

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bijoy Pottekat**

Residential Flat No. 503, 5th Floor, Building No. S-1, A- Wing, “**Atlantis Building**”, Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'52.4"N 72°57'48.1"E

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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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 Thane	 Nanded	 Indore	 Raipur
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 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5th Floor, Building No. S-1, A- Wing, "Atlantis Building", Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India belongs to **Mr. Bijoy Pottekat**.

Boundaries of the property.

North	:	Chawl
South	:	Namdeo Wadi Marg
East	:	Building No. R-2
West	:	Service Road & Mumbai Agra National Highway

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 **₹ 92,19,000.00 (Rupees Ninety Two Lakh Nineteen 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

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 503, 5th Floor, Building No. S-1, A- Wing, "Atlantis Building",
Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West),
Taluka & District – Thane, PIN Code – 400 602, 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 22.06.2023 for Banking Purpose
2	Date of inspection	20.06.2023
3	Name of the owner/ owners	Mr. Bijoy Pottekat
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. 503, 5 th Floor, Building No. S-1, A- Wing, "Atlantis Building", Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400602, State – Maharashtra, Country – India. Contact Person: Mr. Bijoy Pottekat - (Owner) Contact No. 9223369523
6	Location, street, ward no	Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Plot No. Plot No. 320, TPS No. 1 of Village – Panchpakhadi
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. = 382.00 Balcony Area in Sq. Ft. = 46.00 Cupboard Area in Sq. Ft. = 11.00 Dry Balcony Area in Sq. Ft. = 25.00 Total Area in Sq. Ft. = 464.00 (Area as per Actual Site Measurement)

		<p>Carpet Area in Sq. Ft. = 439.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 527.00 (Area as per Index II)</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	Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane.
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. Anil Desai) Rented since – 1 Month Rent – ₹ 24,000.00 per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	Tenant Occupied - Mr. Anil Desai
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 24,000.00 Present 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	N. A.

	premises under any law relating to the control of rent?	
	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. (R)
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (As per Part 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 **22.06.2026** for Residential Flat No. 503, 5th Floor, Building No. S-1, A- Wing, “**Atlantis Building**”, Near Gaondevi Temple, Near Nitin Company, Gaondevi Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400602, State – Maharashtra, Country – India belongs to Mr. **Bijoy Pottekat**.

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 20.08.2010 (12 pages from documents) between M/s. Ashwamedh Builders & Developers (the Promoters) and Mr. Bijoy Pottekat (the Purchaser).
2	Copy of Amended Commencement Certificate V. P. S2T / 0005 / 09 TMC / TDD / 0255 / 10 dated 07.05.2010 issued by Thane Municipal Corporation, Thane.
3	Copy of Part Occupancy Certificate No. SRA / ENG / V.P. No. S2T / 0005 / 09 Dated 27.05.2021 issued by Mumbai Metropolitan Region Slum Rehabilitation Authority

LOCATION:

The said building is located at Plot No. 320, TPS No. 1 of Village – Panchpakhadi, Thane (West), Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.7 KM from Thane railway station.

BUILDING:

The building under reference is having Ground + 22 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. 5th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Balcony + Cupboard Area + Passage + Dry Balcony (i.e. **1 BHK + 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 22nd June 2023

The Carpet Area of the Residential Flat	:	439.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	2 years
Cost of Construction	:	527.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,17,500.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,47,945.00 per Sq. M. i.e. ₹ 13,744.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,500.00 per Sq. Ft.
Value of property as on 22.06.2023	:	439.00 Sq. Ft. X ₹ 21,000.00 = ₹ 92,19,000.00

(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)

Total Value of the property	:	₹ 92,19,000.00
The realizable value of the property	:	₹ 82,97,100.00
Distress value of the property	:	₹ 73,75,200.00
Insurable value of the property	:	₹ 13,17,500.00
Guideline value of the property	:	₹ 72,43,088.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 502, 5th Floor, Building No. S-1, A- Wing, "Atlantis Building", Gaondevi Wadi, Village - Panchpakhadi, Thane (West), PIN

Code – 400 602, State – Maharashtra, Country – India for this particular purpose at ₹ 92,19,000.00 (Rupees Ninety Two Lakh Nineteen Thousand Only). as on 22nd 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 22nd June 2023 is ₹ 92,19,000.00 (Rupees Ninety Two Lakh Nineteen 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:

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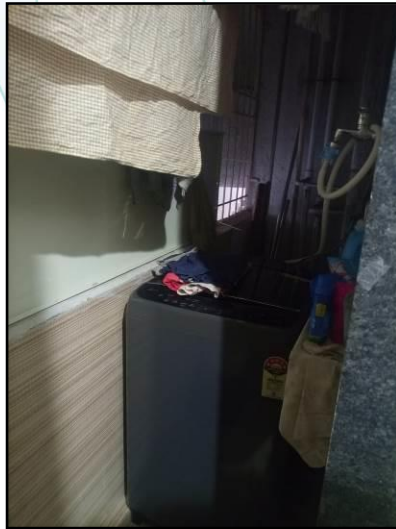
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 22 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2021 (As per Part Occupancy Certificate)
4	Estimated future life	58 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 door
10	Flooring	Vitrified 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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	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	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

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Actual site photographs



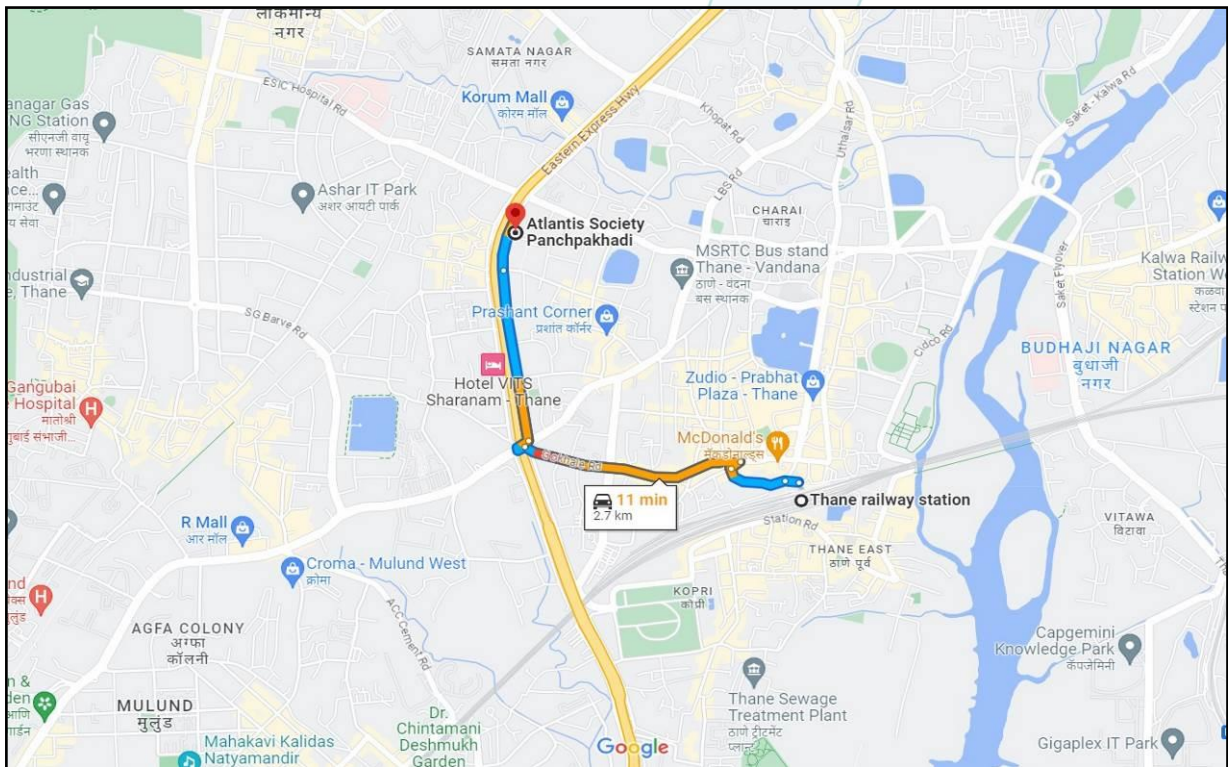
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°11'52.2"N 72°57'49.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.7 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 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : पांचपावाडी

Search By: Survey No Location

Enter Survey No: 320

उपविभाग	चुकी रक्कम	निवासी रदनिका	नोंदिस	दुकाने	नोंदोमिक	एकक (Rs./)	Attribute
5/15(A-5क) बागळे औद्योगिक वसाहतीतील सुखंद क्रमांक अ-डाईप	46000	101800	117500	127200	117500	चौ मीटर	प्लॉट नंबर
5/18/1- सुंबई आग्रा हुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती. पाचपावाडी गावाच्या दक्षिण हद्दीपासून ते पूर्वे हुतगती महामार्ग व अग्नेडा रस्त्याच्या अंशान पर्यंतचा पूर्वे हुतगती महामार्गाच्या पूर्वेकडील भाग. नगर रचना योजना क्र. अंतिम सुखंद क्र./सर्व्हे क्र.	43200	104500	119600	135500	119600	चौ मीटर	अंतीम प्लॉट नंबर
5/18-5ई) सुंबई आग्रा हुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम सुखंद क्रमांक / सर्व्हे क्र.	52800	140900	160800	190100	160800	चौ मीटर	अंतीम प्लॉट नंबर
5/19/5-5क) उत्तरेस पाचपावाडी गावाची हद्द. दक्षिणेस नुरी बाग रोडवरून अग्नेडा रोडने पूर्वे हुतगती महामार्गापर्यंत पश्चिमेस पूर्वे हुतगती महामार्ग. पूर्वेस बाळबहादूर शास्त्री मार्ग यातील भूभाग	62400	116900	135800	178300	135800	चौ मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,40,900.00			
Increase by 5% on Flat Located on 5 th Floor	7,045.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,47,945.00	Sq. Mtr.	13,744.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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 **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Panch Pakhadi > 1 BHK Flats in Panch Pakhadi Posted on May 03, 2023 | Ready to move

Verified
₹95 Lac @ 16,666 per sq.ft.
 Estimated EMI ₹75,877
 99acres estimated price **₹85 - 98 L**

1BHK 1Bath
 Flat/Apartment for Sale
 in Atlantis, Panch Pakhadi, Thane, Mumbai

REERA STATUS REGISTERED | Registration No: P51700005079 | Website: https://maharera.mahaonline.gov.in/

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

Property (7) | **Society (7)**

3 people shortlisted this property since last week

Area
 Super Built up area 570 sq.ft. (52.95 sq.m.)
 Built Up area: 560 sq.ft. (51.83 sq.m.)
 Carpet area: 440 sq.ft. (40.88 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, 1 Balcony with Store Room

Price
 ₹95 Lac
 @ 16,666 per sq.ft. (All inclusive, Negotiable)
[View Price Details](#)

Address
 Atlantis
 Panch Pakhadi, Thane

Floor Number
 18th of 22 Floors

Facing
 West

Overlooking
 Others, Main Road

Property Age
 5 to 10 Year Old [View Construction Status](#)

99acres Properties you can trust
 Properties in Atlantis are RERA approved. Now, buy with confidence!
[Send Feedback](#)

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Panch Pakhadi > 1 BHK Flats in Panch Pakhadi Posted on May 03, 2023 | Ready to move

Verified
₹1 Cr @ 17,241 per sq.ft.
 Estimated EMI ₹79,870
 99acres estimated price **₹83 - 96 L**

1BHK 2Baths
 Flat/Apartment for Sale
 in Atlantis, Panch Pakhadi, Thane, Mumbai

REERA STATUS REGISTERED | Registration No: P51700005079 | Website: https://maharera.mahaonline.gov.in/

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

Property (9) | **Society (7)**

Area
 Super Built up area 580 sq.ft. (53.88 sq.m.)
 Built Up area: 560 sq.ft. (51.83 sq.m.)
 Carpet area: 460 sq.ft. (42.74 sq.m.)

Configuration
 1 Bedroom, 2 Bathrooms, 1 Balcony with Store Room

Price
 ₹1 Crore+ Govt Charges & Tax
 @ 17,241 per sq.ft. (Negotiable) [View Price Details](#)

Address
 Atlantis
 Panch Pakhadi, Thane

Floor Number
 18th of 22 Floors

Facing
 West

Overlooking
 Others, Main Road

Property Age
 5 to 10 Year Old [View Construction Status](#)

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Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Panch Pakhadi > 1 BHK Flats in Panch Pakhadi

₹85 Lac @ 19,540 per sq.ft.
Estimated EMI ₹67,890
99acres estimated price ₹88 L - 1 Cr

1BHK 2Baths
Flat/Apartment for Sale
in Atlantis, Panch Pakhadi, Thane, Mumbai

REERA STATUS REGISTERED Registration No: P51700005079 Website: https://maharera.t.mahaonline.gov.in/

AMRIT EXCEL Jay Solanki FEATURED DEALER Member Since Aug, 2017
Contact Dealer FREE
Ready to move Property Posted on Jun 18, 2023

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (13) Society (7)

Area Super Built up area 610 sq.ft. (56.67 sq.m.)
Built up area: 609 sq.ft. (56.58 sq.m.)
Carpet area: 435 sq.ft. (40.41 sq.m.)

Configuration 1 Bedroom, 2 Bathrooms, 2 Balconies with Pooja Room

Price ₹85 Lac @ 19,540 per sq.ft. (Negotiable) View Price Details

Address Atlantis Panch Pakhadi, Thane

Floor Number 9th of 22 Floors

Facing North-East

Overlooking Main Road

Property Age 1 to 5 Year Old View Construction Status

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Posted on May 28, 2023 Ready to move

₹90 Lac @ 21,276 per sq.ft.
Estimated EMI ₹71,883

1BHK 2Baths
Flat/Apartment for Sale
in Atlantis, Panch Pakhadi, Thane, Mumbai

REERA STATUS REGISTERED Registration No: P51700005079 Website: https://maharera.t.mahaonline.gov.in/

AMRIT EXCEL Jay Solanki FEATURED DEALER Member Since Aug, 2017
Contact Dealer FREE
Shortlist

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (0) Society (7)

Area Carpet area: 423 sq.ft. (39.3 sq.m.)

Configuration 1 Bedroom, 2 Bathrooms, 1 Balcony

Price ₹90 Lac+ Govt Charges & Tax @ 21,276 per sq.ft. (Negotiable) View Price Details

Address Atlantis Panch Pakhadi, Thane

Floor Number 11th of 24 Floors

Facing North

Overlooking Others

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Places nearby View All (8)

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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 **₹ 92,19,000.00 (Rupees Ninety Two Lakh Nineteen Thousand 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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