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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani**

Residential Flat No. 201, 2nd Floor, Building No B-17, "**Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.**", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°16'36.4"N 72°51'48.0"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 |
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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. 201, 2nd Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani.**

Boundaries of the property

North : Building No. 18
South : Harmony Office
East : Jay Ambe Marg
West : Water Tank

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 **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands Only).**

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Residential Flat No. 201, 2nd Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra,

India

Form 0-1

(See Rule 8 D)

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

GENERAL:

| | | |
|----|--|--|
| 1 | Purpose for which the valuation is made | To assess Fair Market Value as on 25.02.2025 for Housing Loan Purpose. |
| 1 | Date of inspection | 24.02.2025 |
| 3 | Name of the owner / owners | Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani |
| 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. 201, 2 nd Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. Contact Person : Mr. Jay Thosani (Owners Son) Contact No. 8898985949 |
| 6 | Location, Street, ward no | Shantinagar Village - Penkarpada, District - Thane |
| 7 | Survey / Plot No. of land | Village - Penkarpada New Survey No - 213(pt) |
| 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. = 494.24 (Area as per Site measurement) Built Up Area in Sq. Ft. = 560.00 (Area As Per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Penkarpada, Taluka - Thane, District - Thane, Pin - PIN - 401 107 |



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| | | |
|----|--|---|
| 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. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani |
| | 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. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani |
| | (ii) Portions in their occupation | Fully Owner Occupied |
| | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each | 16,100.00 (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 | | COST OF CONSTRUCTION | |
| 41 | | Year of commencement of construction and year of completion | Year of Completion – 2000 (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: | | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali Branch (West) Branch to assess Fair Market Value as on 25.02.2025 for Residential Flat No. 201, 2nd Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani.**

We are in receipt of the following documents:

| | |
|----|--|
| 1) | Copy of Agreement for sale Registration No. 4256/2012 Dated 30.04.2012 between Mr. Nilesh Nathalal Deshai & Mr. Nathalal Muljibhai Deshai(The Vendor) And Mr. Sandeep Nyalchand Thosani & Mrs. Sonal Sandeep Thosani(The Purchaser). |
| 2) | Copy of Occupancy Certificate No. NP/NR/752/3586/2000-2001 Dated 03.09.2000 issued by Mira Bhayander Municipal Corporation. |

Location

The said building is located at Sector - VII, Village - Penkarpada, Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 1.2 km. from Mira Road Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC.(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 25th February 2025

| | | |
|---|---|----------------|
| The Built Up Area of the Residential Flat | : | 560.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:



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| | | |
|---|---|---|
| Year of Construction of the building | : | 2000 (As per occupancy certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building | : | 25 Years |
| Cost of Construction | : | 560.00 Sq. Ft. X ₹ 2,300.00 = ₹ 12,88,000.00 |
| Depreciation $\{(100 - 10) \times (25 / 60)\}$ | : | 37.50% |
| Amount of depreciation | : | ₹ 4,83,000.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 85,050/- per Sq. M. i.e. ₹ 7,901/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 72,888/- per Sq. M. i.e. ₹ 6,772/- per Sq. Ft. |
| Value of property | : | 560.00 Sq. Ft. X ₹ 13,800 = ₹77,28,000 |
| Total Value of property as on 25th February 2025 | : | ₹77,28,000.00 |

(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 25th February 2025 | : | ₹ 77,28,000.00 - ₹ 4,83,000.00 = ₹ 72,45,000.00 |
| Total Value of the property | : | ₹ 72,45,000.00 |
| The realizable value of the property | : | ₹65,20,500.00 |
| Distress value of the property | : | ₹57,96,000.00 |
| Insurable value of the property (560.00 X 2,300.00) | : | ₹12,88,000.00 |
| Guideline value of the property (560.00 X 6772.00) | : | ₹37,92,320.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Building No B-17, "Amar Chhaya Shantinagar Co-op. Hsg. Soc. Ltd.", Sector VII, Shantinagar, Village - Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India for this particular purpose at **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands Only)** as on 25th February 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 **25th February 2025 is ₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

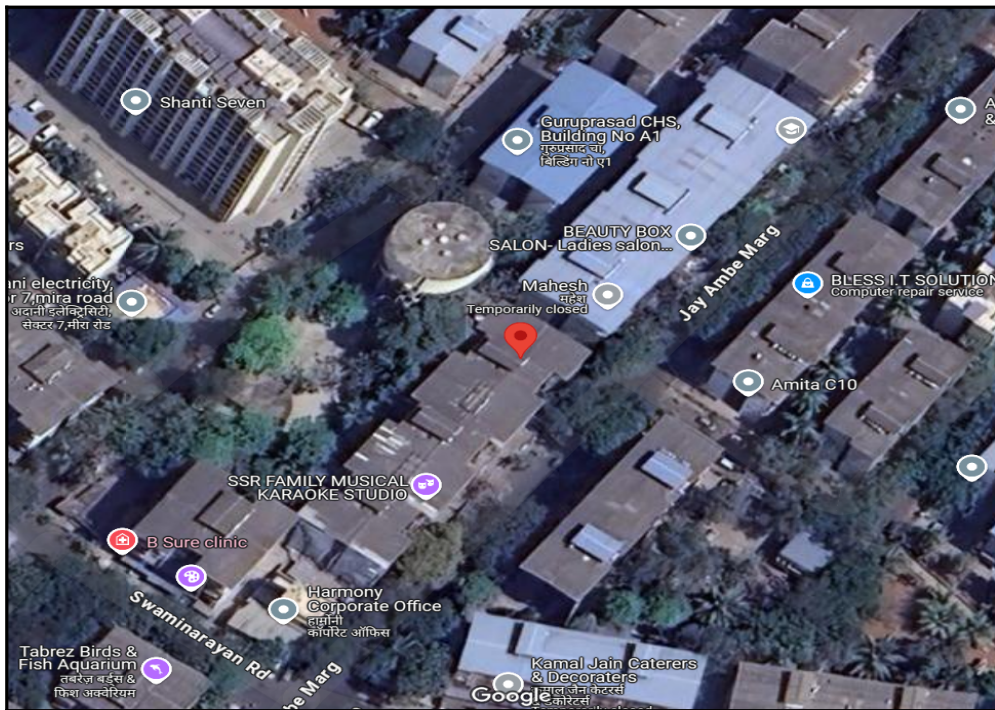
| Technical details | | Main Building | | | | |
|-------------------|--|---|--------------------------------------|------|--|---|
| 1 | No. of floors and height of each floor | : Ground + 4 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Residential Flat Situated on 2 nd Floor | | | | |
| 3 | Year of construction | : 2000 (As per occupancy certificate) | | | | |
| 4 | Estimated future life | : 35 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 | | | | |
| 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. | : 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 | : 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 |

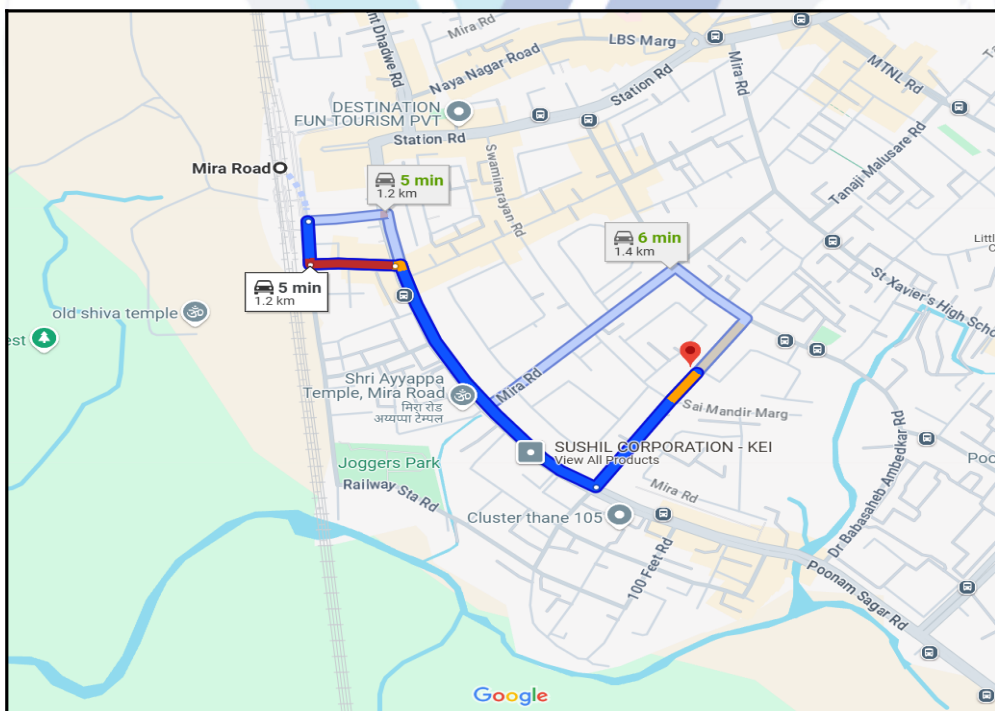
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°16'36.4"N 72°51'48.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 1.2 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)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs./) |
|--------------------------|---|-----------|---------------|--------|--------|----------|------------|
| SurveyNo | 4/19-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती सर्वे क्रमांक | 10820 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 4/20-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती - अविकसित प्र.चौ.मी. रस्ता | 8550 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 4/21-पी) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती सर्वे क्रमांक | 36400 | 94500 | 107200 | 118200 | 107200 | चौ. मीटर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 94500 | | | |
| Decrease by 10% on Flat Located on 2 nd Floor | 9450 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 85,050.00 | Sq. Mtr. | 7,901.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 36400 | | | |
| The difference between land rate and building rate(A-B=C) | 48,650.00 | | | |
| Percentage after Depreciation as per table(D) | 25% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 72,888.00 | Sq. Mtr. | 6,772.00 | 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% |
| 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 | Shantinagar, Mira Road | | |
| Source | https://www.99acres.com/ | | |
| Floor | 4th | | |
| | Carpet | Built Up | Saleable |
| Area | 325.00 | 390.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹16,000.00 | ₹13,333.00 | - |

99acres

Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Shanti Nagar > 1 BHK Flats in Shanti Nagar Posted on Jan 30, 2025 | Ready to move

₹52 Lac

@ 13,333 per sq.ft.

Estimated EMI ₹41,533

1BHK 1Bath

Flat/Apartment for Sale

in Saubhagya Shantinagar CHS Ltd., Shanti Nagar, Mira Road East


Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Locality Reviews
Recomi >

Property (13)



Photos (1/13)

Area

Built Up area: 390 sq.ft.

(36.23 sq.m.)

Price

₹ 52 Lac+ Govt Charges & Tax

@ 13,333 per sq.ft. [View Price Details](#)

Floor Number

4th of 4 Floors

Overlooking

Park/Garden

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Address

Saubhagya Shantinagar CHS Ltd.

Shanti Nagar, Mira Road East

Facing

South

Property Age

10+ Year Old

Why should you consider this property?

Top Floor

Modular Kitchen

Close to School

Vitrified Flooring

Close to Hospital

Semi-Furnished

Close to Market

Gated Society

Close to Railway Station


Overlooking Park/Garden

| | | |
|---------------------------------|--|----------------------------------|
| Transaction Type: Resale | Property Ownership: Co-operative S... | Flooring: Vitrified |
| Gated Community: Yes | Water Source: Municipal corporati... | Power Backup: None |
| | | Furnishing: Semifurnished |
| | | Property Code: Z79927193 |

www.99acres.com/Z79927193

Price Indicators

| | | | |
|------------------|--------------------------|-----------------|-----------------|
| Property | Shantinagar, Mira Road | | |
| Source | https://www.99acres.com/ | | |
| Floor | 2nd | | |
| | Carpet | Built Up | Saleable |
| Area | 590.00 | 708.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹16,102.00 | ₹13,418.00 | - |



99acres
Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Shanti Nagar > 2 BHK Flats in Shanti Nagar Posted on Feb 02, 2025 | Ready to move

₹95 Lac

@ 16,101 per sq.ft.

Estimated EMI ₹75,877

2BHK 2Baths

Flat/Apartment for Sale


in Jain Shantinagar CHS, Shanti Nagar, Mira Road East

Contact Owner FREE
Shortlist

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

Overview
Owner Details
Price Trends
Locality Reviews
Recommendations
Article >

Property (9)



Photos (1/9)

Area

Carpet area: 590 sq.ft. (54.81 sq.m.)

Price

₹95 Lac @ 16,101 per sq.ft. (Negotiable)

Floor Number

2nd of 7 Floors

Overlooking

Others

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Address

Jain Shantinagar CHS
Shanti Nagar, Mira Road East

Facing

South-East

Property Age

10+ Year Old

Why should you consider this property?

Close to School

Modular Kitchen

Close to Hospital

Vitrified Flooring

Close to Market

Furnished

Gated Society

On-Call Maintenance Staff

Close to Railway Station

Parking Available

Transaction Type: **Resale** | Property Ownership: **Co-operative S...** | Flooring: **Vitrified** | Furnishing: **Furnished**

Gated Community: **Yes** | Parking: **1 Open** | Water Source: **Municipal corporati...** | Power Backup: **Partial**

Property Code: **E79996861**
www.99acres.com/E79996861



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Sale Instances

| | | | |
|------------------|------------------------|-----------------|-----------------|
| Property | Shantinagar, Mira Road | | |
| Source | Index no.2 | | |
| Floor | 3rd | | |
| | Carpet | Built Up | Saleable |
| Area | 323.33 | 388.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹16,268.00 | ₹13,557.00 | - |

| | | | |
|---|--|----------|----------------------------------|
| 25/02/2025, 11:51 | | igr_1868 | |
| 186876 | सूची क्र.2 | | दुय्यम निबंधक : सह दु.नि. ठाणे 4 |
| 03-02-2025 | | | दस्त क्रमांक : 1868/2025 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | | नोंदणी : Regn:63m |
| गावाचे नाव : पेणकरपाडा | | | |
| (1)वितेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 5260000 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3424680 | | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मोजे पेणकरपाडा क्रमांक 4,उपविभागाचे नाव - 4 /21 - पी भाग,सदनिका क्र. 303,तीसरा मजला,बिल्डिंग क्र. सी - 16,अरुणोदया शांतीनगर को. हो. सो. लि.,बिल्डिंग क्र. सी - 16/17,सेक्टर क्र. 8,शांतीनगर,मीरा रोड पूर्व,जुना सर्वे क्र. 210/212,नवीन सर्वे क्र. 42/44,क्षेत्रफळ 36.24 चौ. मी. बिल्टअप((Survey Number : जुना सर्वे क्र. 210/212 , नवीन सर्वे क्र. 42/44 ;)) | | |
| (5) क्षेत्रफळ | 36.24 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रावजीभाई दयाभाई चौहान वय:-66 पत्ता:-प्लॉट नं: सदनिका क्र. 303, ,बिल्डिंग क्र. सी - 16, माला नं: तीसरा मजला, इमारतीचे नाव: अरुणोदया शांतीनगर को. हो. सो. लि., ब्लॉक नं: बिल्डिंग क्र. सी - 16/17, सेक्टर क्र. 8, शांतीनगर, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMAPC9215B 2): नाव:-हंसा रावजी चौहान वय:-62 पत्ता:-प्लॉट नं: 205, बिल्डिंग क्र. टी-17, माला नं: दुसरा मजला , इमारतीचे नाव: सायन कोलीवाडा , ब्लॉक नं: प्रतिक्षा नगर , रोड नं: सायन , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-ALKPC8947R | | |
| (8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-रमेश प्रवीणचंद्र शाह वय:-61; पत्ता:-प्लॉट नं: 403, बिल्डिंग क्र. सी-23, माला नं: चवथा मजला , इमारतीचे नाव: पूनम नगर बिल्डिंग क्र. सी-23/24 को. हो. सो. लि., ब्लॉक नं: फेस - 3, पूनम नगर , रोड नं: शांतिपार्क, मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAYPS5519C | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/01/2025 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 23/01/2025 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 1868/2025 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 368200 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)शेरा | | | |

Sale Instances

| | | | |
|------------------|------------------------|-----------------|-----------------|
| Property | Shantinagar, Mira Road | | |
| Source | Index no.2 | | |
| Floor | 3rd | | |
| | Carpet | Built Up | Saleable |
| Area | 466.67 | 560.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹15,000.00 | ₹12,500.00 | - |

| | | | |
|---|---|---------------------|----------------------------------|
| 25/02/2025, 11:54 | | igr_22212 | |
| 2221276 | सूची क्र.2 | | दुय्यम निबंधक : सह दु.नि. ठाणे 4 |
| 16-12-2024 | | | दस्त क्रमांक : 22212/2024 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोदणी : Regn:63m | |
| गावाचे नाव : पेणकरपाडा | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 7000000 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5163669 | | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन ; इतर माहिती: , इतर माहिती: वॉर्ड पी,विभाग 4/21,सदनिका क्र. 303,तिसरा मजला,बिल्डिंग नं. बी-12,अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड,सेक्टर-7,शांती नगर,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 52.04 चौरस मीटर बिल्टअप,जुना सर्वे नं. 213(पी),नवीन सर्वे नं. 45.((Survey Number : 45 ;)) | | |
| (5) क्षेत्रफळ | 52.04 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:-जितु नानजी गोहिल - - वय:-33 पत्ता:-प्लॉट नं: 303, माळा नं: तिसरा मजला, बिल्डिंग नं. बी-12, इमारतीचे नाव: अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-7, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ASBPG3306N 2): नाव:-हंसाबाई नानजी गोहिल - - वय:-63 पत्ता:-प्लॉट नं: 303, माळा नं: तिसरा मजला, बिल्डिंग नं. बी-12, इमारतीचे नाव: अपूर्वा शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर-7, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKHPG5804D | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-हिरें लालजीभाई सेंजलिया - - वय:-29; पत्ता:-प्लॉट नं: 304, माळा नं: बिल्डिंग नं. बी-24, इमारतीचे नाव: अष्टविनायक शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर 7, शांती नगर, राधा कृष्ण हॉटेल, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-FPOP5823B | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/11/2024 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 09/11/2024 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 22212/2024 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 490000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)शेरा | | | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th February 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 **₹ 72,45,000.00 (Rupees Seventy Two Lakhs Forty Five Thousands 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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