

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Rama Hemant Kariappa**

Residential Flat No. 12, 1<sup>st</sup> Floor, Wing – A (Previously B Wing), Building No. C – 2, " **Thane Rohini Co-Op. Hsg. Soc. Ltd.**", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2<sup>nd</sup> Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 400 601,  
State - Maharashtra, Country – India.

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Latitude Longitude - 19°12'14.1"N 72°59'07.7"E

### Valuation Done for:

**Cosmos Bank  
Naupada Thane Branch**

Mhaskar Building, Gokhale Road, Kusumanjali, Opp. Deodhar Hospital, Naupada, Thane (West),  
Thane - 400602, 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

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mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank – Naupada Thane Branch / Mrs. Rama Hemant Kariappa (31867/2301072) Page 2 of 16

Vastu/Thane/06/2023/31867/2301072  
14/20-177-PSSH  
Date: 14.06.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 12, 1<sup>st</sup> Floor, Wing – A (Previously B Wing), Building No. C – 2, "Thane Rohini Co-Op. Hsg. Soc. Ltd.", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2nd Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 400 601, State - Maharashtra, Country – India belongs to **Mrs. Rama Hemant Kariappa**.

### Boundaries of the property.

North : Ashwini Society  
South : Internal Road  
East : Anuradha Kutir CHSL  
West : Akashganga 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 **₹ 46,94,085.00 (Rupees Forty Six Lakh Ninety Four Thousand Eighty 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.



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. 12, 1<sup>st</sup> Floor, Wing – A (Previously B Wing), Building No. C – 2, "Thane Rohini Co-Op. Hsg. Soc. Ltd.", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2<sup>nd</sup> Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 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 14.06.2023 for Banking Purpose
2	Date of inspection	10.06.2023
3	Name of the owner/ owners	<b>Mrs. Rama Hemant Kariappa</b>
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	<b>Address:</b> Residential Flat No. 12, 1st Floor, Wing – A (Previously B Wing), Building No. C – 2, "Thane Rohini Co-Op. Hsg. Soc. Ltd.", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2nd Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 400 601, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Mahesh Bagwe (Seller)
6	Location, <b>street</b> , ward no	Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2 <sup>nd</sup> Rabodi, Thane (West), Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 57, 58, 59 (Part), 60 (Part) of Village - Majiwade
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 374.00 (Area as per actual site measurement)

		<b>Built Up Area in Sq. Ft. = 435.00 (Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2 <sup>nd</sup> Rabodi, 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
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>	
	(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	₹ 10,000.00 Expected rental income per month
	(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.
		<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.



<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 1992 (Approx.)
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	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 14.06.2023 for Residential Flat No. 12, 1<sup>st</sup> Floor, Wing – A (Previously B Wing), Building No. C – 2, "Thane Rohini Co-Op. Hsg. Soc. Ltd.", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2<sup>nd</sup> Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 400 601, State - Maharashtra, Country – India belongs to **Mrs. Rama Hemant Kariappa**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.04.2023 Between Mr. Mahesh Babaji Bagwe (The Transferor) and Mrs. Rama Hemant Kariappa (The Transferee).
2	Copy of Occupancy Certificate V. P. No. GG24 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 57, 58, 59 (Part), 60 (Part) of Village - Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2<sup>nd</sup> Rabodi, Thane (West), Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance of 2.3 KM. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 4 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. 1<sup>st</sup> Floor is having 4 Residential Flats. The building is having no lift. The building external condition is good.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e., 1 BHK with Bath + WC). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with MS safety door, Aluminum sliding windows & Concealed plumbing & Casing Capping electrification.

**Valuation as on 14<sup>th</sup> June 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>435.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1992 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	31 Years
Cost of Construction	:	435.00 X 2,600.00 = ₹ 11,31,000.00
Depreciation $\{(100-10) \times 31 / 60\}$	:	46.50%
Amount of depreciation	:	₹ 5,25,915.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,03,700.00 per Sq. M. i.e. ₹ 9,634.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 81,411.00 per Sq. M. i.e. ₹ 7,563.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,000.00 per Sq. Ft.
<b>Value of property as on 14.06.2023</b>	<b>:</b>	<b>₹ 435.00 Sq. Ft. X ₹12,000.00 = ₹ 52,20,000.00</b>

(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)

<b>Depreciated fair value of the property as on 14.06.2023</b>	<b>:</b>	<b>₹ 52,20,000.00 - ₹ 5,25,915.00 = ₹ 46,94,085.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 46,94,085.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 42,24,677.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 37,55,268.00</b>
<b>Insurable value of the property (435.00 Sq. Ft. X ₹ 2,600.00)</b>	<b>:</b>	<b>₹ 11,31,000.00</b>
<b>Guideline Value of the property (435.00Sq.Ft. X ₹ 7,563.00)</b>	<b>:</b>	<b>₹ 32,89,905.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 12, 1<sup>st</sup> Floor, Wing – A (Previously B Wing), Building No. C – 2, "Thane Rohini Co-Op. Hsg. Soc. Ltd.", Akashganga Housing Complex, Village – Majiwade, Shivaji Nagar, Opp. Saraswati High School, 2nd Rabodi, Thane (West), Taluka & District – Thane, PIN Code – 400 601, State - Maharashtra, Country – India for this particular purpose at **₹ 46,94,085.00 (Rupees Forty Six Lakh Ninety Four Thousand Eighty Five Only)** as on 14<sup>th</sup> June 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 **14<sup>th</sup> June 2023 is ₹ 46,94,085.00 (Rupees Forty Six Lakh Ninety Four Thousand Eighty 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.

### **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 + 4 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 <sup>st</sup> Floor
3	Year of construction	1992 (Approx.)
4	Estimated future life	29 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 (R)
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 with MS safety door, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
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	Casing Capping 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	No 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

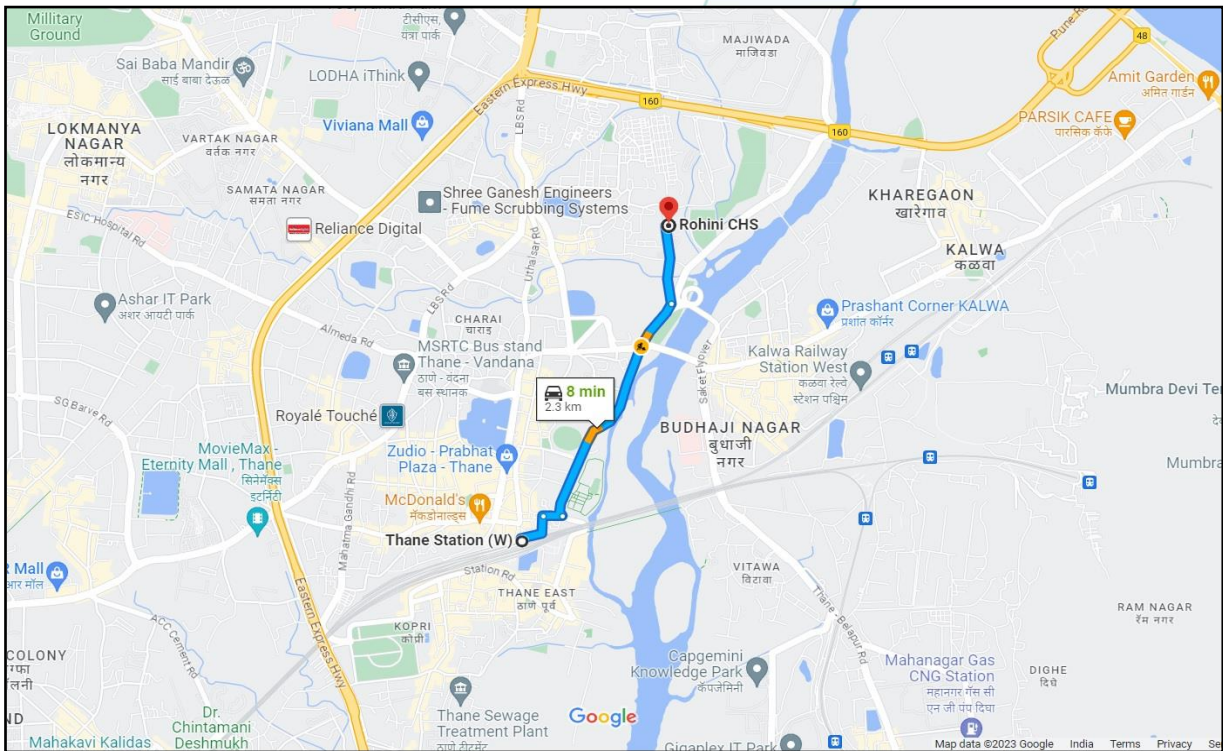
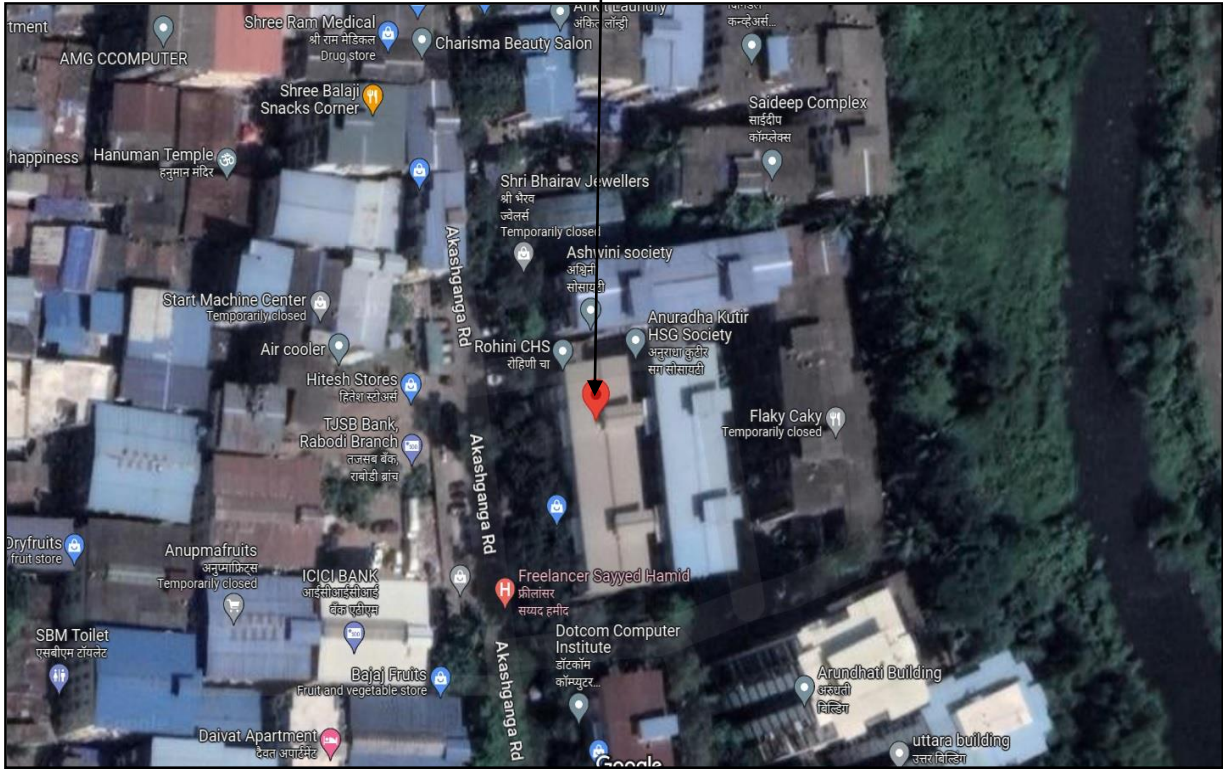
## Actual site photographs





## Route Map of the property


Site u/r



**Latitude Longitude – 19°12'14.1"N 72°59'07.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 2.3KM)

## 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 **Language** English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : माजीवडे

**Search By**  Survey No  Location

**Enter Survey No** 57

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Re./)	Attribute
6/27-4ब) ठाणे खाडी लगतचा माजिवडेयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर
6/28-4क) ठाणे खाडी लगतचा माजिवडे गावचा संपूर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,03,700.00			
No Increase, Flat Located on 1 <sup>st</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,03,700.00</b>	<b>Sq. Mtr.</b>	<b>9,634.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	31,800.00			
The difference between land rate and building rate (A – B = C)	71,900.00			
Depreciation Percentage as per table (D) [100% - 31%] (Age of the Building – 31 Years)	69%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>81,411.00</b>	<b>Sq. Mtr.</b>	<b>7,563.00</b>	<b>Sq. Ft.</b>

### 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 Apartment**

By **LUCKY HOMES**

Lucky Akashganga Complex, Kavesar, Thane West, Thane

**₹75.0 L** EMI starts at ₹39.72 K

₹10.42 K/sq.ft

Contact Seller

720 sq.ft Build Up Area | ₹10.42 K/sq.ft Avg. Price | 13 Year Old Age of property | Ready to move Possession status | Higher of 15 floors | Semi Furnished Furnishing

OVERVIEW | FURNISHINGS | AMENITIES | PROJECT Q&A | LOCALITY | RATINGS AND REVIEWS | REGISTRY RECORDS | DEVELOPER | CALCULATOR

Property Location: Lucky Akashganga Complex, Kavesar, Thane West, Thane

Around This Property: Food and Drinks (Vishnuji Ki Rasol, 2.7km), Commute (Bhiwandi Road, 7.8km), Healthcare (Dr.L.H.Hiranandan)

View more on Maps

Great choice! Better priced property in this area

Contact Seller: Sanjay Jambavalkar (Housing Prime Agent, +91XXXXXXXXXX)

Hi Vastukala Consultant!

Allow other agents to get in touch | I am interested in Home Loans

**magicbricks** Buy Rent Sell Home Loans

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Posted on: Feb 13, 23 | Property ID: 63448689

**₹55.0 Lac** Get ₹16,500 cashback on Home Loan | ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Akashganga Complex, Kavesar, Thane

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area: 400 sqft - ₹13,750/sqft

Project: Akashganga Complex | Floor: 7 (Out of 7 Floors)

Transaction Type: Resale | Status: Ready to Move | Facing: South - East

Furnished Status: Unfurnished | Type Of Ownership: Freehold | Age Of Construction: 5 to 10 years

Contact Owner | Get Phone No. | Last contact made 21 days ago

**More Details**

Price Breakup: ₹55 Lac

Address: Kavesar, Thane - Central Thane, Maharashtra

Landmarks: Opp. Kevalya Hospital

Furnishing: Unfurnished

Type of Ownership: Freehold

Contact Owner: Nilesh Karekar -91-99XXXXXX96

Your Name: \_\_\_\_\_

Email: \_\_\_\_\_

IND +91 | Mobile Number: \_\_\_\_\_

I Agree to MagicBricks' Terms of Use

Get Contact Details




## Price Indicators

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Posted on: Jun 12, 23 Property ID: 63259115

**₹55.0 Lac** [Get ₹16,500 cashback on Home Loan](#)

1 BHK 575 Sq-ft Flat For Sale **Thane West, Thane**



1 Bed
2 Baths
1 Balcony
Unfurnished

Carpet Area  
415 sqft ~  
₹13,253/sqft

Transaction Type  
**Resale**

Lift  
1

Project  
**Aakash Ganga Complex**

Status  
**Ready to Move**

Furnished Status  
**Unfurnished**

Floor  
**7 (Out of 7 Floors)**

Facing  
**West**

Car Parking  
**1 Open**

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 147 days ago

**Contact Agent**  
**Rajiv Singh** -91-99XXXXXXX

Your Name

Email

IND +91  Mobile Number

I Agree to MagicBricks' [Terms of Use](#)

[Get Contact Details](#)

**More Details**

Price Breakup **₹55 Lac | ₹2,500 Monthly**

Booking Amount **₹1.0 Lac**

Address **Chodbunder Road, Thane West, Thane - Central Thane, Maharashtra**

Landmarks **Dmart Suraj Water Park**

Furnishing **Unfurnished**


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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Thane West > 1 BHK Flats for Sale in Thane West > 618 Sq-ft
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1 BHK Flat For Sale in Aakash Ganga Complex, **Thane West, Thane**



1 Bed
1 Bath
2 Balconies
Semi-Furnished

Carpet Area  
575 sqft ~  
₹13,217/sqft

Transaction Type  
**New Property**

Furnished Status  
**Semi-Furnished**

Project  
**Aakash Ganga Complex**

Status  
**Ready to Move**

Type Of Ownership  
**Co-operative Society**

Floor  
**2 (Out of 4 Floors)**

Facing  
**South**

Age Of Construction  
**New Construction**

Newly Constructed Property

[Contact Owner](#)
[Get Phone No.](#)
Last contact made 30 days ago

**More Details**

Price Breakup **₹76 Lac**

Address **2nd Rabodi, Shivaji Nagar, Thane w, Thane West, Thane - Central Thane, Maharashtra**

Furnishing **Semi-Furnished**

Type of Ownership **Co-operative Society**

**Contact Owner**  
**Kunal Shinde** -91-75XXXXXXX

[Get Phone No.](#)

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **14<sup>th</sup> June 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 **₹ 46,94,085.00 (Rupees Forty Six Lakh Ninety Four Thousand Eighty Five 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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