

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pallavi Pawan Kadam**

Residential Flat No. 408, 4th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road,
Jambli Naka, Thane (West), Thane – 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'23.7"N 72°58'39.3"E

Valuation Prepared for:

**Cosmos Bank
Ghodbunder Road Branch**




Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbunder Road, Manpada, Thane West 400 610,
State – Maharashtra, Country – India.



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

Our Pan India Presence at :

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

 **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 408, 4th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Pallavi Pawan Kadam.**

Boundaries of the property.

North	:	Akshay Apartment
South	:	Juhu Chandan Society
East	:	Usha Apartment
West	:	Sai Prasad Building

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 ₹ 1,00,17,750.00 (Rupees One Crore Seventeen Thousand Seven Hundred Fifty 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.

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



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Valuation Report of Residential Flat No. 408, 4th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400 601, 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 18.05.2023 for Bank Loan Purpose
2	Date of inspection	15.05.2023
3	Name of the owner/ owners	Mrs. Pallavi Pawan Kadam
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. 408, 4 th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400601, State – Maharashtra, Country – India. Contact Person: Mr. Sushant Utekar (Brother) Contact No. 98203 84441
6	Location, street, ward no	Bhandar Ali Road, Jambli Naka, Thane (West)
7	Survey/ Plot no. of land	Survey No. 48-B & 48-C, Tika No. 2 of Village Chendani
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. = 415.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 555.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400 601
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
21	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 - Mr. Ishwar Singh
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	Mr. Ishwar Singh
	(ii) Portions in their occupation	Fully occupied by tenant
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,500.00 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	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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 Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
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.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2003 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Road Branch to assess fair market value as on 18.05.2023 for Residential Flat No. 408, 4th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Pallavi Pawan Kadam**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.07.2003, executed between the Developers – M/s. Sai Constructions and the Purchaser - Mrs. Pallavi Pawan Kadam.
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LOCATION:

The said building is located at Survey No. 48-B & 48-C, Tika No. 2 of Village – Chendani, Thane (West), Thane. The property falls in Residential Zone. It is at a walking distance 750 Mtr. from Thane railway station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. 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 building is used for residential purpose. 4th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 18th May 2023

The Built-Up Area of the Residential Flat	:	555.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	555.00 X 2,500.00 = ₹ 13,87,500.00
Depreciation $\{(100-10) \times 20/60\}$:	30.00%
Amount of depreciation	:	₹ 4,16,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,15,800.00 per Sq. M. i.e. ₹ 10,758.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,00,680.00 per Sq. M. i.e. ₹ 9,353.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,800.00 per Sq. Ft.
Value of property as on 18.05.2023	:	555.00 Sq. Ft. X ₹ 18,800.00 = ₹ 1,04,34,000.00

(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 18.05.2023	:	₹ 1,04,34,000.00 - ₹ 4,16,250.00 = ₹ 1,00,17,750.00
Total Value of the property	:	₹ 1,00,17,750.00
The realizable value of the property	:	₹ 90,15,975.00
Distress value of the property	:	₹ 80,14,200.00
Insurable value of the property (555 X 2,500.00)	:	₹ 13,87,500.00
Guideline value of the property (555 X 9,353.00)	:	₹ 51,90,915.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 408, 4th Floor, "Dharmanand Co-op. Hsg. Soc. Ltd.", Bhandar Ali Road, Jambli Naka, Thane (West), Thane – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 1,00,17,750.00 (Rupees One Crore Seventeen Thousand Seven Hundred Fifty Only)** as on **18th May 2023**.

NOTES

1. I, Sharadkumar 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 **18th May 2023 is ₹ 1,00,17,750.00 (Rupees One Crore Seventeen Thousand Seven Hundred Fifty 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- DECLARATION

I hereby declare that

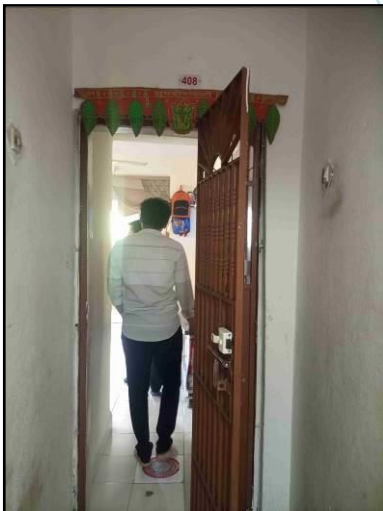
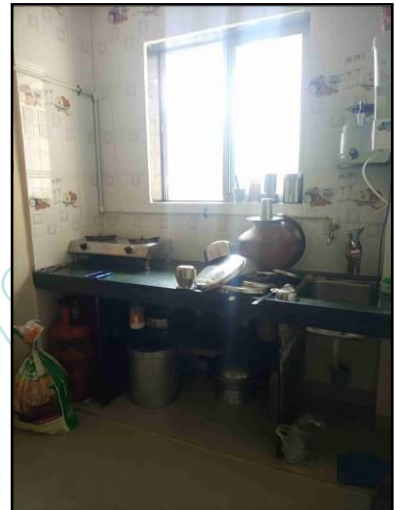
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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	2003 (As per site information)
4	Estimated future life	40 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 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	(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	Not Provided
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
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

Actual Site Photographs



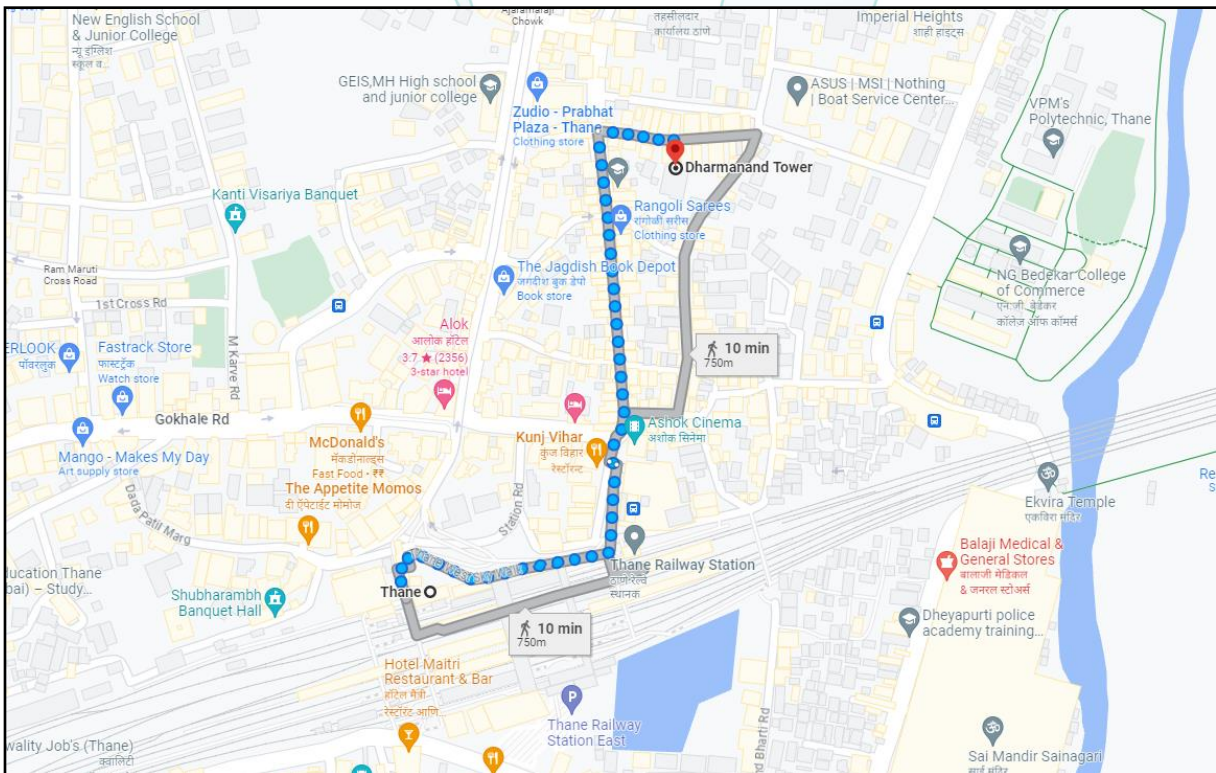
DHARMANAND CO-OP HSG. SOC. LTD.			
J. B. ROAD, BHANDAR ALLI, THANE, WEST BOMBAY			
400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000			
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89	90	91	92
93	94	95	96
97	98	99	100



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Route Map of the property


Site u/r



Latitude Longitude - 19°11'23.7"N 72°58'39.3"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 750 Mtr.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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User Manual
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Feedback

Year: 2023/2024

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : चेंदणी

Search By: Survey No Location

Select	वपविषय	खुली जमीन	निवासी सदनिका	बॉझिल	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/1/A-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिल्कती (खुना सि.टी.सर्वे हद्दी नुसार) टिका नं.21 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1/B- 8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिल्कती (खुना सि.टी.सर्वे हद्दी नुसार) टिका नंबर 1)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1/C-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिल्कती (खुना सि.टी.सर्वे हद्दी नुसार) टिका नंबर 13अ)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1/D-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिल्कती (खुना सि.टी.सर्वे हद्दी नुसार) टिका नं.4 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1/E-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिल्कती (खुना सि.टी.सर्वे हद्दी नुसार) टिका नं.5 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,15,800.00			
No increase for all floors from ground to 4 floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,15,800.00	Sq. Mtr.	10,758.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,200.00			
The difference between land rate and building rate (A – B = C)	75,600.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,00,680.00	Sq. Mtr.	9,353.00	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

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1 BHK Flat In Pramila Heights Thane For Sale In Thane West Loan Verified

Raghoba Shankar Rd, Juhu Chandan Society, Jambli Naka, Thane West, Thane...

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

500
Sq.Ft

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1 Bedroom <small>No. of Bedroom</small>	May 13, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
3 <small>Balcony</small>	Pramila Heights Th... <small>Apartment</small>
Bike <small>Parking</small>	Full <small>Power Backup</small>

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Listed by Broker
Sold Out
Wrong Info

Nearby: [Dev Corpora](#) [Mindspace Airoli West](#) [The Appetite Momos](#) [Thane Train Station](#) [Shirin Apartments](#)

Overview	
Age of Building	Newly Constructed
Ownership Type	Self Owned
Maintenance Charges	₹5.0 Per Sq.-Ft/M
Flooring	NA
Builtup Area	500 Sq.Ft
Carpet Area	370 Sq.Ft
Furnishing Status	Unfurnished Furnish Now
Facing	East
Floor	5/7
Parking	Bike
Gated Security	Yes

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1 BHK Flat In Raj Darshan Society For Sale In Thane ... Loan Verified

Dada Patil Wadi near station

₹ 90 Lacs
Negotiable

₹ 51,583/Month
Estimated EMI

468
Sq.Ft

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1 Bedroom <small>No. of Bedroom</small>	Apr 10, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Raj Darshan Society <small>Apartment</small>
None <small>Parking</small>	Full <small>Power Backup</small>

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Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹185897.4 Per Sq.Ft/M	Flooring	Cement
Builtup Area	468 Sq.Ft	Carpet Area	430 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	West
Floor	0/0	Parking	None
Gated Security	No		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 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 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 neighbourhood 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 ₹ 1,00,17,750.00 (Rupees One Crore Seventeen Thousand Seven Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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