

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Rajive Kumar Shrivastava & Avinash Shrivastava**

Residential Flat No. C-1402, 14<sup>th</sup> Floor, Wing - C, "**Cielo Co-op. Hsg. Soc. Ltd.**", Lodha Splendora,  
Ghodbunder Road, Village - Bhayanderpada, Thane (West), Taluka & District - Thane,  
PIN Code - 400 615, State – Maharashtra, Country – India.

Longitude Latitude: 19°17'10.5"N 72°57'17.7"E

### Valuation Done for:

#### **Bank of Maharashtra**

#### **Housing Finance Branch Navi Mumbai**




Lokmanya Tilak Shopping Center, Plot No. 8, Gat No. 17, Sector - 1, Vashi, Navi Mumbai – 400 703,  
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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

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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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-1402, 14<sup>th</sup> Floor, Wing - C, "Cielo Co-op. Hsg. Soc. Ltd.", Lodha Splendora, Ghodbunder Road, Village - Bhayanderpada, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, Country - India belongs to **Rajive Kumar Shrivastava & Avinash Shrivastava.**

Boundaries of the property.

North : Wing - D, Cielo Building  
South : Internal Road  
East : Internal Road  
West : Vivant B 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 for this particular purpose at **₹ 1,31,77,458.00 (Rupees One Crore Thirty One Lakh Seventy Seven Thousand Four Hundred Fifty Eight 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.C



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.



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  
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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

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Branch Manager,****Bank of Maharashtra****Housing Finance Branch Navi Mumbai**

Lokmanya Tilak Shopping Center,

Plot No. 8, Gat No. 17, Sector - 1,

Vashi, Navi Mumbai – 400 703,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 23.08.2023
	b) Date on which the valuation is made	: 24.08.2023
3.	<b>List of documents produced for perusal:</b>	
	<ol style="list-style-type: none"> <li>1. Copy of Agreement to sell dated 18.05.2021 Between Macrotech Developers Limited (the Company) and Rajive Kumar Shrivastava &amp; Avinash Shrivastava (the Purchasers).</li> <li>2. Copy of Occupancy Certificate V. P. No. S06 / 0032 / 09 / TMC / TDD / OCC / 329 / 17 dated 01.03.2017 issued by Thane Municipal Corporation.</li> <li>3. Copy of Amended Commencement Certificate V. P. No. S06 / 0032 / 09 / TMC / TDD / 1985 / 16 dated 08.11.2016 issued by Thane Municipal Corporation, Thane.</li> </ol>	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Rajive Kumar Shrivastava &amp; Avinash Shrivastava</b>  <b>Address:</b> Residential Flat No. C-1402, 14 <sup>th</sup> Floor, Wing - C, "Cielo Co-op. Hsg. Soc. Ltd.", Lodha Splendora, Ghodbunder Road, Village - Bhayanderpada, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Praveen Borate (CRM) Contact No. 9930757001  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 14 <sup>th</sup> Floor. At the time of site inspection, internal measurement was not allowed at site. The composition of flat will be 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Deck Area (i.e. <b>3 BHK Flat with 3 Toilets</b> ). The property is at 12.2 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:

	a)	Plot No. / Survey No.	:	Old Survey No. 207/3, 207/6 New Survey No. 3/3 & 3/6 of
	b)	Door No.	:	Residential Flat No. C-1402
	c)	C.T.S. No. / Village	:	Village – Bhayanderpada
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. C-1402, 14 <sup>th</sup> Floor, Wing - C, "Cielo Co-op. Hsg. Soc. Ltd.", Lodha Splendor, Ghodbunder Road, Village - Bhayanderpada, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India.
8.		City / Town	:	Thane (West)
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhayanderpada Thane Municipal Corporation, Thane
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per Documents</b>
		North	:	Wing – D, Cielo Building                      Details not available
		South	:	Internal Road                      Details not available
		East	:	Internal Road                      Details not available
		West	:	Vivant B Building                      Details not available
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A                      B
				As per the Deed                      Actuals
		North	:	-                      Walls
		South	:	-                      Flat No. 1403

	East	:	-	Lift
	West	:	-	Staircase
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 890.00</b> <b>EBVT Area in Sq. Ft. = 104.00</b> <b>Total Carpet Area in Sq. Ft. = 994</b> <b>(Area as per Agreement to sell)</b>  Built Up Area in Sq. Ft. = 1,193.00 (Carpet Area as per Agreement + 20%)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°16'12.7"N 72°57'49.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 890.00</b> <b>EBVT Area in Sq. Ft. = 104.00</b> <b>Total Carpet Area in Sq. Ft. = 994</b> <b>(Area as per Agreement to sell)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Village – Bhayanderpada	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Bhayanderpada Thane Municipal Corporation, Thane	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. C-1402, 14 <sup>th</sup> Floor, Wing - C, "Cielo Co-op. Hsg. Soc. Ltd.", Lodha Splendora, Ghodbunder Road, Village - Bhayanderpada, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2017 (As per Occupancy certificate)	
5.	Number of Floors	:	Basement + Lower Ground + Upper Ground + Stilt + Podium + 27 <sup>th</sup> Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 14 <sup>th</sup> Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	3 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Along with One Car Parking	
	Is Compound wall existing?	:	Yes	

	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	14 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1402
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush shutter doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP finishing
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Rajive Kumar Shrivastava &amp; Avinash Shrivastava</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 1,193.00 (Carpet Area as per Agreement + 20%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 890.00</b> <b>EBVT Area in Sq. Ft. = 104.00</b> <b>Total Carpet Area in Sq. Ft. = 994</b> <b>(Area as per Agreement to sell)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 33,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the	:	₹ 13,000.00 to ₹ 14,000.00 per Sq. Ft. on Carpet Area

	adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 13,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,700.00 per Sq. Ft.
	II. Land + others	: ₹ 10,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 91,630.00 per Sq. M. i.e., ₹ 8,513.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's office (after depreciation)	: ₹ 87,116.00 per Sq. M. i.e., ₹ 8,093.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: -
	Replacement cost of flat with Services (v (3)i)	: ₹ 2,700.00 per Sq. Ft.
	Age of the building	: 6 Years
	Life of the building estimated	: 54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 9.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,457.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 10,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 13,257.00 per Sq. Ft.</b>
	<b>Remark:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (Including Car Parking)	994.00 Sq. Ft.	13,257.00	1,31,77,458.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the property</b>			<b>1,31,77,458.00</b>
	<b>The Realizable value of the property</b>			<b>1,18,59,712.00</b>
	<b>Distress value of the property</b>			<b>1,05,41,966.00</b>
	<b>Insurable value of the property (1,193.00 X 2,700.00)</b>			<b>32,21,100.00</b>
	<b>Guideline Value of the Property (1,193.00 X 8,093.00)</b>			<b>96,54,949.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity



is in the range of ₹ 13,000.00 to ₹ 14,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,257.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Salability	Good
ii) Likely rental values in future in	₹ 33,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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## Actual Site Photographs



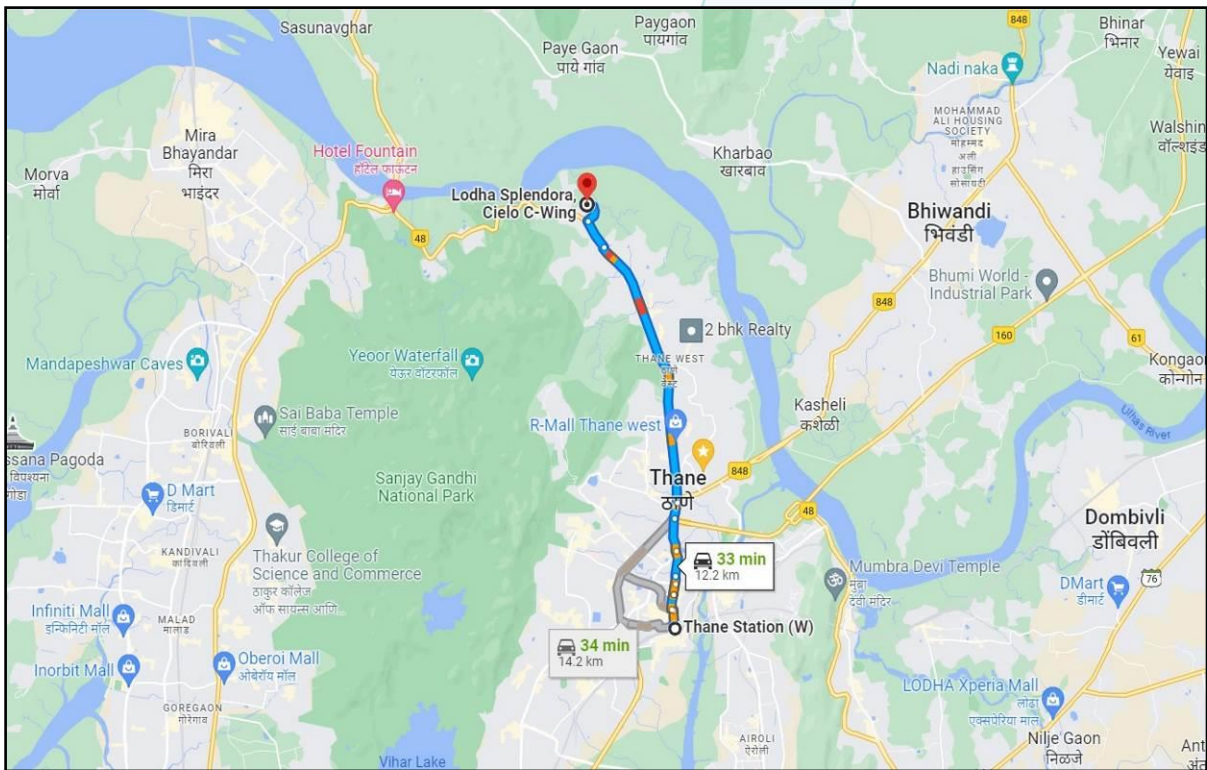
## Actual Site Photographs



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# Route Map of the property


(Site ur)



**Longitude Latitude: 19°17'10.5"N 72°57'17.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 12.2 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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Year: 2023/2024 Language: English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : भाईदरपाडा

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकत (Rs./)
SurveyNo	22/84-1अ/1) घोडबंदर रोडच्या लागतचे संके क्रमांक मोजे - भाईदरपाडा	22400	84400	92300	105700	92300	चौ. मीटर
SurveyNo	22/85-1अ/1) घोडबंदर रोडच्या लागतचे संके क्रमांक मोजे - भाईदरपाडा अविफसित	7000	0	0	0	0	चौ. मीटर
SurveyNo	22/86-1ब/2)रस्त्यापासून दूर असलेला भाग व वरील 1अ/1 मध्ये दर्शविलेल्या स.नं. व्यतिरीक्त भाईदर पाड्यातील उर्वरित स.क्र.	16400	83300	87700	103900	87700	चौ. मीटर
SurveyNo	22/87-1ब/2)रस्त्यापासून दूर असलेला भाग व वरील 1अ/1 मध्ये दर्शविलेल्या स.नं. व्यतिरीक्त भाईदर पाड्यातील उर्वरित स.क्र अविफसित प्र.चौ.मी.	5900	0	0	0	0	चौ. मीटर

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# Price Indicators

**NOBROKER** My Bookings Pay Rent Post Your Property Sign up Log in Menu

3 BHK Flat In Lodha Splendora Phase II, Ghodbunder Road For Sale In Ghodbunder Road  
Thane West, Thane

₹ 1.4 Crores Negotiable  
₹ 80,240/Month Estimated EMI  
1,500 Sq. Ft.  
Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 3BHK Flat for Sale in Thane west / Property Details

Photos Location

3 Bedroom No. of Bedroom  
3 Bathroom No. of Bathroom  
1 Balcony

Aug 6, 2023 Posted On  
Immediately Posted On  
Lodha Splendora P...  
Apartment

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Nearby: IG Corp The Courtyard Restaurant The Shelter Farms Wahjuji Ki Rasoi Pure Veg Restaurant In Thane Maharashtra Restaurant In Puranika Complex

**Overview**

Age of Building	3.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.6 Per Sq.Ft/M	Flooring	Wooden
Built-Up Area	1,500 Sq.Ft	Carpet Area	994 Sq.Ft
Furnishing Status	Semi <b>Furnish Now</b>	Facing	East
Floor	11/27	Parking	Bike And Car
Gated Security	Yes		

**Activity On This Property**

383 Unique Views 2 Shortlists 0 Contacted  
Powered by: NBEstimate

**Similar Properties**

3 BHK Flat In Lodha Splendora Phase II For Sale In Ghodbunder Road  
Thane West, Thane  
Price ₹1.45 Crores  
Built-Up Area 1500 sq.ft

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

Home > Property in Thane > Flats in Thane > Flats in Ghodbunder Road > 3 BHK Flats in Ghodbunder Road  
Posted on Aug 21, 2023 | Ready to move

₹ 1.45 Cr @ 10,740 per sq.ft. 3BHK 3Baths  
Flat/Apartment for Sale  
In Lodha Splendora, Ghodbunder Road, Thane, Mumbai

REBA STATUS REGISTERED Registration No: P51720030199 Website: https://maharera.mahaonline.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (12) Society (41)

Area Super Built up area 1350 sq.ft. (125.42 sq.m.)  
Built up area: 1250 sq.ft. (116.13 sq.m.)  
Carpet area: 1082 sq.ft. (100.52 sq.m.)

Configuration 3 Bedrooms, 3 Bathrooms, 2 Balconies with Store Room, Pooja Room

Price ₹ 1.45 Crores+ Govt Charges & Tax @ 10,740 per sq.ft. View Price Details

Address Lodha Splendora Ghodbunder Road, Thane

Floor Number 12<sup>th</sup> of 30 Floors

Facing North-East

Overlooking Others

Property Age 1 to 5 Year Old

**Places nearby** View All (10)  
1202, Ghodbunder Road, Thane, Mumbai

Thane Railway Station Kapurbawdi Metro Station Big Centre Thane Golibar Road NH 48 Cambridge Inter

# Price Indicators

The screenshot displays a real estate listing on the 99acres website. The main heading is "3BHK 2Baths" with a price of ₹1.15 Cr. Below this, it specifies "Flat/Apartment for Sale" in "Locha Splendora, Ghodbunder Road, Thane, Mumbai". The listing includes a "REBA STATUS" of "REGISTERED" and a registration number "FS1700003199". A navigation bar at the top shows "Overview", "Society", "Dealer Details", "Price Trends", "Registry Record", and "Society Reviews". The main content area features a photo of the interior, a "Property (15) Society (41)" filter, and a "Places nearby" section listing "Thane Railway Station", "Kapurbawdi Metro Station", "Big Centre Thane", "Golibar Road", "NH 48", and "Cambridge Inter".

Property (15)	Society (41)
<b>Area</b> Carpet area: 838 sq.ft. (77.85 sq.m.)	<b>Configuration</b> 3 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room
<b>Price</b> ₹ 1.15 Cr + Govt Charges & Tax @ 13,780 per sq.ft. (Negotiable) <a href="#">View Price Details</a>	<b>Address</b> Locha Splendora, Ghodbunder Road, Thane
<b>Floor Number</b> 9 <sup>th</sup> of 27 Floors	<b>Facing</b> South
<b>Overlooking</b> Park/Garden, Others, Main Road	<b>Property Age</b> 5 to 10 Year Old

**Places nearby** (View All (16))  
Ghodbunder Road, Thane, Mumbai

- Thane Railway Station
- Kapurbawdi Metro Station
- Big Centre Thane
- Golibar Road
- NH 48
- Cambridge Inter

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## Sales Instance

1538530 24-08-2023 Note:-Generated Through eDisplay v2.1 Module,for original report please contact concern SRO office.	<b>सूची क्र. २</b>	दुपयम विषयक :सह दु.नि.ठाणे 12 दस्तावेज क्रमांक:-1538/2023 नोदणी : Regn:63m
<b>गाव : भाईदरपाडा</b>		
(1)दस्तावेज प्रकार	सेल डीड	
(2)सोबदना	12500000	
(3)व्याजराभास (भाईदरपाडा व बाबतीलपट्टेदार आकाराची देतो कि पट्टेदार तं नमुद करावे )	10150956.8	
(4)भूमापन ,रोटहिस्ता व पत्रकमांक (असल्यास)	1) सदनिका नं : 2201, माळ्या नं : 22 वा मजला, इमारतीचे नाव : सी विंग,सिग्लो, ब्लॉक नं : सिग्लो को ऑप हो सो लि, रोड : कामा युनिवर्सिटी, इतर माहिती : सोडा स्प्लेन्डोरा,भाईदरपाडा,पोडबंदर रोड,ठाणे(प),सदनिकेचे क्षेत्र 952 चौ. फुट कार्पेट व-1 कार पाकिंग स्पेस नं. P1 - 1064 सह (दिनांक 31 मार्च 2021 चे श्रामल आदेशानुसार या दस्तावेजास 'महिला' खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. )	
(5)क्षेत्रफळ	1) 106.17 चौ.मीटर	
(6)आकाराची किंवा जुबी देण्यात असलेले प्लॅट		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवर्दीचे नाव व पत्ता	1) अभाष चंद्र . . 50 प्लॉट नं : 2201 माळ्या नं 22 वा मजला इमारतीचे नाव : बिल्डिंग सिग्लो- सी ब्लॉक नं - कामा युनिवर्सिटी सोडा स्प्लेन्डोरा रोड नं : भाईदरपाडा पोडबंदर रोडठाणे(प) महाराष्ट्र THANE. 400615	
(8)दस्तावेज करून देणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवर्दीचे नाव व पत्ता	1) कविता सुश्रु . . 70 प्लॉट नं : 903 माळ्या नं : . इमारतीचे नाव : एक विंग इग्निस बिल्डिंग ब्लॉक नं : सोडा स्प्लेन्डोरा रोड नं : भाईदरपाडा पोडबंदर रोडठाणे(प) महाराष्ट्र THANE. 400615	
(9)दस्तावेज करून दिल्याचा दिनांक	01/02/2023	
(10)दस्त नोदणी केल्याचा दिनांक	01/02/2023	
(11)अनुक्रमांक,संख व वृष्ट	1538/2023	
(12)व्याजराभासप्रमाणे मुद्रांक शुल्क	750000	
(13)व्याजराभासप्रमाणे नोदणी शुल्क	30000	
(14)क्षेत्र		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



## Sales Instance

1729530	सूची क्र. २	दुधम निबंधक सह दु.नि.ठाणे 12
24-08-2023		दस्तावेज क्रमांक-1729/2023
Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRC office.		नोंदणी : Regn 63m
<b>गाव : भारदेरपाडा</b>		
(1)दस्तावेज प्रकार	दरानामा	
(2)संख्या:	13900000	
(3)जमाभावाचे (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी वेगो किपट्टेकार हे नमूद करावे.)	11525600.7	
(4)भूमापन,पेट्टेहिस्सा व परकमांक (अपत्यमाप)	1) सरनिका नं : 1104,माळा नं : 11 वा माजला, इमारतीचे नाव : ए विंग,सिग्नो, ब्लॉक नं : सिग्नो को ऑफ हो सो लि, रोड : कामा युनिवर्स, इतर माहिती : लोदा स्पेन्डोरा,भाडेदरपाडा,धोडबंदर रोड,ठाणे(प),सरनिकेचे क्षेत्र 1110 चौ. फुट प्लॉट नं । सोड्रीयम रुग्डे कार वाकिंग स्पेस नं. P1 - 1144 सह	
(5)क्षेत्रफळ:	1) 123.79 चौ.मीटर	
(6)आकारणी किंवा चुकी देण्यात आलेले वेळा		
(7)दस्तावेज करून घेण्याचा /विद्व दरवाजा पडक्याचे सार किंवा रिपारी न्यायालयाने दुरुकरीना किंवा अद्व अपत्यमाप त्रिपारीचे नाव व पत्ता	1) कीर्ती अमेब दिवेकर .. 38 प्लॉट नं - 1104 माळा नं : इमारतीचे नाव : सिग्नो ए- विंग ब्लॉक नं : लोदा स्पेन्डोरा रोड नं : सी.बी.रोड ठाणे(प.) महाराष्ट्र ठाणे. 400615 2) अनेय शानदेव दिवेकर .. 38 प्लॉट नं - 1104 माळा नं : इमारतीचे नाव : सिग्नो ए- विंग ब्लॉक नं : लोदा स्पेन्डोरा रोड नं : सी.बी.रोड ठाणे(प.) महाराष्ट्र THANE. 400615	
(8)दस्तावेज करून घेण्याचा पडक्याचे सार किंवा रिपारी न्यायालयाने दुरुकरीना किंवा अद्व अपत्यमाप त्रिपारीचे नाव व पत्ता	1) नान्सी सिन्वा .. 40 प्लॉट नं : 703 माळा नं : इमारतीचे नाव : डी- विंग ऑन्सपिया बिल्डिंग ब्लॉक नं : लोदा पैगाडाइज नाशिक हाथरे जवळ रोड नं : नाशिक ठाणे(प.) महाराष्ट्र ठाणे. 400601 2) अरुण सावरी नाडा .. 45 प्लॉट नं : 703 माळा नं : इमारतीचे नाव : डी- विंग ऑन्सपिया बिल्डिंग ब्लॉक नं : लोदा पैगाडाइज नाशिक हाथरे जवळ रोड नं : नाशिक ठाणे(प.) महाराष्ट्र ठाणे. 400601	
(9)दस्तावेज करून घेण्याचा दिनांक	03/02/2023	
(10)दस्तावेज करून घेण्याचा दिनांक	03/02/2023	
(11)दस्तावेज करून घेण्याचा दिनांक	1729/2023	
(12)जमाभावाचे सुरुवात मुल्य	973000	
(13)जमाभावाचे नोंदणी मुल्य	30000	
(14)क्षेत्र		
दस्तावेजाबाबत विचारत घेतलेला हप्तोस :-		

As a result of my appraisal and analysis, it is my considered opinion that value of the above property in the prevailing condition with aforesaid specification ₹ 1,31,77,458.00 (Rupees One Crore Thirty One Lakh Seventy Seven Thousand Four Hundred Fifty Eight Only).

Place: Thane

Date: 24.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date:

Signature

Think.Innovate.Create (Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached

**(Appendix- 2)**

**DECLARATION FROM VALUER**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 24.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 23.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Rajive Kumar Shrivastava & Avinash Shrivastava from Macrotech Developers Limited Vide Agreement to sell dated 18.05.2021.
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, Housing Finance Branch Navi Mumbai to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 23.08.2023 Valuation Date – 24.08.2023 Date of Report – 24.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **994.00 Sq. Ft. Total Carpet Area** in the name of **Rajive Kumar Shrivastava & Avinash Shrivastava**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Rajive Kumar Shrivastava & Avinash Shrivastava**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Sales Executive representative, we understand that the Residential Flat, admeasuring **994.00 Sq. Ft. Total Carpet Area**.

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey <sup>®</sup>

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **994.00 Sq. Ft. Total Carpet Area.**

## ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

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.

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

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