

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Reshama Harish Naik & Mr. Harish Jattappa Naik**

Residential Flat No. 301, 3rd Floor, "Guruprasad Co-Op. Hsg. Soc. Ltd.", Above Sampada Hospital, Daji Ramchandra Road, Village – Charai & Thane, Thane (West), Taluka & District – Thane, PIN Code - 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'49.5"N 72°58'25.2"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West), 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 :

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 301, 3rd Floor, "Guruprasad Co-Op. Hsg. Soc. Ltd.", Above Sampada Hospital, Daji Ramchandra Road, Village - Charai & Thane, Thane (West), Taluka & District – Thane, PIN Code - 400 601, State – Maharashtra, Country – India belongs to **Mrs. Reshama Harish Naik & Mr. Harish Jattappa Naik.**

Boundaries of the property.

North	:	Jai Jagdhmaba CHS
South	:	Daji Ramchandra Road
East	:	Sandeep Apartment
West	:	Shreenath Villa 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 ₹ 53,31,096.00 (Rupees Fifty Three Lakh Thirty One Thousand Ninety Six 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

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 301, 3rd Floor, "Guruprasad Co-Op. Hsg. Soc. Ltd.", Above Sampada Hospital, Daji Ramchandra Road, Village – Charai & Thane, 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 03.07.2023 for Banking Purpose
2	Date of inspection	06.07.2023
3	Name of the owner/ owners	Mrs. Reshama Harish Naik & Mr. Harish Jattappa Naik
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. 301, 3 rd Floor, "Guruprasad Co-Op. Hsg. Soc. Ltd.", Above Sampada Hospital, Daji Ramchandra Road, Village – Charai & Thane, Thane (West), Taluka & District – Thane, PIN Code - 400 601, State – Maharashtra, Country – India. Contact Person: Mr. Velji Karya (Tenant) Contact No: 9819020534
6	Location, street, ward no	Above Sampada Hospital, Daji Ramchandra Road, Village - Charai & Thane, Thane (West), Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 371-A & 374, Tikka No. 13
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. = 269.00 Cupboard Area in Sq. Ft. = 13.00 Total Carpet Area in Sq. Ft. = 282.00 (Area as per Actual Site measurement) Built Up Area in Sq. Ft. = 324.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Above Sampada Hospital, Daji Ramchandra Road, Village - Charai & Thane, 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	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?	Mr. Velji Karya (Tenant) Rented Since – 1.5 Year
	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	N.A.
	(ii) Portions in their occupation	Details not provided
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,000.00 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.
	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 – 2009 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 06.07.2023 for Residential Flat No. 301, 3rd Floor, "**Guruprasad Co-Op. Hsg. Soc. Ltd.**", Above Sampada Hospital, Daji Ramchandra Road, Village - Charai & Thane, Thane (West), Taluka & District – Thane, PIN Code - 400 601, State – Maharashtra, Country – India belongs to **Mrs. Reshama Harish Naik & Mr. Harish Jattappa Naik.**

We are in receipt of the following documents:

1	Copy Agreement for sale dated 14.02.2008 between M/s. Shree Swami Samartha Associated (the Developers) and Mrs. Reshama Harish Naik & Mr. Harish Jattappa Naik (the Purchaser).
2	Copy of Commencement Certificate V. P. No. 2007 / 86 / TMC / TDD / 472 dated 15.10.2007 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate V. P. No. 2007 / 86 / TMC / TDD / 175 dated 22.06.2009 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 371-A & 374, Tikka No. 13 of Village - Charai & Thane, Thane (West), Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance of 1.5 Km. from Thane railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 6 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building

external condition is good. The building is used for residential purpose. 3rd Floor is having 4 Residential Flat. 1 Lift is provided in building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Living Room + Kitchen + 1 Toilet + Passage + Cupboard Area. (i.e., **1RK with 1 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush shutter with MS safety door, Aluminum sliding windows & Concealed plumbing, Concealed electrification.

Valuation as on 06th July 2023

The Built Up Area of the Residential Flat	:	324.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	14 years
Cost of Construction	:	324.00 Sq. Ft. X ₹ 2,600.00 = ₹ 8,42,400.00
Depreciation $\{(100-10) \times 14 / 60\}$:	21.00%
Amount of depreciation		₹ 1,76,904.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,600.00 per Sq. M. i.e. ₹ 7,767.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 77,510.00 per Sq. M. i.e. ₹ 7,201.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 06.07.2023	:	324.00 Sq. Ft. X ₹ 17,000.00 = ₹ 55,08,000.00

(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 06.07.2023	:	₹ 55,08,000.00 - ₹ 1,76,904.00 = ₹ 53,31,096.00
Total Value of the property	:	₹ 53,31,096.00
The realizable value of the property	:	₹ 47,97,986.00
Distress value of the property	:	₹ 42,64,877.00
Insurable value of the property (324.00 Sq. Ft. X ₹ 2,600.00)	:	₹ 8,42,400.00
Guideline value of the property (324.00 Sq. Ft. X 7,201.00)		₹ 23,33,124.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, "**Guruprasad Co-Op. Hsg. Soc. Ltd.**", Above Sampada Hospital, Daji Ramchandra Road, Village - Charai & Thane, Thane (West), Taluka & District – Thane, PIN Code - 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 53,31,096.00 (Rupees Fifty Three Lakh Thirty One Thousand Ninety Six Only)** as on **06th July 2023**.

NOTES

1. I, Sharad 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 **06th July 2023 is ₹ 53,31,096.00 (Rupees Fifty Three Lakh Thirty One Thousand Ninety Six 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 + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2009 (As per Occupancy Certificate)
4	Estimated future life	46 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 with MS safety door & Aluminum 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	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	
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



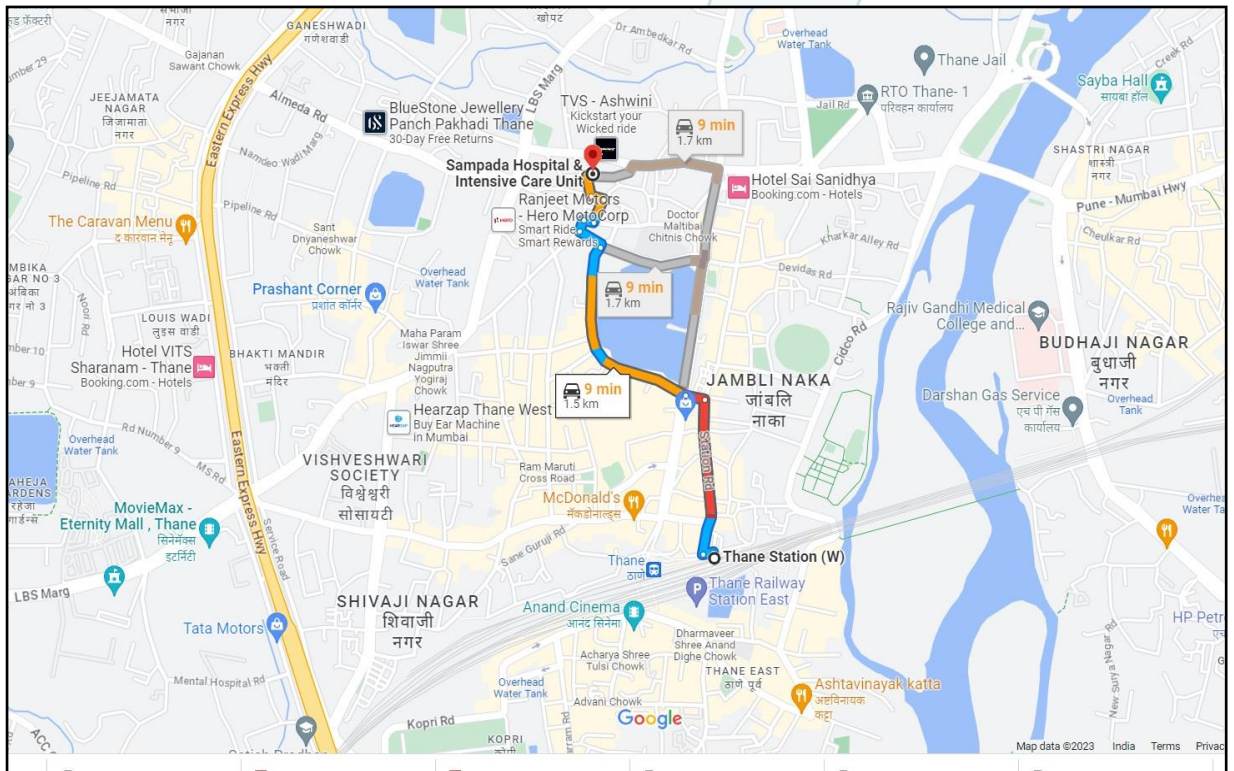
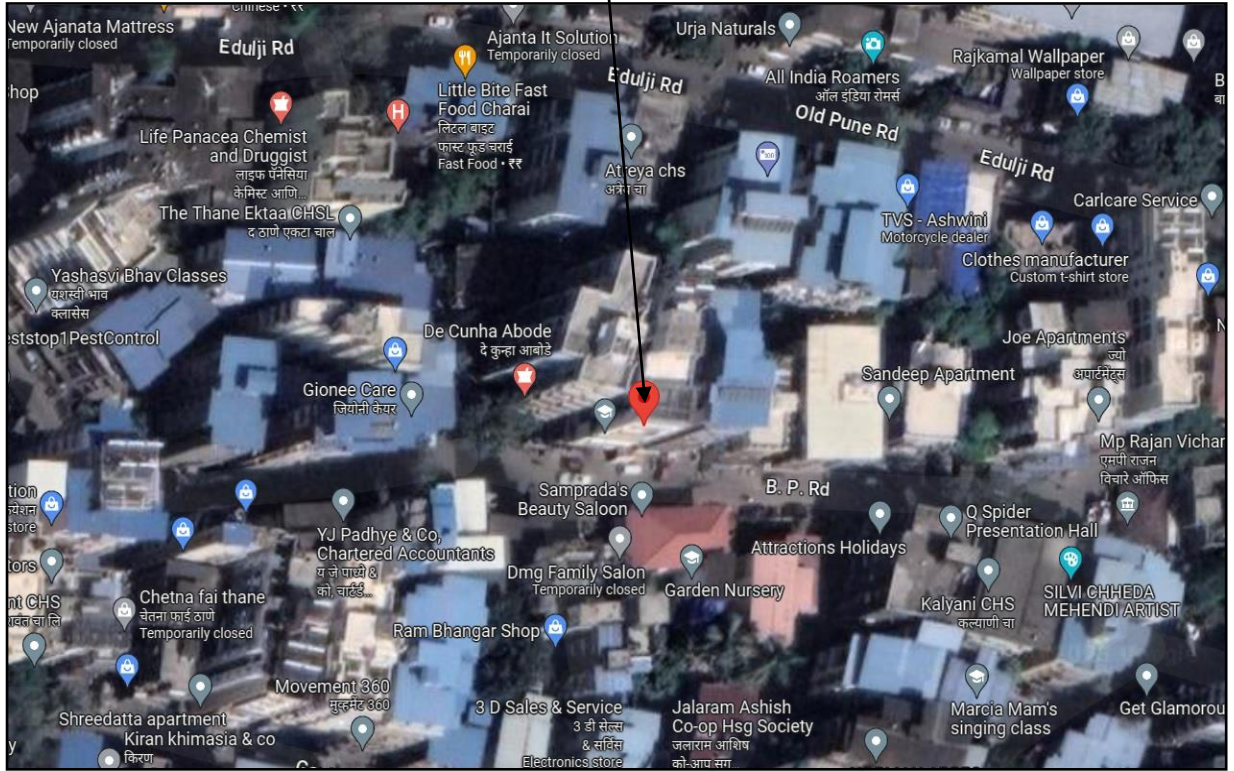
Think.Innovate.Create

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°11'49.5"N 72°58'25.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.5 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

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Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : ठाणे

Search By: Survey No Location

Select	उपविभाग	कुली जमीन	निवासी पदनिष्ठा	सीसिल	दुकाने	औद्योगिक	एकक (Sq. Ft.)
SurveyNo	2/6/1-9अ) मासुंदा वनावाच्या दक्षिण पूर्व डोक्यापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 11	40900	96700	113300	185800	113300	चौ. मीटर
SurveyNo	2/6/2-9अ) मासुंदा वनावाच्या दक्षिण पूर्व डोक्यापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 13	40100	83600	106500	174500	106500	चौ. मीटर
SurveyNo	2/6/3 - 9अ) ठाणे गावातील इतर मिळकती, टिका नं. 8/2	32200	81000	108900	156000	108900	चौ. मीटर
SurveyNo	2/6/4 - 9अ) ठाणे गावातील इतर मिळकती, टिका नं. 10/2	40300	91800	117100	168000	117100	चौ. मीटर
SurveyNo	2/6/A-9अ) मासुंदा वनावाच्या दक्षिण पूर्व डोक्यापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 13 :	39600	97000	134600	181500	134600	चौ. मीटर

1 2 3 4 5 6

Survey Number: 13/338, 13/339, 13/340, 13/341, 13/342, 13/343, 13/344, 13/345, 13/346, 13/347, 13/348, 13/349, 13/350, 13/351, 13/352, 13/353, 13/354, 13/355, 13/356, 13/357, 13/358, 13/359, 13/360, 13/361, 13/362, 13/363, 13/364, 13/365, 13/366, 13/367, 13/368, 13/369, 13/370, 13/371, 13/372, 13/373, 13/374, 13/375, 13/376, 13/377, 13/378, 13/379, 13/380, 13/381, 13/382, 13/383, 13/384, 13/385, 13/386, 13/387, 13/388, 13/389, 13/390, 13/391, 13/392, 13/393, 13/394, 13/395, 13/396, 13/397, 13/398, 13/399, 13/400, 13/401, 13/402, 13/403, 13/404, अ ब क

Stamp Duty Ready Reckoner Market Value Rate for Flat	83,600.00			
No Increase, Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	83,600.00	Sq. Mtr.	7,767.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,100.00			
The difference between land rate and building rate (A – B = C)	43,500.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	77,510.00	Sq. Mtr.	7,201.00	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 Post property

Home > Property in Thane > Flats in Thane > Flats in Charai > 1 BHK Flats in Charai

₹99 Lac @ 20,412 per sq.ft. **1BHK 1Bath**
 Flat/Apartment for Sale
 In on request, Charai, Thane, Mumbai

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

Overview Dealer Details Registry Record Explore Locality Recommendations Ar >

Property (5)

Area
 Carpet area: 485 sq.ft. (45.06 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, No Balcony with Others

Price
 ₹ 99 Lac+ Govt Charges & Tax @ 20,412 per sq.ft. (Negotiable) [View Price Details](#)

Address
 on request Charai, Thane

Floor Number
 4th of 7 Floors

Facing
 East

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

Property Age
 1 to 5 Year Old

Places nearby
 Charai, Thane, Mumbai [View All \(48\)](#)

- Nuri Baba Darga
- Shankar
- Koshti Maternity and Surgical Hospital
- Dr.Nalavade Multispeciality Hospital
- Orhtocar

99acres Buy Enter Locality / Project / Society / Landmark Posted on Jun 13, 2023 Ready to move

Home > Property in Thane > Flats in Thane > Flats in Charai > 1 BHK Flats in Charai

₹85 Lac @ 20,238 per sq.ft. **1BHK 1Bath**
 Flat/Apartment for Sale
 In Gurudutt CHS, Charai, Thane, Mumbai

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

Overview Owner Details Price Trends Explore Locality Recommendations Article >

Property (19)

Area
 Carpet area: 420 sq.ft. (38.82 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, No Balcony

Price
 ₹ 85 Lac+ Govt Charges & Tax @ 20,238 per sq.ft. (Negotiable)

Address
 Gurudutt CHS Charai, Thane

Floor Number
 5th of 8 Floors

Facing
 East

Property Age
 10+ Year Old

Photos (1/19)

Places nearby
 Charai, Thane, Mumbai [View All \(48\)](#)

- Shankar
- Nuri Baba Darga
- Janam Hospital
- TMC C R Wadia Dispensary
- Dr Malatibai Chitnis Clinic and Hospital

Price Indicators

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Charai > 1 BHK Flats for Sale in Charai > 635 Sq-ft

Posted on: May 23, 23 | Property ID: 64435299

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₹ 80.0 Lac How much loan can I get? ✓ VERIFIED ON SITE

635 Sq-ft 1 BHK Flat For Sale in **Charai, Thane**

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area: **438 sqft**
₹ 18,265/sqft

Floor: **5 (Out of 7 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **North - West**

Furnished Status: **Unfurnished**

Type Of Ownership: **Freehold**

Age Of Construction: **10 to 15 years**

Contact Owner
Get Phone No.
Last contact made 16 days ago

Contact Owner

Niramal kadam -91-98XXXXXXX

Get Phone No.

More Details

Price Breakup: **₹ 80 Lac | ₹ 1 Monthly**

Booking Amount: **₹ 1.0 Lac**

Address: **DHANYAWAD COOP HOUSING SOCIETY Flat No. 502 Dhobi Ali Charai Thane West, Charai, Thane - Central Thane, Maharashtra**

Landmarks: **MAVLI MANDAL HIGH SCHOOL Thane**

NOBROKER
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1 RK Flat in Charai Bidwai House For Sale in Thane West
charai edulji road

₹ 30 Lacs Negotiable | ₹ 17,194/Month Estimated EMI | 180 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 1rk Flat for Sale in Thane west / Property Details

Photos | Location

1 Bedroom | 1 Bathroom | 1 Balcony | Bike and Car Parking

Jun 6, 2023 | Immediately | Charai Bidwai House | None Power Backup

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	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.7 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	180 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property

66 Unique Views | 0 Shortlists | 1

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th July 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 ₹ **53,31,096.00 (Rupees Fifty Three Lakh Thirty One Thousand Ninety Six Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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