

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sagar Suhas Dani & Ms. Shreeya Atul Soman**

Residential Flat No. 28, 5th Floor, Wing - A, "Highway Darshan Co-Op. Hsg. Soc. Ltd.", Final Plot No. 156 of
TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road,
Village – Panchpakhadi, Thane (West), Thane – 400 602,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'20.4"N 72°57'46.9"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,
Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



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
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mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mr. Sagar Suhas Dani (2694/2301769)

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Vastu/Mumbai/07/2023/2694/2301769
25/14-394-PRSH
Date: 25.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 28, 5th Floor, Wing - A, "Highway Darshan Co-Op. Hsg. Soc. Ltd.", Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village - Panchpakhadi, Thane (West), Thane - 400 602, State - Maharashtra, Country - India belongs to **Mr. Sagar Suhas Dani & Ms. Shreeya Atul Soman.**

Boundaries of the property.

North : Wing - B
South : MS Road
East : Service Road
West : New Devashish Society

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 **₹ 1,06,35,300.00 (Rupees One Crore Six Lakh Thirty Five Thousand Three Hundred 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.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.baburao@vastukala.org, c=IN, postalCode=400056, st=Maharashtra, serialNumber=1456a56a6d4c99d4b2a65a8f4c4b4f101101, cn=MANOJ BABURAO CHALIKWAR
Reason: 2024.07.25 22:25:21 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
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Valuation Report of Residential Flat No. 28, 5th Floor, Wing - A, "Highway Darshan Co-Op. Hsg. Soc. Ltd.", Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 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 25.07.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 22.07.2023 |
| 3 | Name of the owner/ owners | Mr. Sagar Suhas Dani & Ms. Shreeya Atul Soman |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership Details of ownership shares is not available |
| 5 | Brief description of the property | Address: Residential Flat No. 28, 5 th Floor, Wing - A, "Highway Darshan Co-Op. Hsg. Soc. Ltd.", Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India. Contact Person: Mr. Malhar (Owner's Brother) Contact No. 9152255162 |
| 6 | Location, street, ward no | Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602 |
| 7 | Survey/ Plot no. of land | Survey No. 99/2, 98/3, 100/1, 97 & Final Plot No. 156 of 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, Auto and Private cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. | Carpet Area in Sq. Ft. = 600.00 |

| | | |
|----|--|---|
| | Shape, dimension and physical features | Balcony Area in Sq. Ft. = 50.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 650.00 (Area as per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602 |
| 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? | Vacant |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Vacant |

| | | |
|----|--|--|
| 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 | ₹ 22,000.00 Expected rental income per month |
| | (iv) Gross amount received for the whole property | N.A. |
| 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 – 1981 (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: As per Site Inspection, Actual Total Carpet area 650.00 Sq. Ft. (Including Balcony Area) & Built up area 650.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 18,000/- per Sq. Ft. is considered. | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 25.07.2023 for Residential Flat No. 28, 5th Floor, Wing - A, "Highway Darshan Co-Op. Hsg. Soc. Ltd.", Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India belongs to **Mr. Sagar Suhas Dani & Ms. Shreeya Atul Soman.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 24.07.2023 between Mr. Atul Arvind Bhide & Mrs. Yashodhara Atul Bhide (The Transferors) And Mr. Sagar Suhas Dani & Ms. Shreeya Atul Soman (The Transferees). |
| 2 | Copy of Occupancy Certificate dated 22.05.1981 issued by Thane Municipal Corporation. |

LOCATION:

The said building is located at Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 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 building is used for residential purpose. 5th Floor is having 5 Residential Flats. 1 Lift is provided in the building. The building external condition is normal.



Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **2BHK + 2 Toilets**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Casing Capping electrification & Open plumbing etc.

Valuation as on 25th July 2023

| | | |
|--|---|-----------------------|
| The Built-Up Area of the Residential Flat | : | 650.00 Sq. Ft. |
|--|---|-----------------------|

Deduct Depreciation:

| | | |
|---|---|--|
| Year of Construction of the building | : | 1981 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 42 Years |
| Cost of Construction | : | 650.00 X 18,000.00 = ₹ 16,90,000.00 |
| Depreciation $\{(100-10) \times 42 / 60\}$ | : | 63.00% |
| Amount of depreciation | : | ₹ 10,64,700.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,22,745.00 per Sq. M. i.e. ₹ 11,403.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 97,400.00 per Sq. M. i.e. ₹ 9,049.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 18,000.00 per Sq. Ft. |
| Value of property as on 25.07.2023 | : | 650.00 Sq. Ft. X ₹ 18,000.00 = ₹ 1,17,00,000.00 |

(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 25.07.2023 | : | ₹ 1,17,00,000.00 - ₹ 10,64,700.00 = ₹ 1,06,35,300.00 |
| Total Value of the property | : | ₹ 1,06,35,300.00 |
| The realizable value of the property | : | ₹ 95,71,770.00 |
| Distress value of the property | : | ₹ 85,08,240.00 |
| Insurable value of the property (650 X 2,600.00) | : | ₹ 16,90,000.00 |
| Guideline value of the property (650 X 9,049.00) | : | ₹ 58,81,850.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 28, 5th Floor, Wing - A, "**Highway Darshan Co-Op. Hsg. Soc. Ltd.**", Final Plot No. 156 of TPS No. 1, Junction of Express Highway & Bombay Agra Road, Mohanji Sunderji Road, Village – Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India for this particular purpose at **₹ 1,06,35,300.00 (Rupees One Crore Six Lakh Thirty Five Thousand Three Hundred Only)** as on **25th July 2023**.

NOTES

1. I, Sharadkumar 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 **25th July 2023 is ₹ 1,06,35,300.00 (Rupees One Crore Six Lakh Thirty Five Thousand Three Hundred 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

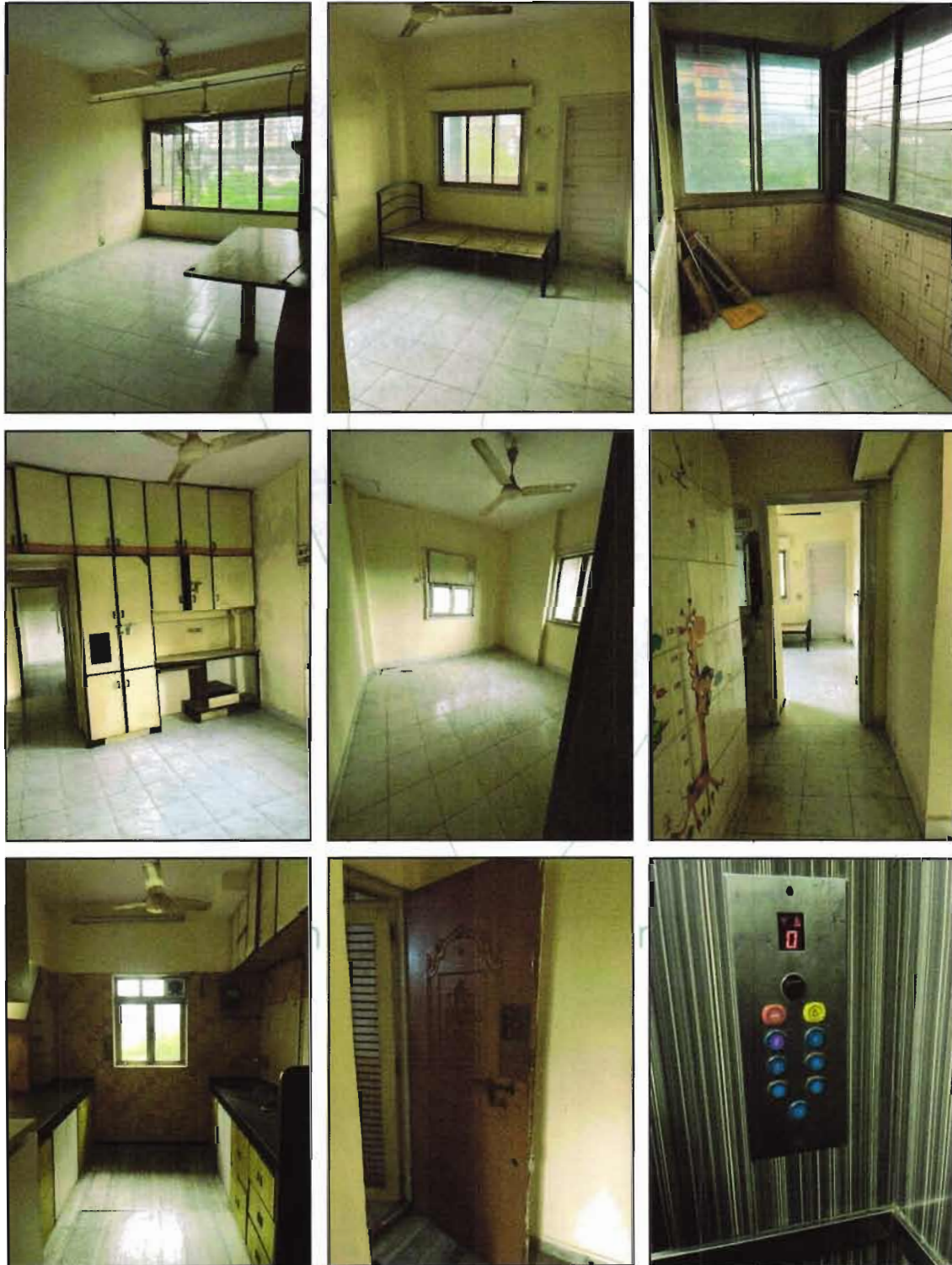
I hereby declare that

- (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 | Ground + 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 5 th Floor |
| 3. | Year of construction | 1981 (As per Occupancy Certificate) |
| 4. | Estimated future life | 18 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, Powder Coated Aluminum sliding windows |
| 10. | Flooring | Ceramic tiles flooring |
| 11. | Finishing | Cement plastering with POP finished |
| 12. | Roofing and terracing | R.C.C. Slab |
| 13. | Special architectural or decorative features, if any | No |
| 14. | (i) Internal wiring – surface or conduit | Open Casing Capping electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Open 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 | Provided |
| 18. | No. of lifts and capacity | 1 Lift |
| 19. | Underground sump – capacity and type of construction | R.C.C tank |
| 20. | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21. | Pumps- no. and their horse power | May be provided as per requirement |
| 22. | Roads and paving within the compound approximate area and type of paving | Cement concrete in open spaces, etc. |
| 23. | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System |

Actual Site Photographs



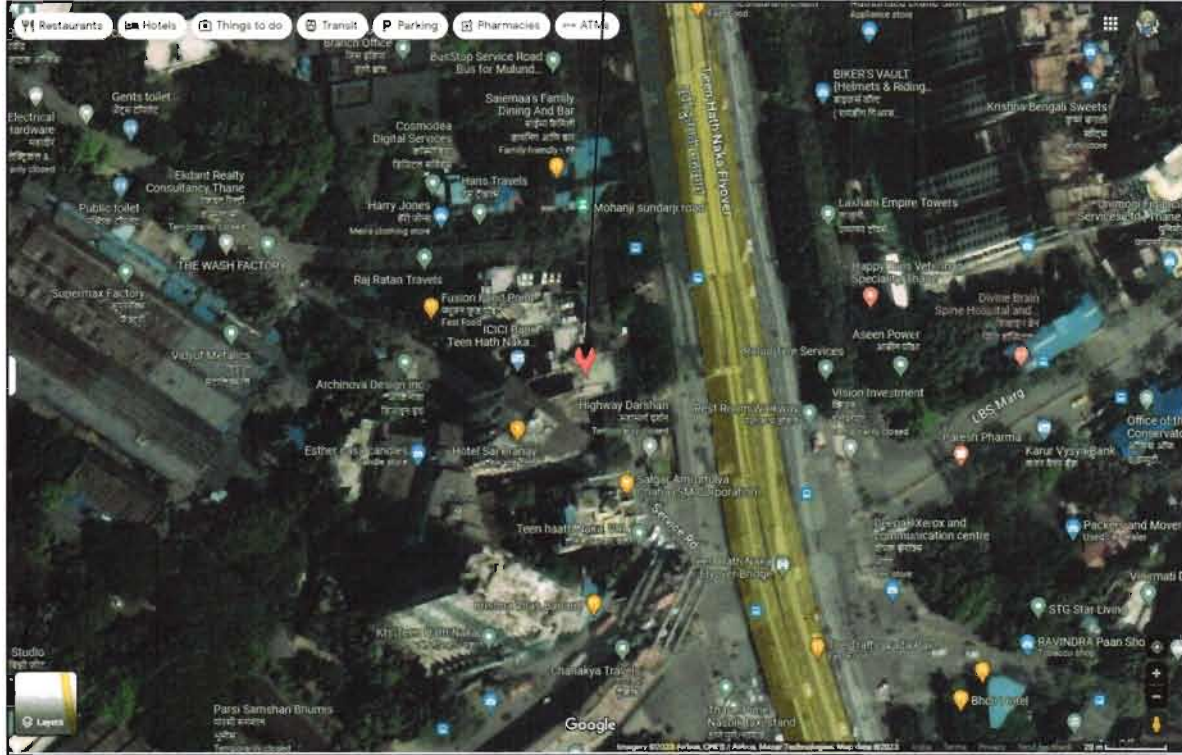
Actual Site Photographs



Think.Innovate.Create

Route Map of the property

Site:u/r



Latitude Longitude - 19°11'20.4"N 72°57'46.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.8 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Urban Area

*** welcome to valuation of properties in

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name: Attribute: SubZone Name: Mahapalika Area:

| | | | | | |
|-----------|-----------|--------|--------|----------|--------------|
| Open Land | Residence | Office | Shop | Industry | Unit |
| 82400 | 116900 | 135800 | 178300 | 135800 | Square Meter |

| | | | | |
|---|--------------------|----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,16,900.00 | | | |
| 5% increase by flat located on 5 th floor | 5,845.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,22,745.00 | Sq. Mt. | 11,403.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 62,400.00 | | | |
| The difference between land rate and building rate (A – B = C) | 60,345.00 | | | |
| Depreciation Percentage as per table (D) [100% - 42%] (Age of the Building – 42 Years) | 58% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 97,400.00 | Sq. Mt. | 9,049.00 | 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

₹1.05 Cr **2BHK 2Baths**

Estimated EMF ₹8.55M

NOT AVAILABLE [View Property](#) [Manage My Account](#)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recom...](#)

Property (10)

Super Built up area 900 sq.ft. **2 Bedrooms, 2 Bathrooms, 2 Balconies with Store Room**

Built Up area: 850 sq.ft. **Carpet area: 561 sq.ft.**

₹ 1.05 Crore @ 18,716 per sq.ft. (all inclusive) **Raghav Hishes Teen Hath Naka, Thane**

4th of 7 Floors **West**

Park/Garden, Main Road **1 to 5 Year Old**

Places nearby
Teen Hath Naka, Thane, Mumbai

[Dhanlaxmi Shopping](#) [Ganesh Mandir](#) [ganesh temple](#) [Standard chartered bank ATM](#) [Axis bank ATM](#) [Citibank](#)

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Home > Property for Sale in Thane > Flat for Sale in Thane > Flats for Sale in Teen hath naka > 1 BHK Flats for Sale in Teen hath naka > US Co. It

Posted on: Mar 30, 23 | Property ID: 18989871

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₹65.0 Lac [How much loan can I get?](#)

1 BHK Flat For Sale in Shivnand Co Hsg Soc, Teen Hath Naka, Thane

1 Bed 1 Bath Unfurnished

Carpet Area: **300 sqft - ₹21.66/sqft**

Project: **Shivnand Co Hsg Soc** Floor: **4 (Out of 9 Floors)**

Transaction Type: **Resale** Status: **Ready to Move** Facing: **East**

Furnished Status: **Unfurnished** Type Of Ownership: **Co-operative Society** Age Of Construction: **Above 20 years**

[East Facing Property](#) [Near kanakia eternity mall](#)

[Contact Owner](#) [Call Phone No.](#) [Last contact made 38 days ago](#)

Contact Owner
jignesh bapna +91-9800000000
[Get Phone No.](#)

More Details

Price Breakup: **₹65 Lac**

Address: **teen haath naka lousi wadi, Teen Hath Naka, Thane - Central Thane, Maharashtra**

Landmarks: **Near kanakia eternity mall**

Furnishing: **Unfurnished**

Price Indicators

99acres Buy

₹1.12 Cr
Estimated EMI ₹ 85,455

2BHK 2Baths

NOT AVAILABLE

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (7)

Super Built up area 800 sq.ft. →
Built Up area: 750 sq.ft. →
Carpet area: 361 sq.ft. →

2 Bedroom, 2 Bathrooms, No Balcony with Store Room

₹ 1.12 Crore+ Govt Charges & Tax @ 14,000 per sq.ft. (incl. inclusive, Negotiable)

Address: Arnav, Teen Hath Naka, Thane

2nd of 7 Floors

East

0 to 1 Year Old

Places nearby

302, Teen Hath Naka, Thane, Mumbai

Parshvram Jain Derasar Gurudwara Sri Dashmesh Darbar Datt Mandir Ganesh Mandir HIGHWAY HOSPITAL

99acres Buy

₹1.12 Cr
Estimated EMI ₹ 85,455

2BHK 2Baths

NOT AVAILABLE

Overview Owner Details Price Trends Explore Locality Recommendations Article

Property (7)

Built Up area: 850 sq.ft. →
Carpet area: 650 sq.ft. →

2 Bedrooms, 2 Bathrooms, 1 Balcony

₹ 1.12 Crore @ 17,230 per sq.ft. (incl. inclusive) Price On Demand

Address: Highway Darshan Thane West, Thane

5th of 6 Floors

East

10+ Year Old

Places nearby

28/A, Thane West, Thane, Mumbai

Nandibaba temple Krishna temple State bank of india ATM Mauli Hospital Highland Speciality Hospital

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 **₹ 1,06,35,300.00 (Rupees One Crore Six Lakh Thirty Five Thousand Three Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS PRIVATE LIMITED,
ou=Admin,
2.5.4.20=99228ac4f2bd039d399248669134901313384131
2f13278b17a18b5812, postalCode=020066, st=Maharashtra,
serialNumber=1a56a56ababcc8986a2a55af8ca3c4a11f11bd1
e994e282e29a32756298c0c1=MANOJ BABURAO CHALIKWAR
Date: 2023.07.25 17:25:40 +05'30'

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