

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Santosh Darbari Prajapati**

Residential Flat No. 603, 6th Floor, Building No. 3, "**Clover**", Royal Flora, Pale Road, Behind Anand Sagar Resort,
Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506,
State - Maharashtra, Country – India.

Latitude Longitude - 19°11'15.9"N 73°09'59.5"E

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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

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. 603, 6th Floor, Building No. 3, "Clover", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambarnath (East), Taluka - Ambarnath, District - Thane, PIN Code - 421506, State - Maharashtra, Country - India belongs to **Mr. Santosh Darbari Prajapati**.

Boundaries of the property.

North	:	Internal Road
South	:	Pale Road
East	:	Blue Bell Building
West	:	Daffodil 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 **₹ 35,07,000.00 (Rupees Thirty Five Lakh Seven Thousand 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.

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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Valuation Report of Residential Flat No. 603, 6th Floor, Building No. 3, "Clover", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506, 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 20.05.2023 for Banking Purpose
2	Date of inspection	18.05.2023
3	Name of the owner/ owners	Mr. Santosh Darbari Prajapati
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 603, 6 th Floor, Building No. 3, "Clover", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506, State - Maharashtra, Country – India. Contact Person: Mrs. Ranjana Ghadge (Owner' Relative) Contact No. 9527167100
6	Location, street , ward no	Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District – Thane.
	Survey/ Plot no. of land	Survey No. 35/4, 38/2, 38/3, 39/3A, 40/3A, 39/2B, 39/4, 39/3H of Village - Pale
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. = 450.00 Balcony Area in Sq. Ft. = 106.00 Total Carpet Area in Sq. Ft. = 556.00 (Area as per actual site measurement)

		<p>Carpet Area in Sq. Ft. = 567.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 680.00 (Area as per Agreement for sale + 20%)</p> <p>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</p>
13	Roads, Streets or lanes on which the land is abutting	Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambarnath (East), Taluka - Ambarnath, 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's Relative Occupied – Mr. Subhash Ghadge (Contact No: - 9527167100)

	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 AMC 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 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 – 2016 (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.
45	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 20.05.2023 for Residential Flat No. 603, 6th Floor, Building No. 3, "**Clover**", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506, State - Maharashtra, Country - India belongs to **Mr. Santosh Darbari Prajapati**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.09.2017 (11 Pages from documents) between M/s. Royal Galaxy Developers (The Promoter / Developer) and Mr. Santosh Darbari Prajapati (The Purchaser)
2	Copy of Commencement Certificate No. ANP / NRV / BP / 2013-2014 / 91 / 2242 /14 dated 20.04.2013 issued by Ambernath Municipal Council.
3	Copy of Occupancy Certificate No. ANP / NRV / BP / 2016-2017 / 711 / dated 31.08.2016 issued by Ambernath Municipal Council.

LOCATION:

The said building is located at Survey No. 35/4, 38/2, 38/3, 39/3A, 40/3A, 39/2B, 39/4, 39/3H of Village – Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506. The property falls in Residential Zone. It is at a travel distance of 4.3 KM. from Ambernath railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) 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. 6th Floor is having 4 Residential Flats. The building is having 1 lift. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Balcony (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with safety door, Powder coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 20th May 2023

The Carpet Area of the Residential Flat	:	567.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	7 Years
Cost of Construction	:	680.00 X 2,500.00 = ₹ 17,00,000.00
Depreciation $\{(100-10) X 7 / 60\}$:	10.50%
Amount of depreciation	:	₹ 1,78,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,955.00 per Sq. M. i.e. ₹ 3,619.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,735.00 per Sq. M. i.e. ₹ 3,413.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,500.00 per Sq. Ft.
Value of property as on 20.05.2023	:	₹ 567.00 Sq. Ft. X ₹ 6,500.00 = ₹ 36,85,500.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 20.05.2023	:	₹ 36,85,500.00 - ₹ 1,78,500.00 = ₹ 35,07,000.00
Total Value of the property	:	₹ 35,07,000.00
The realizable value of the property	:	₹ 31,56,300.00
Distress value of the property	:	₹ 28,05,600.00
Insurable value of the property (680.00 Sq. Ft. X 2,500.00)	:	₹ 17,00,000.00
Guideline value of the property (680.00 Sq. Ft. X 3,413.00)	:	₹ 23,20,840.00



Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 603, 6th Floor, Building No. 3, "**Clover**", Royal Flora, Pale Road, Behind Anand Sagar Resort, Village - Pale, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421506, State - Maharashtra, Country - India. for this particular purpose at ₹ **35,07,000.00 (Rupees Thirty Five Lakh Seven Thousand Only)** as on **20th 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 **20th May 2023 is ₹ 35,07,000.00 (Rupees Thirty Five Lakh Seven Thousand 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

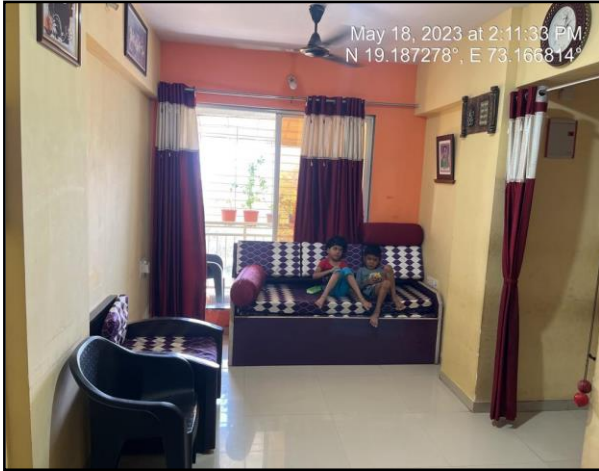
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details	Main Building
1. No. of floors and height of each floor	(Part) Ground + (Part) 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 6 th Floor
3. Year of construction	2016 (As per Occupancy Certificate)
4. Estimated future life	53 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 with safety door Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring in flat & Ceramic in toilet
11	Finishing	Cement plastering with POP finishing
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	
	(i) No. of water closets	As per Requirement
	(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	1 Lift
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



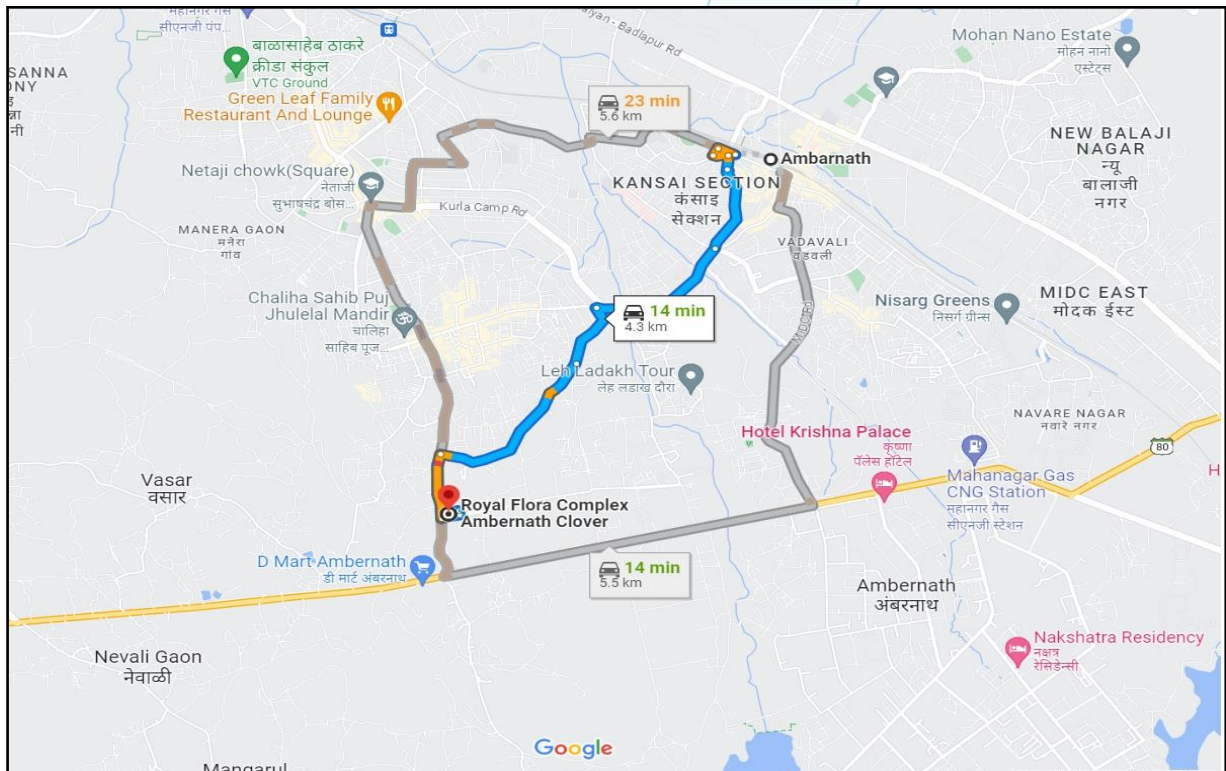
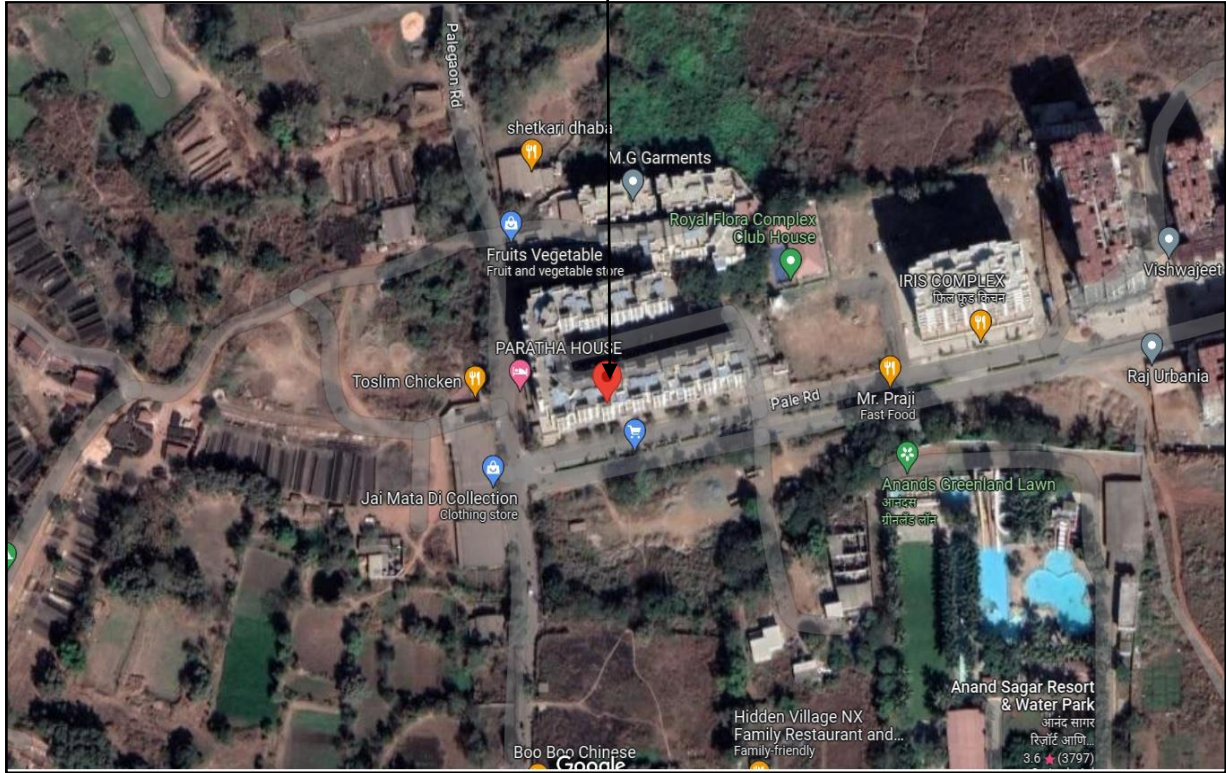
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude - 19°11'15.9"N 73°09'59.5"E

Note: The Blue line shows the route to site from nearest railway station (Ambarnath – 4.3 KM)

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

Home
Valuation Rules
User Manual
Close
Feedback

Year
20232024
Annual Statement of Rates
Language
English

Selected District: ठाणे
 Select Taluka: अंबरनाथ
 Select Village: मौजे (गांव) चिखलौली (अंबरनाथ नगरपालिका)
 Search By: Survey No Location
 Enter Survey No: 35

उपविभाग	सूची क्रमीन	निवासी सदनिका	ऑफिस	दुकाने	जीवोमिक	एकक (Rs./)	Attribute
4/15-सी-8) चिखलौली गावातील (मध्य रेल्वेच्या पुर्वेकडील) दक्षिणेकडील उर्वरित सर्व मिळकती	7380	43800	44600	54700	44600	चौ. मीटर	सर्व्हे नंबर
4/16-डी) मौजे पाले गावातील सर्व मिळकती	7240	37100	42900	49700	42900	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	37,100.00			
Increase by 5% on Flat Located on 6 th Floor	1,855.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	38,955.00	Sq. Mtr.	3,619.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	7,240.00			
The difference between land rate and building rate (A – B = C)	31,715.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	36,735.00	Sq. Mtr.	3,413.00	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

magicbricks

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Ambernath > 1 BHK Flats for Sale in Ambernath > 650 Sq-ft
Posted on: Apr 02, 23 Property ID: 64205951

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹28.0 Lac

Get ₹8,400 cashback on Home Loan

ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Royal Flora, **Ambernath, Thane**

1 Bed
1 Bath
Unfurnished

Super Built-Up Area: **650 sqft** - ₹4,308/sqft

Floor: **2 (Out of 8 Floors)**

Furnished Status: **Unfurnished**

Developer: **Royal Galaxy Developers**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **Royal Flora**

Status: **Ready to Move**

Contact Owner
Get Phone No.
Last contact made 45 days ago

More Details

Price Breakup	₹28 Lac
Address	Ambernath, Thane - Beyond Thane, Maharashtra
Furnishing	Unfurnished

Contact Owner

Albita -91-83XXXXXXX

Get Phone No.

Download Brochure

NOBROKER

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[Post Your Property](#)

2 BHK Flat In Royal Flora Complex For Sale In Ambernath

Pale Rd, Loknagari, Near Dr. Avhads Shehanjeevani Clinic, Ambernath

₹32 Lacs

Negotiable

₹18,340/Month

Estimated EMI

750

Sq.Ft

Need Home Loan?

Apply Loan

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

4

Balcony

Dec 14, 2022

Posted On

Immediately

Possession

Royal Flora Complex

Apartment

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Nearby: Govm Market ULHASNAGAR 5 Jp Synergy

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.1 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	750 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	North-East	Floor	5/7

Activity On This Property

0 Unique Views 0 Shortlists 0

Similar Properties

Price Indicators

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


Home > Property in Mumbai > Flats in Mumbai > Flats in Ambarnath East > 1 BHK Flats in Ambarnath East > 25 to 30 Lakh Posted on Feb 17, 2023 | Ready to move

₹27 Lac @ 3,846 per sq.ft. | **1BHK 1Bath**
 Estimated EMI ₹ 21,565 | Flat/Apartment for Sale
 in Royal Flora, Ambarnath East, Mumbai Beyond Thane, Mumbai

REERA STATUS REGISTERED | Registration No: P51700014903 | Website: <https://maharera.it.mahaonline.gov.in>

[Overview](#) | [Society](#) | [Owner Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

Property (10) | Society (22)



Video (1/1) | Photos (9)

Area
Super Built up area 650 sq.ft. (60.39 sq.m.)

Configuration
1 Bedroom, 1 Bathroom, 3 Balconies

Price
₹ 27 Lac+ Govt Charges & Tax @ 3,846 per sq.ft. (Negotiable)

Address
Royal Flora Ambarnath East, Mumbai Beyond Thane

Floor Number
2nd of 7 Floors

Overlooking
Park/Garden

Property Age
1 to 5 Year Old [View Construction Status](#)

Places nearby View All (15)

Palegaon, Ambarnath East, Mumbai Beyond Thane, Mumbai

[Kalyan Junction](#) |
 [Holy Faith English School](#) |
 [G & R Patil School](#) |
 [Jack N Jill Nursery School](#) |
 [Ambarnath Shiv Mandir](#)

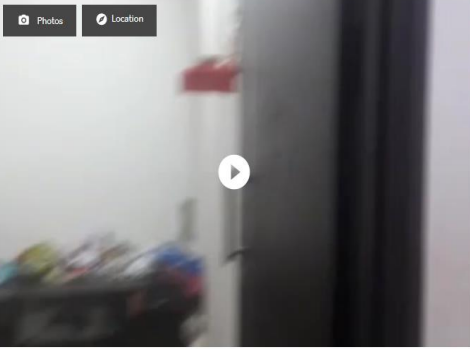
NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat in Royal Flora Complex For Sale in Ambarnath
 Pale Rd, Loknagari, Near Dr. Ahhads Snehasarjevani Clinic, Ambarnath


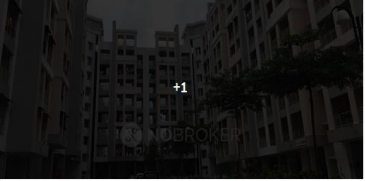
Loan Verified | ₹ 27 Lacs Negotiable | ₹ 15,474/Month Estimated EMI | 600 Sq.Ft | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Property Details

Photos | Location



Nearby: Govm Market ULHASNAGAR 5 | Jp Synergy

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

3
Balcony

Mar 7, 2023
Posted On

Immediately
Possession

Royal Flora Complex
Apartment

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property
[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.7 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	600 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	Don't Know	Floor	4/7

Activity On This Property

0 Unique Views | 0 Shortlists

Similar Properties

1 BHK Flat in Royal Flora Complex For

Sales Instance

62878 18-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 628/2022 नोदणी : Regn:63m
गावाचे नाव : पाले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2458000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1534000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे पाले,ता. अंबरनाथ,जि. ठाणे सर्व्हे नं.39,हिस्सा नं.3 अ(पैकी)सर्व्हे नं.39,हिस्सा नं.3 ह(पैकी)प्लॉट नं. यावरील फेज 2 चे एकूण क्षेत्र 9123.20 चौ. मी. त्यावरील रॉयल फ्लोरा कॉम्प्लेक्स मधील आयरीस बिल्डिंग नं 2 या इमारती मधील फ्लॉट नं. 109,पहिला मजला,क्षेत्र 41.37 चौ. मीटर कारपेट.((Survey Number : 39/3अ व इतर ;))	
(5) क्षेत्रफळ	41.37 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:-मे. रॉयल गॅलेक्सी डेव्हलपर्स तर्फे भागीदार 1. गुणवंत सोहनलाल खेरोदिया 2. जमीन मालक गणपतराज बदनराज मेहता 3. जमीन मालक नरेशकुमार गणपतराज मेहता च्या वतीने क. ज. करिता कुलमुखत्यारी म्हणून श्री. प्रशांत पोपट पाटील वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. कार्यालयीन पत्ता पाले गांव, एमआयडीसी रोड, आनंद सागर रिसोर्ट जवळ, अंबरनाथ पूर्व , रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421506 पॅन नं:-AALFR9430L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रामबरन शिवटहल सरोज -- वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. राहणार इ-31, एलआयजी-1, सिंग सिटी हॉस्पिटल जवळ, सेक्टर-03, कळंबोली नोडे रायगड, महाराष्ट्र, रोड नं. -, महाराष्ट्र, राईगाः(ं). पिन कोड:-410218 पॅन नं:-BMGPS1599K 2): नाव:-राहुल रामबरन सरोज -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. राहणार इ-31, एलआयजी-1, सिंग सिटी हॉस्पिटल जवळ, सेक्टर-03, कळंबोली नोडे रायगड, महाराष्ट्र, रोड नं. -, महाराष्ट्र, राईगाः(ं). पिन कोड:-410218 पॅन नं:-BMFPS4267P	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2022	
(10)दस्त नोदणी केल्याचा दिनांक	13/01/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	628/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	147500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	24600	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sales Instance

11451339 18-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 11451/2022 नोदणी : Regn:63m
गावाचे नाव : पाले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2435500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: मौजे - पाले,तालुका - अंबरनाथ,जिल्हा - ठाणे,येथील 1)सं. न. 35 हिस्सा न. 4 क्षेत्र - 0-40-00,2)सं. न. 38 हिस्सा न. 2 क्षेत्र - 0-78-7,3)सं. न. 38 हिस्सा न. 3 क्षेत्र - 0-08-6,4)सं. न. 39 हिस्सा न. 3अ क्षेत्र - 0-80-0,5)सं. न. 40 हिस्सा न. 3अ क्षेत्र - 0-80-0,6)सं. न. 39 हिस्सा न. 2ब क्षेत्र - 0-30-0,7)सं. न. 39 हिस्सा न. 4 क्षेत्र - 0-22-0,8)सं. न. 39 हिस्सा न. 3ह क्षेत्र - 0-85-0,एकूण क्षेत्र- 4 हे. 24 आर. 30 प्रती. म्हणजेच 42430 चौ. मीटर त्यापैकी फेज 1 चे क्षेत्र- 10871.54 चौ.मी. त्यावरील रॉयल फ्लोरा बिल्डिंग नंबर 4 डॅफोडिल को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड इमारती मधील फ्लॉट क्र. 306,तिसरा मजला,बिल्डिंग नंबर 4,क्षेत्र - 567 चौ. फूट कार्पेट((Survey Number : 35/4 व इतर ;))	
(5) क्षेत्रफळ	567 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कैलाश रूपचंद आसीजा - - वय:-41 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बरेक न. 1933, प्रताप गॅस गोडाऊन जवळ, ओ.टी. सेक्शन विभाग, उल्हासनगर 5, महाराष्ट्र, THANE. पिन कोड:-421005 पॅन नं:-ARSPA7576Q	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनील राधेश्याम गुप्ता - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ब्लॉक रोड, सेंचुरी कॉलनीच्या मागे, गौतम नगर, उल्हासनगर 3, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं:-BJBPG2090R 2): नाव:-रविकुमार राधेश्याम गुप्ता - - वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ब्लॉक रोड, सेंचुरी कॉलनीच्या मागे, गौतम नगर, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-CJRPG3243F 3): नाव:-अंजली सुनील गुप्ता - - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ब्लॉक रोड, सेंचुरी कॉलनीच्या मागे, गौतम नगर, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-BHZPJ2654J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/11/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	11451/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 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 ₹ **35,07,000.00 (Rupees Thirty Five Lakh Seven Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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