.0 L	Carpet Area 395 sq.ft
Bedrooms 1	Bathrooms 2
Parking 1 Open Parking	Balcony 2

Great choice! Nice neighborhood around

Contact Seller

Abhishek
Agent
+9190762.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?*

Yes
No

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	307.00	368.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,309.00	₹12,758.00	-

1/7/25, 4:19 PM	igr_10394	
10394393	सूची क्र.2	दुयम निबंधक : सह दु.नि. ठाणे 10
08-02-2024		दस्त क्रमांक : 10394/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : गोडदेव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3422223	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: मौजे गोडदेव,वॉर्ड क्र.एम,विभाग क्र.3/18,सदनिका क्र बी-2/707,सातवा मजला,बी-विंग,बिल्डींग नं. 2,नर्मदा पॅराडाईज फेज-2,नर्मदा पॅराडाईज फेज-2 बी-2 को.ऑप.हौ.सौ.ली.,100 फुट रोड,फ्लाय ओवर ब्रिजच्या खाली,रेशन ऑफिस जवळ,भायंदर पूर्व,(क्षेत्रफळ 34.20 चौ.मी बिल्टअप)((Survey Number : 100/7-1(PT), 99/3, 6, 11, 95/10 ;))	
(5) क्षेत्रफळ	34.20 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-संतोष लव भोसले - वय:-37 पत्ता:-प्लॉट नं: बी-2/707, बी- विंग, बिल्डींग नं. 2, माळा नं: -, इमारतीचे नाव: नर्मदा पॅराडाईज फेज-2, नर्मदा पॅराडाईज फेज-2 बी-2 को.ऑप.हौ.सौ.ली., ब्लॉक नं: 100 फुट रोड, फ्लाय ओवर ब्रिजच्या खाली,रेशन ऑफिस जवळ., रोड नं: भाईदर पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ANAPB498SE 2): नाव.-लव आनंदराव भोसले - वय:-62 पत्ता:-प्लॉट नं: बी-2/707, बी- विंग, बिल्डींग नं. 2, माळा नं: -, इमारतीचे नाव: नर्मदा पॅराडाईज फेज-2, नर्मदा पॅराडाईज फेज-2 बी-2 को.ऑप.हौ.सौ.ली., ब्लॉक नं: 100 फुट रोड, फ्लाय ओवर ब्रिजच्या खाली,रेशन ऑफिस जवळ., रोड नं: भाईदर पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AENPB0411P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रभावती आधार मैराळे - वय:-52; पत्ता:-प्लॉट नं: रूम नं. 18, माळा नं: -, इमारतीचे नाव: विठाभाटी , खानदेशी चाळ , ब्लॉक नं: वेस्टर्न एक्सप्रेस हाईवे, रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-ASUPM9165A 2): नाव.-जीवन आधार मैराळे - वय:-31; पत्ता:-प्लॉट नं: रूम नं. 18, माळा नं: -, इमारतीचे नाव: विठाभाटी , खानदेशी चाळ , ब्लॉक नं: वेस्टर्न एक्सप्रेस हाईवे, रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-BGDPM7479P 3): नाव.-विशाल आधार मैराळे - वय:-29; पत्ता:-प्लॉट नं: रूम नं. 18, माळा नं: -, इमारतीचे नाव: विठाभाटी , खानदेशी चाळ , ब्लॉक नं: वेस्टर्न एक्सप्रेस हाईवे, रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-CCTPM4496D	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	12/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	10394/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	329000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेष		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	377.00	452.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,599.00	₹10,500.00	-

1/7/25, 4:18 PM		igr_4437	
443776 17-03-2024 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 : 4437/2024 नोंदणी : Regn:63m	
गावाचे नाव : गोडदेव			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4750000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4002600		
(4) भू.मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन .: इतर माहिती: , इतर माहिती: वार्ड क्र. एम विभाग क्र. 3/18 सदनिका क्र. बी-4/103,पहिला मजला,ए विंग,नर्मदा पॅराडाईज बिल्डींग नं. 4 को-ऑप. हौसिंग सोसायटी लिमिटेड,फ्लाय ओव्हर ब्रिज जवळ,भाईदर(पूर्व),तालुका व जिल्हा-ठाणे-401 105,क्षेत्रफळ(बिल्टअप 42.00 चौ. मीटर).((Survey Number : जुना सर्व्हे क्र. 50, नवीन सर्व्हे क्र. 100, हिंसा क्र. 7 आणि 1 part, जुना सर्व्हे क्र. 49, नवीन सर्व्हे क्र. 99, हिंसा क्र. 3, 6 आणि 11, जुना सर्व्हे क्र. 349, नवीन सर्व्हे क्र. 95, हिंसा क्र. 10. ;))		
(5) क्षेत्रफळ	42.00 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:-मनोज श्यामनारायण गोंड तर्फे कु. मु. म्हणून श्री. श्यामनारायण केदारनाथ गोंड . वय:-71 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: सदनिका क्र. बी-4/103, पहिला मजला, ए विंग, नर्मदा पॅराडाईज बिल्डींग नं. 4 को-ऑप. हौसिंग सोसायटी लिमिटेड, फ्लाय ओव्हर ब्रिज जवळ, भाईदर (पूर्व), तालुका व जिल्हा-ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:- 2): नाव:-ममता मनोज गोंड तर्फे कु. मु. म्हणून श्री. श्यामनारायण केदारनाथ गोंड . वय:-71 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: सदनिका क्र. बी-4/103, पहिला मजला, ए विंग, नर्मदा पॅराडाईज बिल्डींग नं. 4 को-ऑप. हौसिंग सोसायटी लिमिटेड, फ्लाय ओव्हर ब्रिज जवळ, भाईदर (पूर्व), तालुका व जिल्हा-ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रॉय फिलिप . वय:-49; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: फ्लॉट क्र. J/201, गीता आकाशदीप, गीता नगर फेज-7, मीरा रोड (पूर्व), ता. व जिल्हा-ठाणे . ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMNPP6591Q 2): नाव:-जॉयस रॉय . वय:-50; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: फ्लॉट क्र. J/201, गीता आकाशदीप, गीता नगर फेज-7, मीरा रोड (पूर्व), ता. व जिल्हा-ठाणे . ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BPGPR4448D		
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2024		
(11) अनुक्रमांक,खंड व पृष्ठ	4437/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	332500		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th 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 **₹ 50,54,680.00 (Rupees Fifty Lakhs Fifty Four Thousands Six 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

