

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Suryakant Karmakar**

Residential Flat No. 401, 4th Floor, Building No. 5, "**Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.**", Garden Estate,
Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West),
Taluka & District - Thane, PIN Code - 400 610, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'56.0"N 72°58'03.0"E

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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

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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, Building No. 5, "Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.", Garden Estate, Gladys Alwares Road, Off. Pokhran Road No. 2, Village – Chitalisar Manpada, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State – Maharashtra, Country – India belongs to **Mr. Suryakant Karmakar**.

Boundaries of the property.

| | | |
|-------|---|----------------|
| North | : | Internal Road |
| South | : | Garden |
| East | : | Building No. 6 |
| West | : | Building No. 4 |

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 ₹ **1,17,28,400.00 (Rupees One Crore Seventeen Lakh Twenty Eight Thousand Four 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Auth. Sign.



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Residential Flat No. 401, 4th Floor, Building No. 5, "Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.", Garden Estate, Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN Code - 400 610, 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 16.09.2023 for Banking Purpose |
| 2 | Date of inspection | 15.09.2023 |
| 3 | Name of the owner/ owners | Mr. Suryakant Karmakar |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership |
| 5 | Brief description of the property | Address: Residential Flat No. 401, 4 th Floor, Building No. 5, "Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.", Garden Estate, Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State – Maharashtra, Country – India. Contact Person: Mrs. Pallavi Karmakar - (Owner's Wife) Contact No. 9821935160 |
| 6 | Location, street, ward no | Garden Estate, Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane |
| | Survey/ Plot no. of land | Survey No. 57 (1) (Part) of Village – Chitalsar Manpada |
| 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. = 659.00 Cupboard Area in Sq. Ft. = 16.00 Balcony Area in Sq. Ft. = 12.00 |

| | | |
|----|--|---|
| | | <p>Total Carpet Area in Sq. Ft. = 687.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 727.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 872.00 (Carpet area as per Agreement + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p> |
| 13 | Roads, Streets or lanes on which the land is abutting | Garden Estate, Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, 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 | Information not available |

| | | |
|----|--|--|
| | standing on the land and a lay-out plan. | |
| 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 and extent of area under owner-occupation | Fully Owner Occupied |
| 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 | ₹ 24,500.00 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 | N. A. |

| | | |
|----|---|--|
| | premises under any law relating to the control of rent? | |
| | SALES | |
| 38 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records |
| 39 | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 1995 (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 **16.09.2023** for Residential Flat No. 401, 4th Floor, Building No. 5, "**Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.**", Garden Estate, Glady Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State – Maharashtra, Country – India belongs to **Mr. Suryakant Karmakar**.

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement for sale dated 23.02.2004 between Mr. K. Jayaraman & Mrs. Vasanthi Jayaraman (the Transferors) and Mr. Suryakant Karmakar (the Transferees). |
| 2 | Copy of Occupancy Certificate No. TMC / DD / 2060 dated 11.10.1995 issued by Thane Municipal Corporation, Thane. |
| 3 | Copy of Commencement Certificate V. P. No. 89229 / TMC / TDD / 697 Dated 17.05.1993 issued by Thane Municipal Corporation, Thane. |
| 4 | Copy of No Objection Certificate dated 09.02.2004 issued by Garden Estate Ruby Co-Op. Hsg. Soc. Ltd. |
| 5 | Copy of Society Share Certificate No. 41 transferred on 08.08.2004 in the name of Mr. Suryakant Karmakar. |
| 6 | Copy of Title Report dated 06.09.2023 issued by Sharad Madhukar Mali (Advocate). |

LOCATION:

The said building is located at Survey No. 57 (1) (Part) of Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane. The property falls in Residential Zone. It is at a traveling distance 6.7 from Thane Station.

BUILDING:

The building under reference is having Stilt + 7th 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. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Balcony Area (i.e. **2 BHK with 2 Toilets**). The residential flat is finished with Marble, Mosaic & Ceramic flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 16th September 2023

| | | |
|--|----------|-----------------------|
| The Built Up Area of the Residential Flat | : | 872.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 1995 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 28 years |
| Cost of Construction | : | 872.00 Sq. Ft. X ₹ 2,500.00 = ₹ 21,80,000.00 |
| Depreciation $\{(100-10) \times 28 / 60\}$ | : | 42.00% |
| Amount of depreciation | : | ₹ 9,15,600.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,24,100.00 per Sq. M. i.e., ₹ 11,529.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 1,02,736.00 per Sq. M. i.e., ₹ 9,544.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 14,500.00 per Sq. Ft. |
| Value of property as on 16.09.2023 | : | 872.00 Sq. Ft. X ₹ 14,500.00 = ₹ 1,26,44,000.00 |

(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 16.09.2023 | : | ₹ 1,26,44,000.00 - ₹ 9,15,600.00 = ₹ 1,17,28,400.00 |
| Total Value of the property | : | ₹ 1,17,28,400.00 |
| The realizable value of the property | : | ₹ 1,05,55,560.00 |
| Distress value of the property | : | ₹ 93,82,720.00 |
| Insurable value of the property (872.00 X 2,500.00) | : | ₹ 21,80,000.00 |
| Guideline value of the property (872.00 X 9,544.00) | : | ₹ 83,22,368.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Building No. 5, "**Garden Estate Ruby Co-Op. Hsg. Soc. Ltd.**", Garden Estate, Gladys Alwares Road, Off. Pokhran Road No. 2, Village – Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State – Maharashtra, Country – India for this particular purpose at **₹ 1,17,28,400.00 (Rupees One Crore Seventeen Lakh Twenty Thousand Four Hundred Only)** as on **16th September 2023**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16th September 2023 is ₹ 1,17,28,400.00 (Rupees One Crore Seventeen Lakh Twenty Eight Thousand Four 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

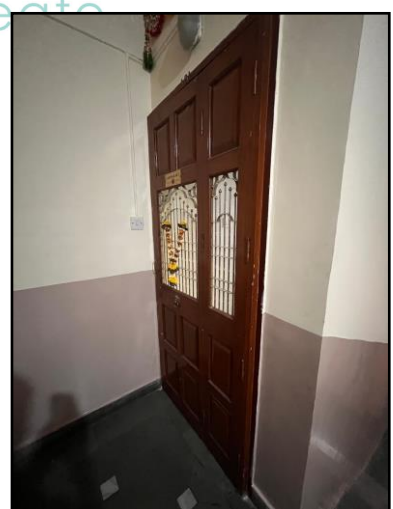
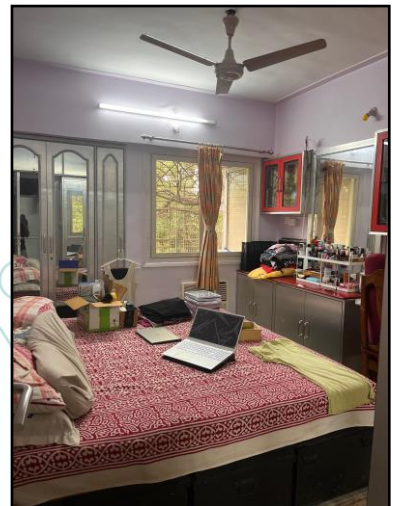
I hereby declare that

- (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:

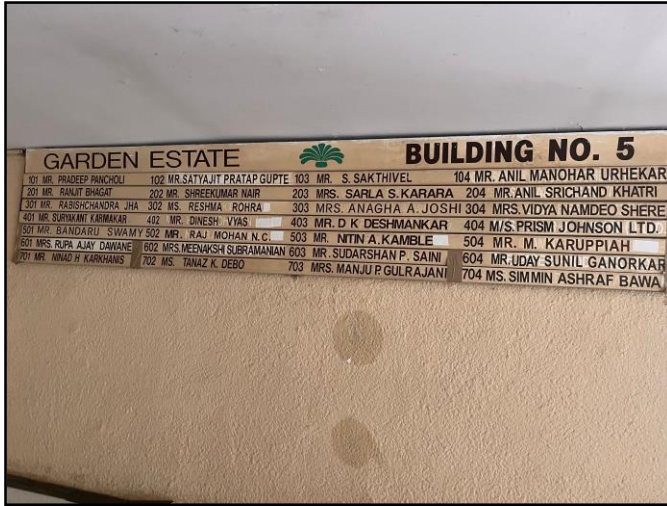
ANNEXURE TO FORM 0-1**Technical details****Main Building**

| | | | |
|----|--|--|---|
| 1. | No. of floors and height of each floor | | Stilt + 7 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 4 th Floor |
| 3 | Year of construction | | 1995 (As per Occupancy Certificate) |
| 4 | Estimated future life | | 32 Years Subject to proper, preventive periodic maintenance & structural repairs |
| 5 | Type of construction- load bearing walls/RCC frame/ steel frame | | R.C.C. Framed Structure |
| 6 | Type of foundations | | R.C.C. Foundation |
| 7 | Walls | | All external walls are 9" thick and partition walls are 6" thick. |
| 8 | Partitions | | 6" thick brick wall |
| 9 | Doors and Windows | | Teak wood door frame with flush shutters with safety door |
| 10 | Flooring | | Marble, Mosaic & Ceramic flooring |
| 11 | Finishing | | Cement plastering with POP finishing |
| 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 | | 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 | | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 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 | | 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 |
| | Underground sump – capacity and type of construction | | R.C.C tank |

Actual site photographs



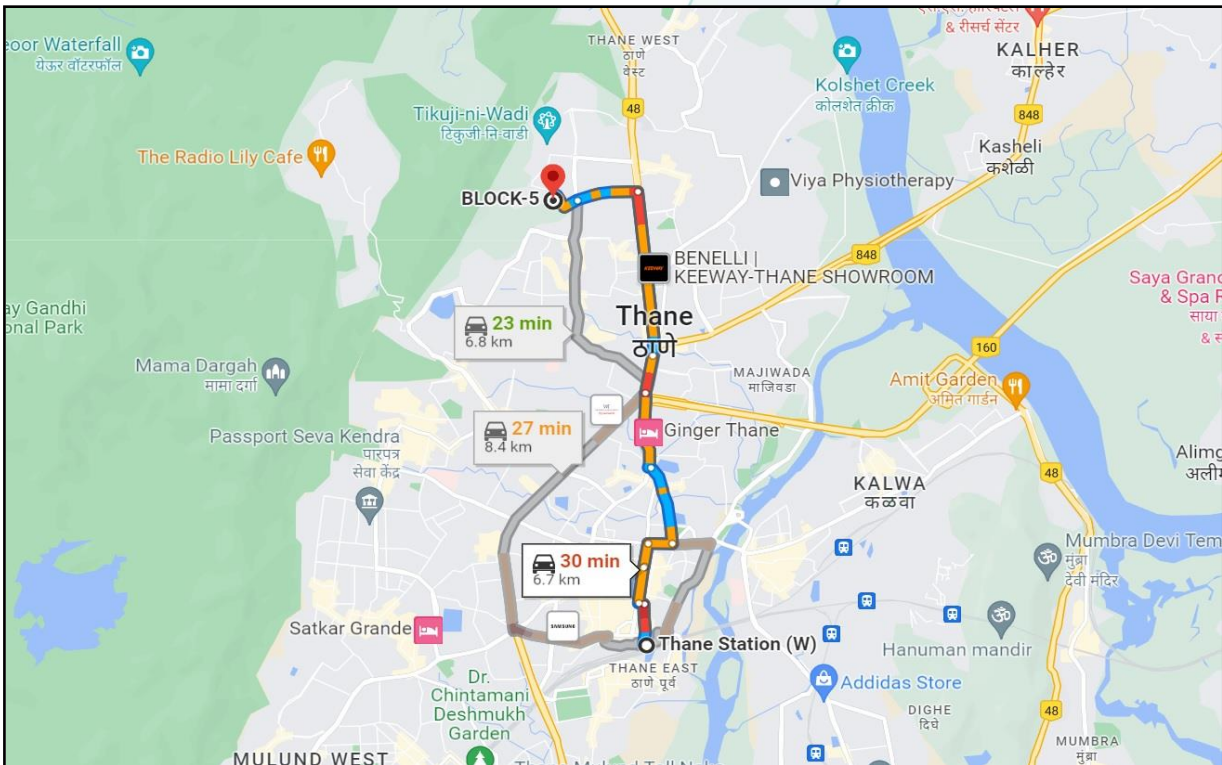
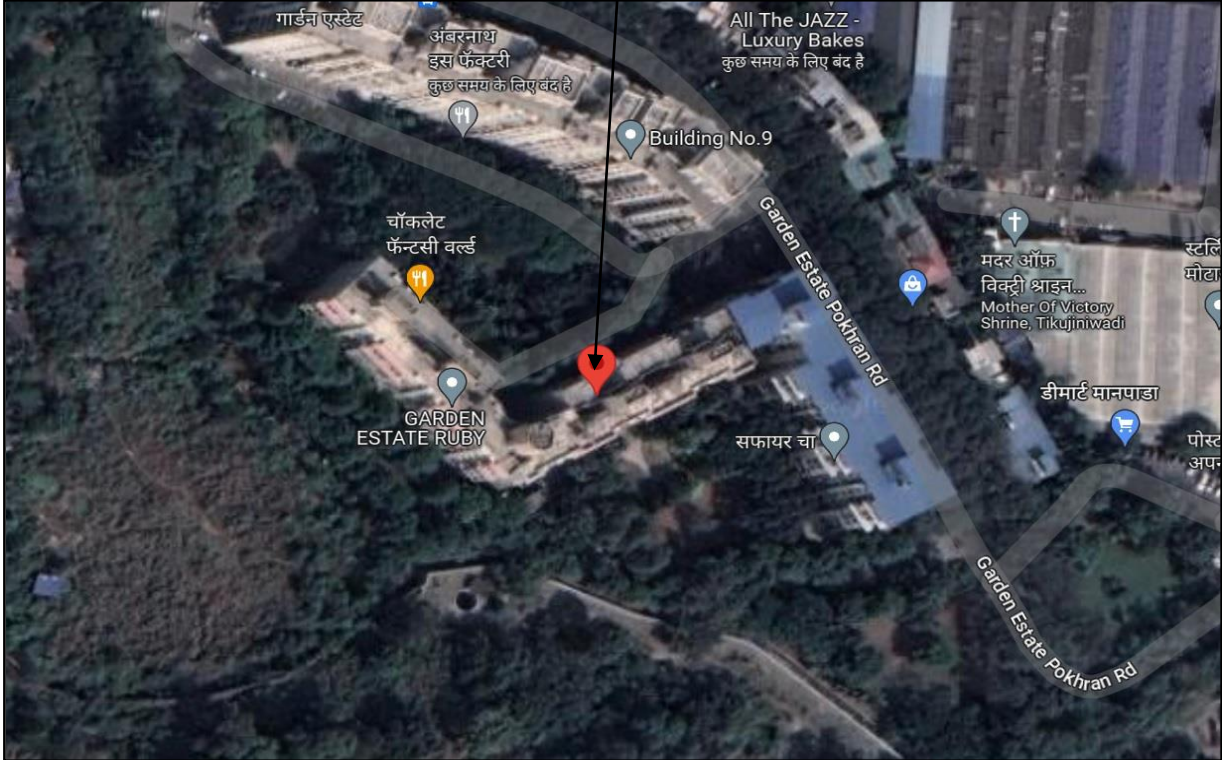
Actual site photographs



Think.Innovate.Create

Route Map of the property

Site u/r



Latitude Longitude - 19°13'56.0"N 72°58'03.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 6.7 KM)

Ready Reckoner Rate

| Department of Registration & Stamps Government of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | | | | | |
|--|--|---|--|---------------------|--------|----------|------------|
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक | | | | | | | |
| Home | | Valuation Rules User Manual | | | | | |
| Close | | Feedback | | | | | |
| Year 2023/2024 | Annual Statement of Rates | | | Language English | | | |
| Select District ठाणे | Select Taluka ठाणे | Select Village गावाचे नाव : चित्तळसर मानपाडा | Search By <input type="radio"/> Survey No <input checked="" type="radio"/> Location | | | | |
| Select | उपविभाग | खुनी जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rta.) |
| SurveyNo | 7/31/B-3ई-3) चित्तळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर (गावठाण) अंति क्रमांक 1-अ | 47800 | 124100 | 142200 | 155000 | 142200 | चौ. मीटर |
| SurveyNo | 7/31/C-3ई-3) चित्तळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्वे सर्वे नंबर/सिटीएस नंबर (गावठाण) अंति क्रमांक 2 | 47800 | 124100 | 142200 | 155000 | 142200 | चौ. मीटर |
| SurveyNo | 7/31/D-3ई-3) चित्तळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्वे सर्वे नंबर/सिटीएस नंबर (गावठाण) अंति क्रमांक 2-अ | 47800 | 124100 | 142200 | 155000 | 142200 | चौ. मीटर |
| SurveyNo | 7/31/E-3ई-3) चित्तळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्वे सर्वे नंबर/सिटीएस नंबर (गावठाण) अंति क्रमांक 3 | 47800 | 124100 | 142200 | 155000 | 142200 | चौ. मीटर |
| SurveyNo | 7/31/F-3ई-3) चित्तळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्वे सर्वे नंबर/सिटीएस नंबर (गावठाण) अंति क्रमांक 4 | 47800 | 124100 | 142200 | 155000 | 142200 | चौ. मीटर |
| 1 2 3 | | | | | | | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat (A) | 1,24,100.00 | | | |
| No Increase, Flat Located on 4 th Floor | 00.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,24,100.00 | Sq. Mtr. | 11,529.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 47,800.00 | | | |
| The difference between land rate and building rate (A – B = C) | 76,300.00 | | | |
| Depreciation Percentage as per table (D) [100% - 28%] (Age of the building – 28 Years) | 72% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,02,736.00 | Sq. Mtr. | 9,544.00 | 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 |

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

NOBROKER
My Bookings | Pay Rent | Post Your Property | Shyam

2 BHK Flat In Brindavan, Thane West For Sale In Thane West
C/703, Smt Gladys Alvares Rd, Hill Garden, Kokanipada, Thane West, Thane, Maharashtra 400607...

Loan Verified

₹ 97 Lacs
Negotiable

₹ 55,595/Month
Estimated EMI

745
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 2bhk Flat for Sale in Thane west / Property Details

| | |
|--|--|
| 2 Bedroom <small>No. of Bedroom</small> | Jun 9, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Brindavan, Thane ... <small>Apartment</small> |
| Bike and Car <small>Parking</small> | None <small>Power Backup</small> |

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Thaneone Corporate Business IT Park | Tata Consultancy Services | Cinemax WonderMall | DMart | Wadhwa Ivy

Overview

| | | | |
|---------------------|------------------|-------------------|-----------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹2.0 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 745 Sq.Ft | Furnishing Status | Fully Furnished |

Activity On This Property

217 Unique Views | 0 Shortlists

Similar Properties

NOBROKER
My Bookings | Pay Rent | Post Your Property | Shyam

2 BHK Flat In Kalpataru Hills Phase 2 Opp Tikujiniwadi Manpada Thane ...
Tikuji Ni Wadi Rd, Hill Garden, Manpada, Thane West, Thane, Thane West

Loan Verified

₹ 1.6 Crores
Negotiable

₹ 91,703/Month
Estimated EMI

1,300
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 2bhk Flat for Sale in Thane west / Property Details

| | |
|--|--|
| 2 Bedroom <small>No. of Bedroom</small> | Sep 10, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Sep 30, 2023 <small>Possession</small> |
| 3 <small>Balcony</small> | Kalpataru Hills Pha... <small>Apartment</small> |
| Bike and Car <small>Parking</small> | Full <small>Power Backup</small> |

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Thaneone Corporate Business IT Park | Tata Consultancy Services | DMart | Brand Factory | Wadhwa Ivy

Overview

| | | | |
|---------------------|------------------|----------------|-----------------|
| Age of Building | 3-5 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹5.2 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 1,300 Sq.Ft | Carpet Area | 900 Sq.Ft |

Activity On This Property

832 Unique Views | 1 Shortlists

Similar Properties

Price Indicators

HOUSING.COM Buy In Mumbai

Thane West X + Add

Download App

1000 sq.ft Build Up Area | ₹11.40 K/sq.ft Avg. Price | Ready to move Possession status | Lower of 7 floors | East facing Facing | Semi Furnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS

Property Location: Garden Estate, Kokanipada, Thane West, Thane

Around This Property: Food and Drinks (Vishnuji Ki Rasoi, 800m), Healthcare (Suburban Diagnostics Indi..., 2.5km), Shop (R Ma...)

View more on Maps

Property Overview

| | |
|---------------|------------------------------------|
| Project Name | Brokerage |
| Garden Estate | No Charge |
| | Access Zero Brokerage Properties > |
| Price | Carpet Area |
| ₹1.14 Cr | 725 sq.ft |

Contact Seller: Chetan Pandey (Owner, +9198193....)

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?

HOUSING.COM Buy In Mumbai

Thane West X + Add

Download App

Home / Thane / Thane West / Apartment for Sale in Thane West / 2 BHK Flat

Last updated: Aug 21, 2023

2 BHK Flat ₹1.05 Cr EMI starts at ₹52.13 K

By REPUTED BUILDER

Buddhadev Vihar, Kokanipada, Thane West, Thane

₹13.91 K/sq.ft

OFFER Prime location in thane Know More

Contact Seller

755 sq.ft Build Up Area | ₹13.91 K/sq.ft Avg. Price | 12 Year Old Age of property | Ready to move Possession status | Middle of 7 floors | North facing Facing | Unfurnished Furnishing

OVERVIEW PROMOTIONS AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A

Property Location: Buddhadev Vihar, Kokanipada, Thane West, Thane

Great choice! Better priced property in this area

Sales Instance

| | | |
|---|---|----------------------------------|
| 568530 | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि.ठाणे 12 |
| 16-09-2023 | | दस्त क्रमांक : 568/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोदणी : Regn:63m |
| गावाचे नाव : चितळसर मानपाडा | | |
| (1)विलेखाचा प्रकार | सेल डीड | |
| (2)मोबदला | 11000000 | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9257721 | |
| (4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्र. 501,5 वा मजला,बिल्डिंग नं 10,क्रिस्टल गार्डन इस्टेट को. ऑप. हौ. सो. लि.,गार्डन इस्टेट कॉम्प्लेक्स,ग्लॅंडी अल्वारेस रोड,ऑफ. पोखरण रोड नं 2,चितळसर मानपाडा,ठाणे प.,क्षेत्र 730.31 चौ. फूट कारपेट,सोबत स्टील्ट पार्किंग नं 5,(झोन नं. 7/31/एफ 3ई3)((Survey Number : 56/1, 57/1(pt), 57/2, 59/29(pt), 59/30, 59/31, 59/32 ;)) | |
| (5) क्षेत्रफळ | 730.31 चौ.फूट | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कमला नागप्यन वय:-70 पत्ता:-प्लॉट नं: 501, माळा नं: बिल्डिंग नं 10, इमारतीचे नाव: गार्डन इस्टेट, ब्लॉक नं: ग्लॅंडी अल्वारेस रोड, डी मार्ट जवळ , रोड नं: मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ACMPN9836F 2): नाव:-मान्यता देणार - गोविंद राजन पिल्लई वय:-49 पत्ता:-प्लॉट नं: 501, माळा नं: बिल्डिंग नं 10, इमारतीचे नाव: गार्डन इस्टेट, ब्लॉक नं: ग्लॅंडी अल्वारेस रोड, डी मार्ट जवळ, रोड नं: मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AORPP9414N | |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुषमा विजय पाटील वय:-62; पत्ता:-प्लॉट नं: 801, माळा नं: बिल्डिंग नं 10, इमारतीचे नाव: क्रिस्टल गार्डन इस्टेट , ब्लॉक नं: ग्लॅंडी अल्वारेस रोड, ऑप. डी मार्ट , रोड नं: पोखरण रोड नं 02, चितळसर, ठाणे प. , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ALNPP2191H 2): नाव:-विजय वेंकटेश पाटील वय:-62; पत्ता:-प्लॉट नं: 801, माळा नं: बिल्डिंग नं 10, इमारतीचे नाव: क्रिस्टल गार्डन इस्टेट, ब्लॉक नं: ग्लॅंडी अल्वारेस रोड, ऑप. डी मार्ट, रोड नं: पोखरण रोड नं 02, चितळसर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AFPPP7468H | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 11/01/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 11/01/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 568/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 770000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

Sales Instance

| | | |
|--|--|---|
| 10413530 16-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुयम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 10413/2023 नोंदणी : Regn:63m |
| गावाचे नाव : चितळसर मानपाडा | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 11500000 | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 11117498.5 | |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 10, ब्लॉक नं: क्रिस्टल गार्डन इस्टेट को.ऑप.हौ.सो.लि., रोड : गार्डन इस्टेट, ग्लेडेस अल्वारेस रोड, इतर माहिती: पोखरण रोड नं. 2,चितळसर मानपाडा,ठाणे(प.),सदनिकेचे क्षेत्रफळ 717 चौ. फुट म्हणजेच 66.66 चौ.मी. कार्पेट,सह बाल्कनी क्षेत्र 19.25 चौ. फुट म्हणजेच 1.78 चौ.मी. 1 सह पार्किंग नं. 3,(S-10)सह. (Selected Exemption : - 5 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्कात सूट देण्यात येत आहे.)((GAT NUMBER : 57/1, 59/30, 59/31, 59/32 ;)) | |
| (5) क्षेत्रफळ | 82 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-निलय मोहन मुखर्जी . . वय:-72 पत्ता:-प्लॉट नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं.10, क्रिस्टल गार्डन इस्टेट सीएचएस लि., ब्लॉक नं: ग्लेडेस अल्वारेस रोड, पोखरण रोड नं. 2 समोर, रोड नं: चितळसर मानपाडा,ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AFMPM7169R | |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-प्रभा चारण . . वय:-58; पत्ता:-प्लॉट नं: 225, माळा नं: ., इमारतीचे नाव: हन्वंत ए. ब्लॉक नं: पावटा सी रोड, बी. जी. एस. बस्ती, रोड नं: जोधपुर, राजस्थान, राजस्थान, जोधपुर. पिन कोड:-342006 पॅन नं:- CMIPC7061B | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 19/07/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19/07/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 10413/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 690000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-: | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th September 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 **₹ 1,17,28,400.00 (Rupees One Crore Seventeen Lakh Twenty Eight Thousand Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

Think.Innovate.Create