

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sunita Shyam Jain & Mr. Kalpesh Shyam Jain**

Residential Flat No. 101, 1st Floor, Building No. A-4, "Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.",
Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West),
Taluka & District – Thane, PIN Code – 400 607,
State – Maharashtra, Country – India

Think.Innovate.Create

Latitude Longitude - 19°14'15.9"N 72°58'13.3"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opp. Deodhar Hospital, Naupada, Maharashtra.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Building No. A-4, "Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.", Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mrs. Sunita Shyam Jain & Mr. Kalpesh Shyam Jain.**

Boundaries of the property.

North : Building No. A-5
South : Building No. A-3
East : Happy Valley Road
West : Internal Road

Considering various parameters recorded, 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 for **₹ 1,07,13,625.00 (Rupees One Crore Seven Lakh Thirteen Thousand Six Hundred Twenty Five 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400607, st=Maharashtra, serialNumber=1, uri=urn:uuid:80942553-8181-4379-9010-000000000000, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.25 12:30:05 +05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 101, 1st Floor, Building No. A-4, "Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.", Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400 607, 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 the Fair Market Value as on 25.05.2023 for Banking Purpose
2	Date of inspection	10.04.2023
3	Name of the owner/ owners	Mrs. Sunita Shyam Jain & Mr. Kalpesh Shyam Jain
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. 101, 1 st Floor, Building No. A-4, "Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.", Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400607, State – Maharashtra, Country – India. Contact Person: Mr. Shyamkumar Jain (Owner' Husband) Contact No. 9930727185
6	Location, street , ward no	Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane
	Survey/ Plot no. of land	Gut No. 59, Hissa No. 1B,13(Pt.), 20(Pt.), 28(Pt.) of Village – Chitalsar, Manpada
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. = 641.00 Cupboard, Area in Sq. Ft. = 86.00 Total Carpet Area in Sq. Ft. = 727.00

		(Area as per actual site measurement) Built Up Area in Sq. Ft. = 694.00 (Area as per Agreement for sale) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane
14	If freehold or leasehold land	Freehold
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
21	Attach a dimensioned site plan	Yes
	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

	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(iv) Gross amount received for the whole property	Details not provided
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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the	As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per site information)
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.
	<u>Remark:</u> As per actual measurement Carpet area is 727.00 Sq. Ft. (including Cupboard Area) is more than Built up area mentioned in the Agreement. We have considered the area mentioned in the documents. Hence to give proper weightage to the value of the property, higher rate i.e. ₹16,300.00 per Sq. Ft. considered.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 25.05.2023 for Residential Flat No. 101, 1st Floor, Building No. A-4, "Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.", Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mrs. Sunita Shyam Jain & Mr. Kalpesh Shyam Jain.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 15.12.2021 (6 Pages from documents) between Mr. Ramjibhai Jayram Patel (The Transferor) and Mrs. Sunita Shyam Jain & Mr. Kalpesh Shyam Jain (The Transferees).
2	Copy of Commencement Certificate V. P. No. 95055 / TMC / TDD / 1592 dated 01.09.1995 issued by Thane Municipal Corporation.
3	Copy of No Objection Letter dated 28.02.2022 issued by Happy Valley Phase I CHSL.
4	Copy of Previous valuation report Vide No. Vastu / Mumbai / 12 / 2021 / 22038 / 38266 dated 07.12.2021.

LOCATION:

The said building is located at Gut No. 59, Hissa No. 1B,13(Pt.), 20(Pt.), 28(Pt.) of Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travel distance of 6.4 KM. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 7 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 1st Floor is having 4 Residential Flats. The building is having 2 lifts. The building's external condition is good.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + Living Room & Dining + Kitchen + 2 Toilets + Passage + Cupboard Area (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter door, Powder coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 25th May 2023

The Built Up Area of the Residential Flat	:	694.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2000 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	694.00 X 2,500.00 = ₹ 17,35,000.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation	:	₹ 5,98,575.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,600.00 per Sq. M. i.e. ₹ 11,390.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,06,362.00 per Sq. M. i.e. ₹ 9,881.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,300.00 per Sq. Ft.
Value of property as on 25.05.2023	:	₹ 694.00 Sq. Ft. X ₹ 16,300.00 = ₹ 1,13,12,200.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 25.05.2023	:	₹ 1,13,12,200.00 - ₹ 5,98,575.00 = ₹ 1,07,13,625.00
Total Value of the property	:	₹ 1,07,13,625.00
The realizable value of the property	:	₹ 96,42,263.00

Distress value of the property	:	₹ 85,70,900.00
Insurable value of the property (694.00 Sq. Ft. X 2,500.00)	:	₹ 17,35,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 101, 1st Floor, Building No. A-4, "**Happy Valley Phase I Co-Op. Hsg. Soc. Ltd.**", Off. Ghodbunder Road, Near Tikujiniwadi, Village – Chitalsar, Manpada, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India for this particular purpose at **₹ 1,07,13,625.00 (Rupees One Crore Seven Lakh Thirteen Thousand Six Hundred Twenty Five Only)** as on **25th May 2023**.

NOTES

1. I, Manoj B. 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 May 2023 is ₹ 1,07,13,625.00 (Rupees One Crore Seven Lakh Thirteen Thousand Six Hundred Twenty Five 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.

Think Create PART III-DECLARATION

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 Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2000 (As per site information)
4.	Estimated future life	37 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutter door, Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring in flat & Ceramic in toilet
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C lank

20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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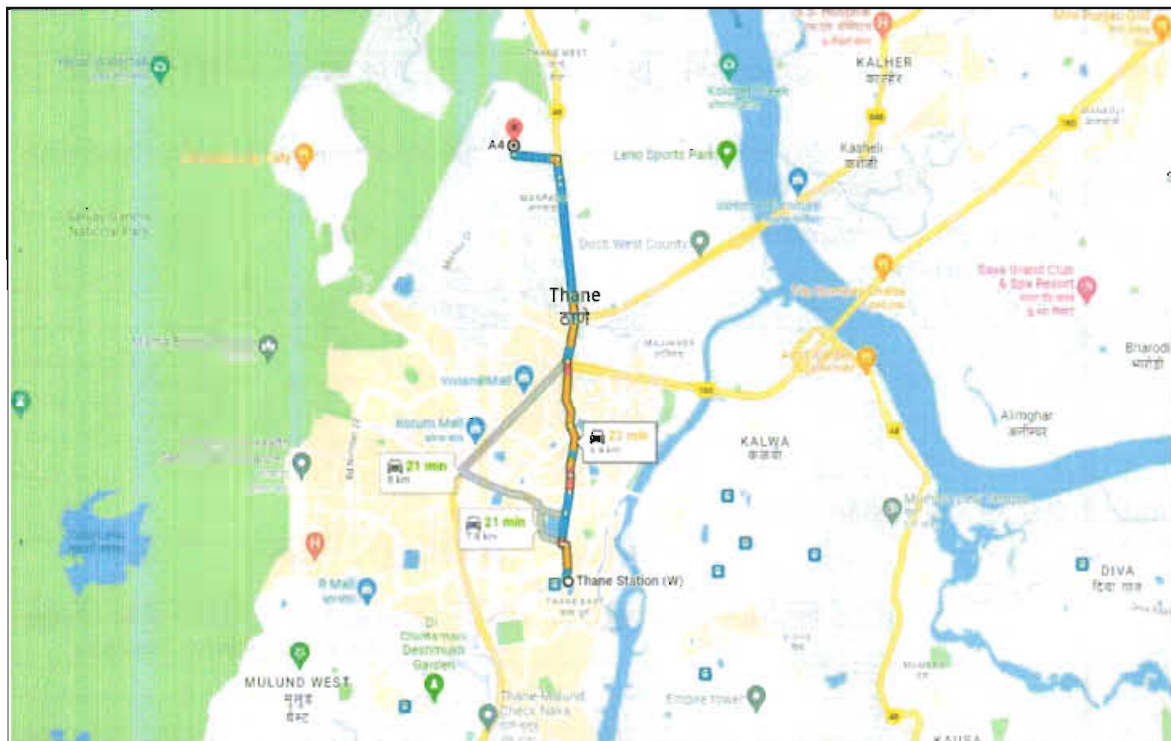
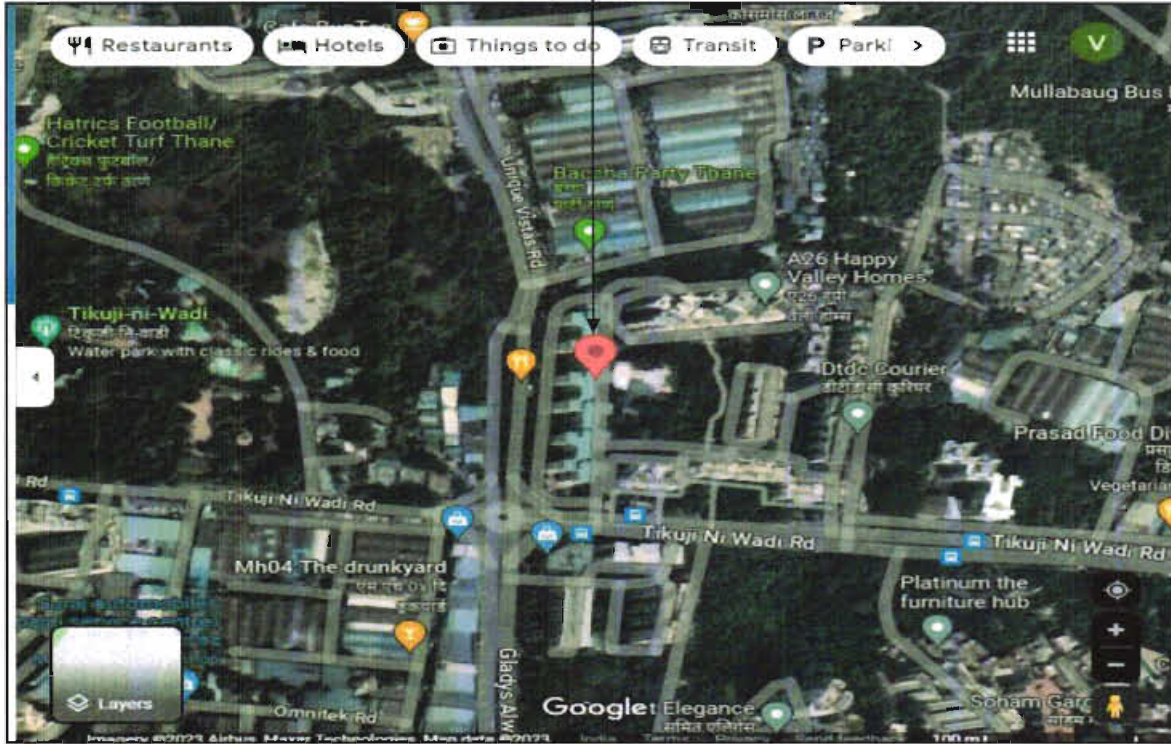


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'15.9"N 72°58'13.3"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 6.4 KM)



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 वाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : चिंतळसर मानपाडा

Search By: Survey No Location

Enter Survey No: 59

अवस्थान	भूमी मूल्य	निवासी मूल्य	मंडिर	कुपडे	सौधोपिक	एअर (फा.१)	आहेबाबत
7/31/1/C - हीपी झॅमी ही.कॉन्वेस	52000	122600	140900	153600	140900	बी. सी.डर	गड नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,22,600.00			
No Increase, Flat Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,22,600.00	Sq. Mtr.	11,390.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	52,000.00			
The difference between land rate and building rate (A – B = C)	70,600.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,06,362.00	Sq. Mtr.	9,881.00	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

Table – D: 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

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

Property in Mumbai - Kobra Happy Valley - Mangpada - Thane - Maharashtra - 2 BHK Flats in Mangpada

Posted on Mar 31, 2021 | Ready to move

₹1.05 Cr @ 16,745 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 81,864

Flat/Apartment for Sale

3+ beds, 2+ bath, 290 sq.ft. | Mangpada, Thane, Mumbai

STATUS ● **NOT AVAILABLE** | Website: <https://mumbai.99acres.com>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (0) **Society (11)**

Area
Carpet area: 629 sq.ft. | 3+ beds

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

Price
₹1.05 Cr + Govt Charges & Tax @ 16,935 per sq.ft. | Register Now | Price Details

Address
Kobra Happy Valley, Mangpada, Thane

Floor Number
4th of 7 Floors

Facing
West

Completion
Pool, Park/Garden, Club, Main Road, Others

Property Age
10+ Year Old

Waiting for seller. 99acres.com

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

Property in Mumbai - Kobra Happy Valley - Mangpada - Thane - Maharashtra - 2 BHK Flats in Mangpada

Posted on Feb 27, 2021 | Ready to move

₹1.15 Cr @ 11,807 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 91,851

Flat/Apartment for Sale

3+ beds, 2+ bath, 300 sq.ft. | Mangpada, Thane, Mumbai

STATUS ● **NOT AVAILABLE** | Website: <https://mumbai.99acres.com>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (0) **Society (11)**

Area
Super built up area: 970 sq.ft. | 4+ beds
Carpet area: 737 sq.ft. | 3+ beds

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Price
₹1.15 Cr + Govt Charges & Tax @ 11,850 per sq.ft. | Register Now | Price Details

Address
Kobra Happy Valley, Mangpada, Thane

Floor Number
8th of 15 Floors

Facing
North-East

Price Indicators

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₹1.18 Cr [Get ₹1.18 Cr Valuation on Home Page](#)

2BHK 650 Sq.Ft. Apt for Sale - **Manpada Thane**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: 730 sq.ft. (7.15 Sq. Meter)

Project: **Happy Valley** | Floor: 9 (Out of 18 Floors)

Transaction Type: **Resale** | Status: **Ready to Move** | Additional Rooms: **1 Store Room**

Facing: **North** | Units: **2** | Furnished Status: **Semi-Furnished**

[Contact Agent](#) [Get Phone No.](#)

Contact Agent
Mukesh Gupta - 9884111142

More Details

Price Breakup	₹1.18 Cr ₹3,000 Monthly
Booking Amount	₹10 Lac
RERA ID	5780040763
Address	Happy valley, Manpada, Thane - Central Thane, Maharashtra

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Happy Valley
2 Bedroom 650 Sq.Ft. Apartment in Manpada Thane
Listing ID: 45253479

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2 Bedrooms
Semi-Furnished
3 Bathroom
650 Sq Ft. (Carpet Area)

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Key Highlights

Family | Balconies | Females Only | Schools in vicinity

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Mrs Radhika Vora
9318677243

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th May 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ **1,07,13,625.00** (Rupees One Crore Seven Lakh Thirteen Thousand Six Hundred Twenty Five Only).

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN,
2.5.4.20=80223A04A0E0D06050C7962680313490134E13411110279
B7718B50Z, postalCode=420008, st=Maharashtra,
serialNumber=47, stNumber=20, serialNumber=20190818151163094008
20190818151163094008, o=MANOJ BABURAO CHALIKWAR
Date: 2023.05.25 12:38:35 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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