

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. V. Ganesan & Smt. Kala Ganesan**

Residential Flat No. 101, 1st Floor, Wing – B, "**Royale**", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'10.6"N 72°58'30.4"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Ghodbunder Branch




Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West), PIN Code – 410 209, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

 **Regd. Office** : 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. 101, 1st Floor, Wing – B, "**Royale**", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Shri. V. Ganesan & Smt. Kala Ganesan.**

Boundaries of the property.

North	:	Krishna Building
South	:	Internal Road
East	:	Wing – A, Royale Building
West	:	Internal 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 ₹ **1,52,76,150.00 (Rupees One Crore Fifty Two Lakh Seventy Six Thousand One Hundred Fifty Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Think.Innovate.Create



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl. Valuation Report



www.vastukala.org

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 : 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

Residential Flat No. 101, 1st Floor, Wing – B, "Royale", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, 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 30.06.2023 for Banking Purpose
2	Date of inspection	28.06.2023
3	Name of the owner/ owners	Shri. V. Ganesan & Smt. Kala Ganesan
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. 101, 1 st Floor, Wing – B, "Royale", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India. Contact Person: Smt. Kala Ganesan - (Owner) Contact No. 9920894664
6	Location, street, ward no	Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Survey No. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 154/P, 412/P, 151/1, 151/3, 152/1 & 414/1B & 414/D of Village – Majiwada
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. = 711.00 Cuboard Area in Sq. Ft. = 38.00 Dry Balcony Area in Sq. Ft. = 35.00

		Balcony Area in Sq. Ft. = 9.00 Total Carpet Area in Sq. Ft. = 793.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 750.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 900.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, 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?	Owner Occupied
	If the property owner occupied, specify portion	N.A.

	and extent of area under owner-occupation	
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	N. A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 38,000.00 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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 – 2010 (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, Ghodbunder Branch to assess fair market value as on **30.06.2023** for Residential Flat No. 101, 1st Floor, Wing – B, "**Royale**", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith, Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Shri. V. Ganesan & Smt. Kala Ganesan**.

We are in receipt of the following documents:

1	Copy Articles of Agreement dated 19.05.2005 between Neelkanth Palm Realty (the Developers) and Shri. V. Ganesan & Smt. Kala Ganesan (the Purchaser).
2	Copy of Commencement Certificate V. P. No. 86258 / TMC / TDD / 3805 dated 09.11.2004 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate V. P. 86258 / TMC / TDD / 696 dated 03.02.2010 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 154/P, 412/P, 151/1, 151/3, 152/1 & 414/1B & 414/D of Village – Majiwada, Thane (West), Taluka & District – Thane. The property falls in Residential Zone. It is at a traveling distance 4.8 from Thane Station.

BUILDING:

The building under reference is having Basement + Ground + 19th 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. 1st Floor is having 4 Residential Flats. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + 1 Room + Living Room + Dining + Kitchen + 2 Toilets + Cupboard Area + Passage + Dry Balcony + Balcony. (i.e. **2.5 BHK with 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 30th June 2023

The Carpet Area of the Residential Flat	:	750.00 Sq. Ft.
--	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	13 years
Cost of Construction	:	900.00 Sq. Ft. X ₹ 2,700.00 = ₹ 24,30,000.00
Depreciation $\{(100-10) \times 6 / 60\}$:	19.50%
Amount of depreciation	:	₹ 4,73,850.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,14,500.00 per Sq. M. i.e. ₹ 10,637.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,05,413.00 per Sq. M. i.e. ₹ 9,793.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 30.06.2023	:	750.00 Sq. Ft. X ₹ 21,000.00 = ₹ 1,57,50,000.00

(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 30.06.2023	:	₹ 1,57,50,000.00 - ₹ 4,73,850.00 = ₹ 1,52,76,150.00
Total Value of the property	:	₹ 1,52,76,150.00
The realizable value of the property	:	₹ 1,37,48,535.00
Distress value of the property	:	₹ 1,22,20,920.00
Insurable value of the property (900.00 X 2,700.00)	:	₹ 24,30,000.00
Guideline value of the property (900.00 X 9,793.00)	:	₹ 88,13,700.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Wing – B, "Royale", Neelkanth Palms Co-Op. Hsg. Soc. Ltd., Phase – III, Near Tatvagyan Vidyapith,

Kapurbawdi Junction, Village - Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India for this particular purpose at ₹ 1,52,76,150.00 (Rupees One Crore Fifty Two Lakh Seventy Six Thousand One Hundred Fifty Only). as on 30th June 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 30th June 2023 is ₹ 1,52,76,150.00 (Rupees One Crore Fifty Two Lakh Seventy Six Thousand One Hundred Fifty Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

ANNEXURE TO FORM 0-1

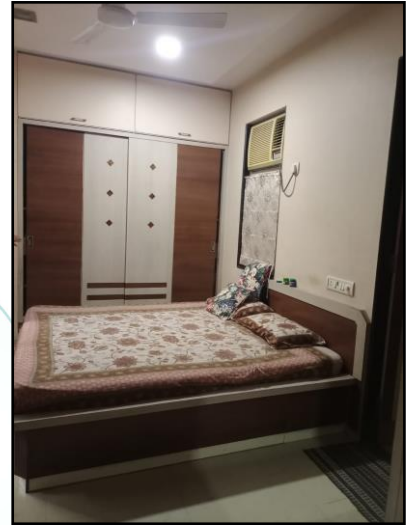
Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Ground + 19 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	2010 (As per Occupancy Certificate)
4	Estimated future life	47 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 Powder Coated Aluminium Sliding Windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
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	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

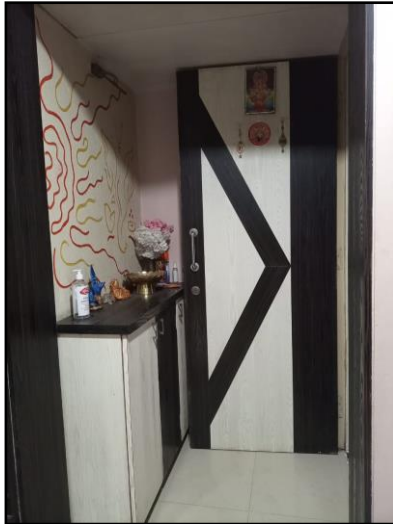


Think.Innovate.Create

Actual site photographs



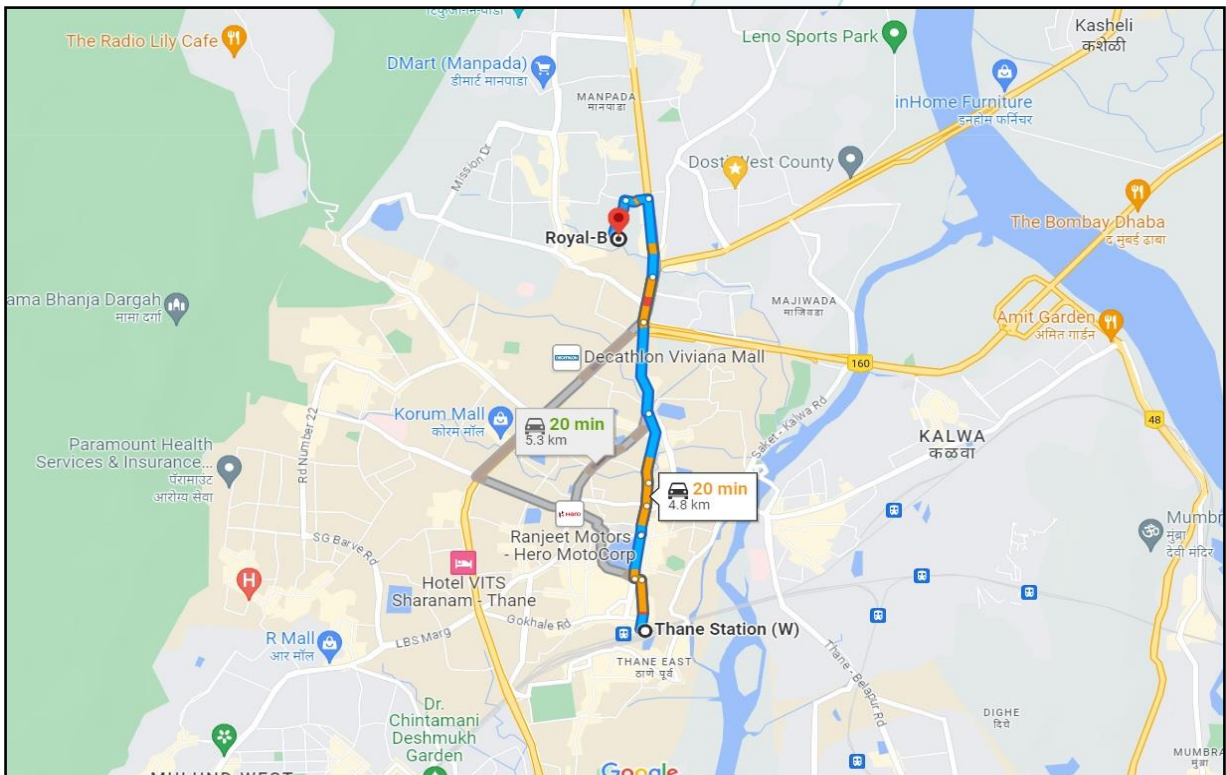
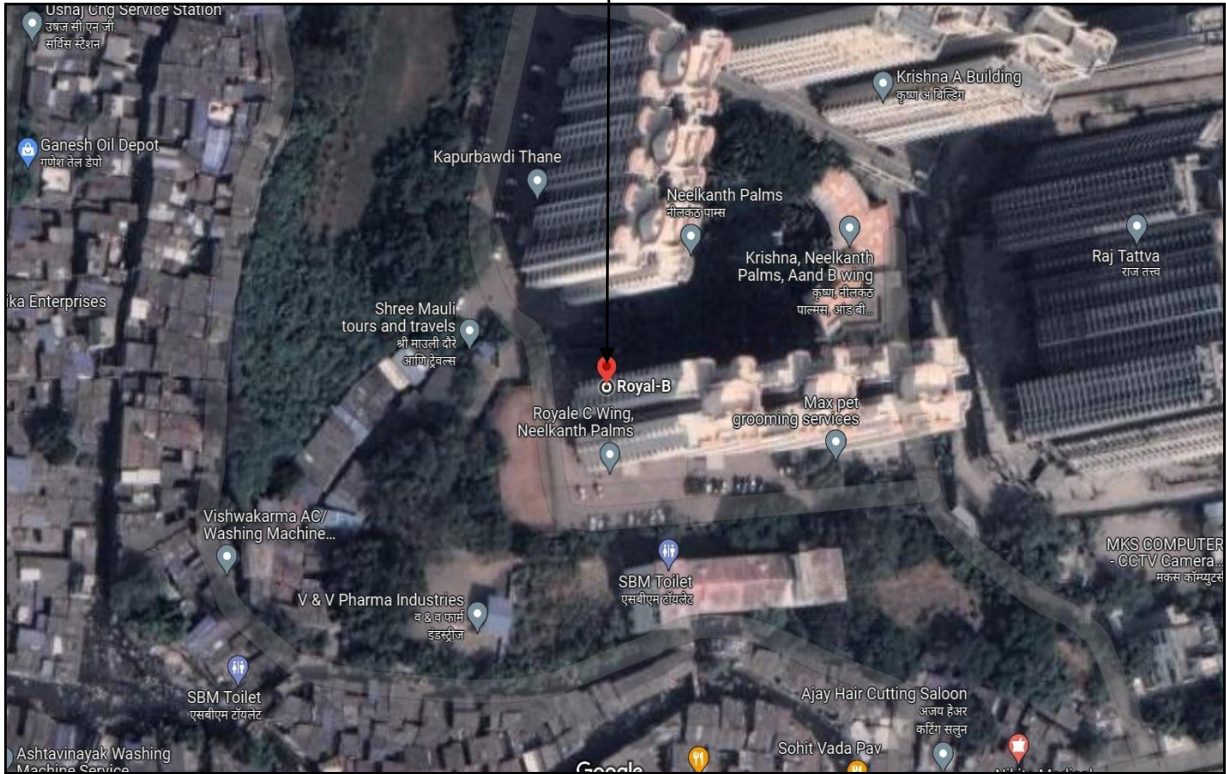
Actual site photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude - 19°13'10.6"N 72°58'30.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 4.8 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
2023/2024

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : माजीबडे

Search By Survey No Location

Select	उपविभाग	सूची नं.मी.ग	निवासी सदनिका	नोंदिस	दुकाने	औद्योगिक	पक्क (Pkg.)
SurveyNo	6/24-3ई-4) पोखरण रोड क्रमांक2 अगत व उपरोक्तील विकसित भाग वसंतविहार व पदारमगर इत्यादी सर्वे क्रमांक	56200	144500	165200	179300	165200	चौ. मीटर
SurveyNo	6/25-3ई-5) माजिबडे भाग या गावाचे वरील 3इ व ई-4, उपविभाग व आरक्षित जंगल स्थितीक इतर सर्वे सर्वे क्रमांक	47900	109000	125700	135500	125700	चौ. मीटर
SurveyNo	6/26-4अ) ठाणे छाडी लगतचा माजिबडे गावाचा संपूर्ण भाग सर्वे नंबर	44600	114500	121600	143400	121600	चौ. मीटर
SurveyNo	6/26/A-निलकंठ पाम व इतर कम्प्लेक्स	65000	150200	172700	186100	172700	चौ. मीटर
SurveyNo	6 / 26 /ब-रुग्णवाज रिजिस्त्री कॉम्प्लेक्स	52300	134600	155300	190800	155300	चौ. मीटर

1 2 3 4 5 6

Survey Number

106 , 107 , 108 , 110 , 113 , 114 , 115 , 116 , 117 , 118 , 119 , 120 , 121 , 122 , 123 , 124 , 125 , 126 , 127 , 128 , 129 , 129a , 129b , 130 , 131 , 132a , 132b , 133 , 134 , 135a , 135b , 136 , 137 , 138 , 139 , 140 , 141 , 142 , 143 , 144 , 145 , 146 , 147 , 148 , 149 , 150 , 151 , 152 , 153 , 154 , 155 , 156 , 157 , 158 , 159 , 160 , 161 , 294 , 340 , 342 , 343 , 344 , 345 , 348 , 349 , 350 , 353 , 357 , 359 , 369 , 373 , 375 , 378 , 379 , 390 , 393 , 397 , 398 , 399 , 409 , 411 , 412 , 413 , 414 , 416 , 417 , 422 , 425 , 426 , 406/1 , 406/2 , 406/3

Stamp Duty Ready Reckoner Market Value Rate for Flat	114,500.00			
No Increase, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,14,500.00	Sq. Mtr.	10,637.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	44,600.00			
The difference between land rate and building rate (A – B = C)	69,900.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,05,413.00	Sq. Mtr.	9,793.00	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
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Manpada > 3 BHK Flats for Sale in Manpada > 936 Sq-ft

₹2.0 Cr Get ₹60,000 cashback on Home Loan

3 BHK 936 Sq-ft Flat For Sale [Manpada, Thane](#)

3 Beds 3 Baths 2 Balconies 1 Covered Parking
Service/Go... Grand Entran...

Carpet Area 936 sqft ₹2,368/sqft	Developer Neelkanth Group	Project Neelkanth Palms	Floor 1 (Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Facing North	Lifts 2

Contact Agent
Get Phone No.
Last contact made 84 days ago

Contact Agent

✓ RERA REGISTERED
Anand Gowda -91-9300000000

Your Name

Email

IND +91 ▾ Mobile Number

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

Get Contact Details

Download Brochure

More Details

Price Breakup	₹2 Cr
Booking Amount	₹1.0 Lac

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Posted on: Jun 25, 23 Property ID: 66919461

₹1.45 Cr Get ₹43,500 cashback on Home Loan VERIFIED ON SITE

3 BHK 720 Sq-ft Flat For Sale [Thane West, Thane](#)

3 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 720 sqft ₹20,139/sqft	Developer Neelkanth Group	Project Neelkanth Palms
Floor 10 (Out of 27 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 4	Furnished Status Unfurnished

Contact Agent
Get Phone No.
Last contact made 1 day ago

Contact Agent

Dhruvi Hodar -91-8600000000

Your Name

Email

IND +91 ▾ Mobile Number

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

Get Contact Details

Download Brochure

More Details

Price Breakup	₹1.45 Cr ₹6 Per sq. Unit Monthly
Booking Amount	₹4.5 Lac
Address	Thane West, Thane - Central Thane, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified

Price Indicators

magicbricks
Login Post Property FREE

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kapurbawdi > 2 BHK Flats for Sale in Kapurbawdi > 1000 Sq-ft

₹1.35 Cr Get ₹40,500 cashback on Home Loan

2 BHK 1000 Sq-ft Flat For Sale **Kapurbawdi, Thane**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area
670 sqft
₹20,149/sqft

Floor
15 (Out of 20 Floors)

Facing
East

Developer
Neelkanth Group

Transaction Type
Resale

Lifts
2

Project
Neelkanth Palms

Status
Ready to Move

Furnished Status
Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 6 days ago

Contact Agent
Rajesh +91-98XXXXXXX

Your Name

Email

IND +91 Mobile Number

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

Get Contact Details

Download Brochure

More Details

Price Breakup	₹1.35 Cr ₹7 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Neelkanth palms, Near DAV school, Kapurbawdi, Thane West, Kapurbawdi, Thane - Central Thane, Maharashtra
Landmarks	Near DAV school
Furnishing	Semi-Furnished

99acres
Post property FREE

Home > Property in Thane > Flats in Thane > Flats in Kapurbawdi > 3 BHK Flats in Kapurbawdi

₹1.45 Cr @ 20,138 per sq.ft.

Flat/Apartment for Sale

3BHK 2Baths

Estimated EMI ₹1,15,812

in Neelkanth Palms, Kapurbawdi, Thane, Mumbai

BEBA STATUS REGISTERED Registration No: PS1700001361 Website: <https://maharataraj.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews


99ACRES REAL ESTATE PVT. LTD.

Dhruvi Hodar
FEATURED DEALER | Member Since Feb, 2022

Contact Dealer FREE

Ready to move Property | Posted on Jun 27, 2023

Property (21) **Society (20)**



Area
Carpet area: 720 sq.ft.
(66.89 sq.m.)

Configuration
3 Bedrooms, 2 Bathrooms, No Balcony with Pooja Room

Price
₹1.45 Crore+ Govt Charges & Tax @ 20,138 per sq.ft. (Negotiable) [View Price Details](#)

Address
Neelkanth Palms
Kapurbawdi, Thane

Floor Number
12th of 28 Floors

Facing
East


Overlooking
Park/Garden

Property Age
1 to 5 Year Old

Places nearby View All (48)

Neelkanth Palms, Classic, Kapurbawdi, Thane, Mumbai


Nandibaba temple
Krishna temple
nilkanteshwar mandir
Icici bank ATM
State bank of india ATM
Dr Wal



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Valuers & Appraisers
 Architects &
 Interior Designers
 Chartered Engineers (I)
 IET Consultants
 Member Since Feb, 2022
 MH2010 PTC19189

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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 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 **₹ 1,52,76,150.00 (Rupees One Crore Fifty Two Lakh Seventy Six Thousand One Hundred Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl. Valuation Report

Think.Innovate.Create