

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Manohar Radhakishan Hukmani, Reshma Manohar Hukmani & Mayur Manohar Hukmani**

Residential Amalgamated Flat Nos.1501A & 1501B, 15<sup>th</sup> Floor, "**Viraj Tower**", Devdaya Nagar, Pokharan Road Number 2, Near Laxmi Narayan Residency, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India.

**Latitude Longitude: 19°13'05.9"N 72°57'38.4"E**

### Valuation Prepared for:







**Punjab National Bank  
Thane (East) Branch**

Chatrapati Shivaji Co-op. Hsg. Soc, Plot No 1, F10, S. V. Nagar, Thane (East), PIN Code - 400 705, 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

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 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

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



Valuation Report Prepared For: PNB / Thane (East) Branch / Manohar Radhakishan Hukmani (4730 /2303274) Page 2 of 24

Vastu/Thane/10/2023/4730/2303274  
30/05-471-PSVS  
Date: 30.10.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Amalgamated Flat Nos. 1501A & 1501B, 15<sup>th</sup> Floor, "Viraj Tower", Devdaya Nagar, Pokharan Road Number 2, Near Laxmi Narayan Residency, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Manohar Radhakishan Hukmani, Reshma Manohar Hukmani & Mayur Manohar Hukmani.**

Boundaries of the property.

North	:	Bethany Hospital
South	:	Lakshmi Narayan Residency Club Swimming Pool
East	:	Cosmos Horizon Building
West	:	Internal Road / Laxmi Narayan Residency

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 this particular purpose at **₹ 5,05,89,000.00 (Rupees Five Crore Five Lakh Eighty Nine Thousand Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.10.30 12:41:38 +05'30'

Auth. Sign.



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

### Our Pan India Presence at :

- |           |            |           |        |
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Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Immovable Property**

I		General	
1.	Name and Address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, <b>Boomerang</b> , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 28.10.2023
	b)	Date of valuation	: 30.10.2023
	C)	Title Deed Number & Date	Flat No. 1501A - 23681 / 2023 dated 27.09.2023 Flat No. 1501B - 23682 / 2023 dated 27.09.2023
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 27.09.2023 Between M/s. Shree Viraj Enterprises (the Promoters) and Manohar Radhakishan Hukmani, Reshma Manohar Hukmani & Mayur Manohar Hukmani (the Allottees) for Flat No. 1501A & 1501B. 2. Copy of RERA Registration Certificate No. P51700005880 Dated 14.08.2017 issued by Maharashtra Real Estate Regulatory Authority. 3. Copy of Occupancy Certificate V. P. No. 2003 / 27 / TMC / TDD / OCC / 0745 / 19 dated 30.09.2019 issued by Thane Municipal Corporation. 4. Copy of Amended Commencement Certificate V. P. No. 2003 / 27 / TMC / TDD / 1814 / 16 dated 20.05.2016 issued by Thane Municipal Corporation.		
5.	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>Manohar Radhakishan Hukmani,</b> <b>Reshma Manohar Hukmani &amp;</b> <b>Mayur Manohar Hukmani</b>  <b>Address:</b> Residential Amalgamated Flat Nos. 1501A & 1501B, 15 <sup>th</sup> Floor, " <b>Viraj Tower</b> ", Devdaya Nagar, Pokharan Road Number 2, Near Laxmi Narayan Residency, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Manohar Hukmani (Owner) Contact No. 9769118227  Joint Ownership Details of ownership share is not available
6.	Brief description of the property	:	The property is a residential flat located on 15 <sup>th</sup> Floor. As per site information the flat will be sold as bare shell condition. Interior work has to be done by the individual flat owner at his own cost and requirement.

		Flat No. 1501A & 1501B area internally amalgamated to form a single flat with single entrance. The composition of amalgamated flat is 4 Bedrooms + Living Room + Pooja Room + 5 Toilets + Passage + Balcony + Dry Area (i.e., 4 BHK with 5 Toilets). The property is at 5.6 Km. travelling distance from nearest railway station Thane.
7.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 192/1P
	b) Door No.	: Residential Flat Nos. 1501A & 1501B
	c) C.T.S. No. / Village	: Village – Majiwade
	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
	j) Comment on unauthorizes Construction if any	N.A., the property under consideration is Residential Flat
	k) Comment on demolition proceedings if any	
8.	Postal address of the property	: Residential Amalgamated Flat Nos. 1501A & 1501B, 15 <sup>th</sup> Floor, "Viraj Tower", Devdaya Nagar, Pokharan Road Number 2, Near Laxmi Narayan Residency, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India.
9.	City / Town	: Thane (West)
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
10.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Majiwade Thane Municipal Corporation
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No

13.	Boundaries of the property	<b>As per Site</b>	<b>As per document</b>																
	North	: Bethany Hospital	Details not available																
	South	: Lakshmi Narayan Residency Club Swimming Pool	Details not available																
	East	: Cosmos Horizon Building	Details not available																
	West	: Internal Road / Laxmi Narayan Residency	Details not available																
14.	Dimensions of the site / Flat	N. A. as property under consideration is a Residential Flat in the residential building.																	
		<b>A</b> As per the Deed	<b>B</b> Actuals																
	North	: -	Walls																
	South	: -	Passage																
	East	: -	Passage																
	West	: -	Lift																
15.	Extent of the site	Carpet Area in Sq. Ft. = 2,796.00 Balcony Area in Sq. Ft. = 314.00 Total Carpet Area in Sq. Ft. = 3,110.00 (Area as per actual site measurement)																	
		<b>Carpet Area as per Agreement for Sale area as under:</b>																	
		<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area (Sq. Ft.)</th> <th>Balcony Area (Sq. Ft.)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1501A</td> <td>473.00</td> <td>130.00</td> <td>603.00</td> </tr> <tr> <td>1501B</td> <td>2,323.00</td> <td>140.00</td> <td>2,463.00</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td></td> <td><b>3,066.00</b></td> </tr> </tbody> </table>		Flat No.	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total	1501A	473.00	130.00	603.00	1501B	2,323.00	140.00	2,463.00	<b>Total</b>			<b>3,066.00</b>
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<b>Total</b>			<b>3,066.00</b>																
		<b>Built Up Area in Sq. Ft. = 3,373.00</b> <b>(Total Carpet Area as per Agreement + 10%)</b>																	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°13'05.9"N 72°57'38.4"E																	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Total Carpet Area in Sq. Ft. = 3,066.00</b> <b>(Area as per Agreement)</b>																	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant and in bare shell condition																	
<b>II</b>	<b>APARTMENT BUILDING</b>																		
1.	Name of the Apartment	: "Viraj Tower"																	
2.	Description of the locality Residential / Commercial / Mixed	: Residential																	
3	Year of Construction	: 2019 (As per Occupancy certificate)																	
4	Number of Floors	: 2 Basement + Ground + 27 Upper Floors																	
5	Type of Structure	: R.C.C. framed structure																	
6	Number of Dwelling units in the building	: 2 Flats on 15 <sup>th</sup> Floor																	
7	Quality of Construction	: Good																	

8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	1 car parking for Flat No. 1501A & 3 Car parking for Flat No. 1501B.
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Residential Flat</b>																		
1	The floor in which the Flat is situated	:	15 <sup>th</sup> Floor																
2	Door No. of the Flat	:	Residential Flat Nos. 1501A & 1501B																
3	Specifications of the Flat	:																	
	Roof	:	R.C.C. Slab																
	Flooring	:	Proposed vitrified tiles flooring																
	Doors	:	Teak wood door framed with flush doors																
	Windows	:	Powder coated aluminum fixed windows																
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring																
	Finishing	:	Proposed 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?	:	Vacant and in bare shell condition																
7	Sale Deed executed in the name of	:	<b>Manohar Radhakishan Hukmani,</b> <b>Reshma Manohar Hukmani &amp;</b> <b>Mayur Manohar Hukmani</b>																
8	What is the undivided area of land as per Sale Deed?	:	Not applicable																
9	What is the plinth area of the Flat?	:	<b>Built Up Area in Sq. Ft. = 3,373.00</b> <b>(Total Carpet Area as per Agreement + 10%)</b>																
10	What is the floor space index (app.)	:	As per TMC norms																
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 2,796.00 Balcony Area in Sq. Ft. = 314.00 Total Carpet Area in Sq. Ft. = 3,110.00 (Area as per actual site measurement)																
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12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant and bare shell condition
15	If rented, what is the monthly rent?	:	₹ 1,30,000.00 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 Residential flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 15,000.00 to ₹ 18,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 16,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 13,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,58,950.00 Per Sq. M. i.e., ₹ 14,767.00 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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	4 Years
	Life of the building estimated	:	56 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years
	Depreciated Ratio of the building	:	-



<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 16,500 per Sq. Ft.</b>
<b>Remark:</b>			
<ol style="list-style-type: none"> <li>Flat No. 1501A &amp; 1501B area internally amalgamated to form a single flat with single entrance.</li> <li>As per site information the flat will be sold as bare shell condition. Interior work has to be done by the individual flat owner at his own cost and requirement.</li> <li>As per actual measurement Carpet area is 3,110.00 Sq. Ft. (including Balcony Area) is more than carpet area mentioned in the Agreement. We have considered the area mentioned in the documents.</li> </ol>			

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	3,066.00 Sq. Ft.	16,500.00	<b>5,05,89,000.00</b>

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 flat, where there are typically many comparables available to analyze. As the property is a Residential flat, 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 i.e., ₹ 15,000.00 to ₹ 18,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 16,500.00 per Sq. Ft. on Carpet Area for valuation.

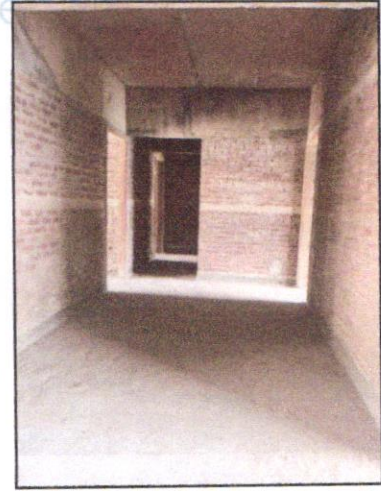
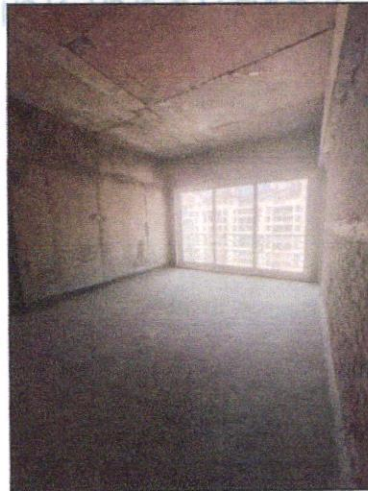
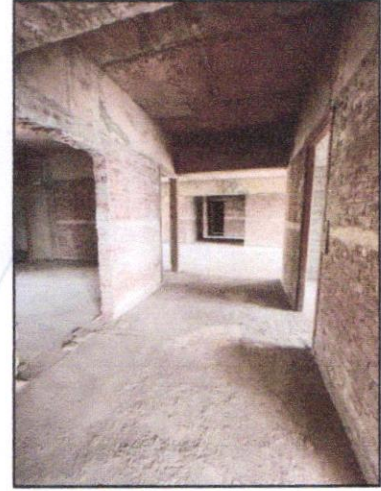
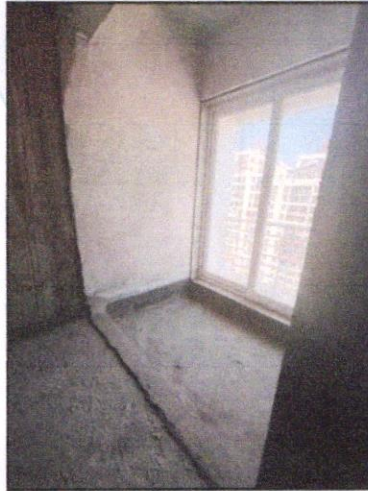
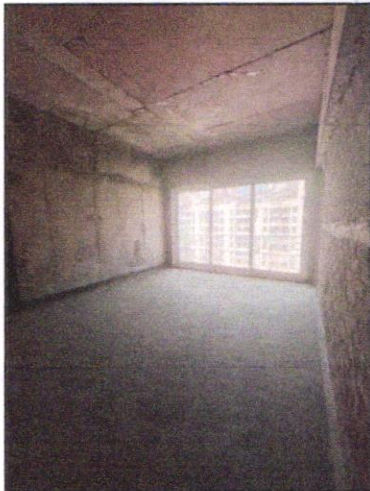
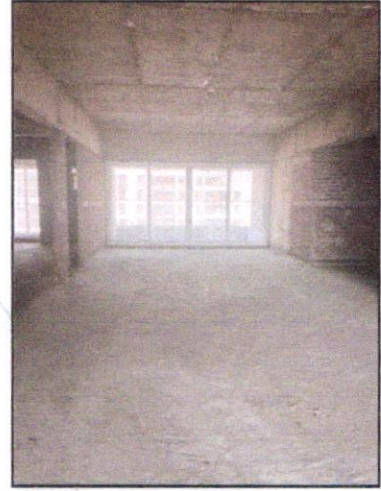
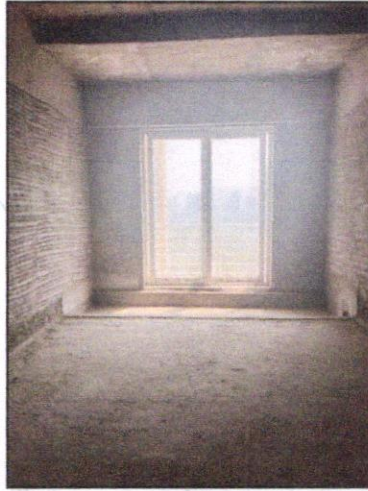
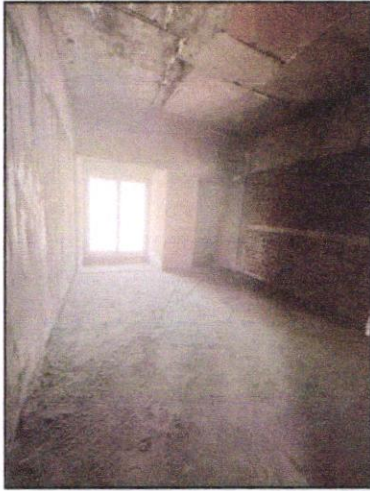


As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 5,05,89,000.00 (Rupees Five Crore Five Lakh Eighty Nine Thousand Only).

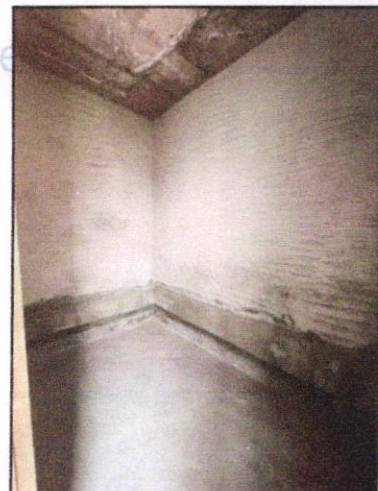
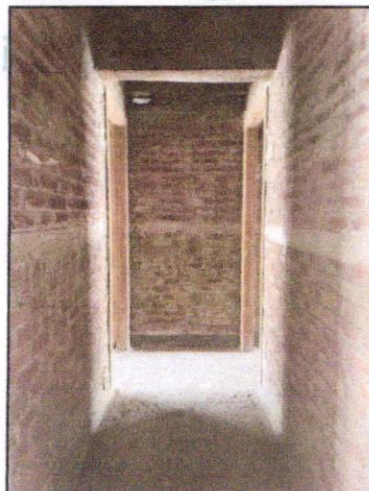
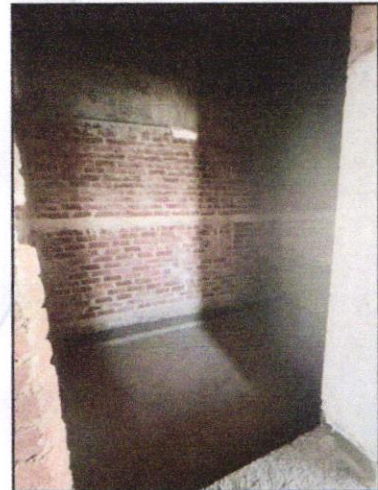
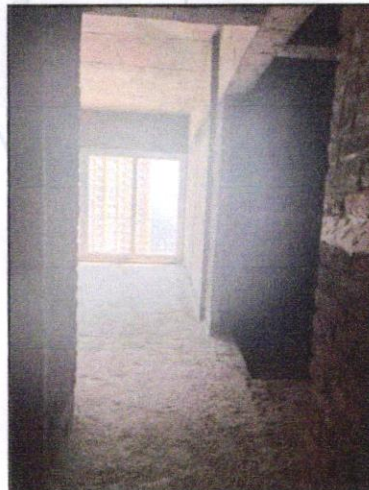
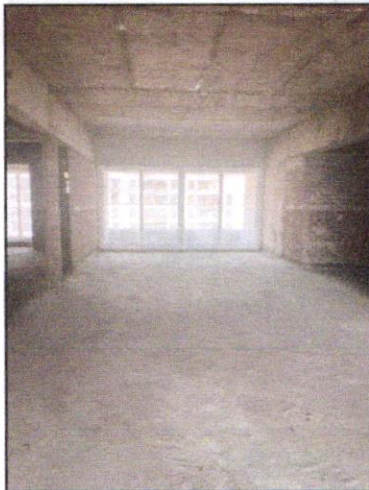
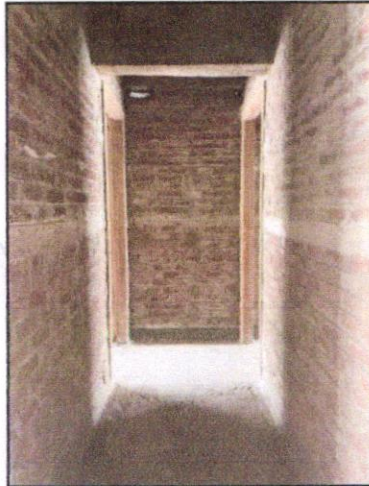
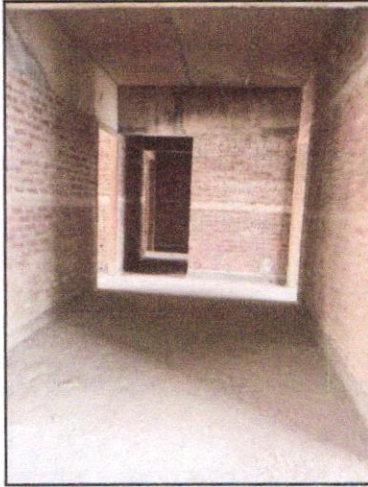
I	Date of Purchase of Immovable Property	:	27.09.2023
II	Purchase Price of immovable property	:	Flat No. 1501 A - ₹ 1,00,000,00.00 Flat No. 1501 B - ₹ 4,00,000,00.00
III	Book value of immovable property:	:	Flat No. 1501 A - ₹ 1,07,30,000.00 Flat No. 1501 B - ₹ 4,28,30,000.00
IV	Fair Market Value of immovable property:	:	₹ 5,05,89,000.00
V	Realizable Value of immovable property:	:	₹ 4,55,30,100.00
VI	Distress Sale Value of immovable property:	:	₹ 4,04,71,200.00
VII	Guideline Value (3,373.00 Sq. Ft. X 14,767.00)	:	₹ 4,98,09,091.00
VIII	Insurable value of the property (3,373.00 Sq. Ft. X 2,700.00)	:	₹ 9,10,71,00.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 15, 16 & 17

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

## Actual Site Photographs



## Actual Site Photographs



Think Innovate.Create

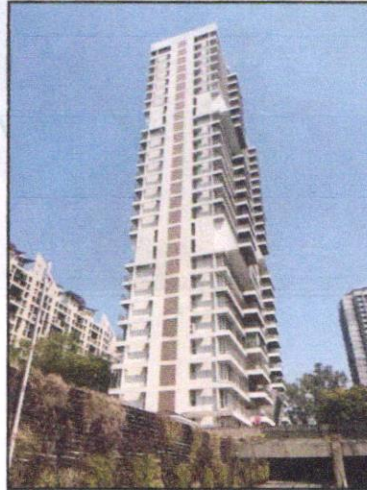
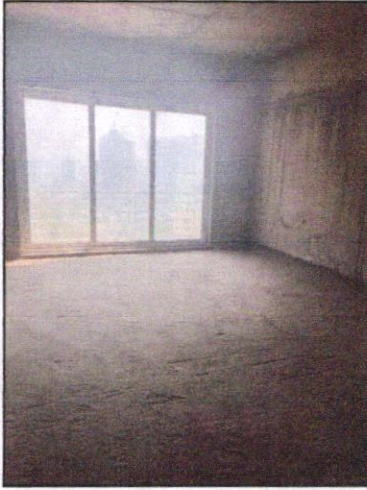
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## Actual Site Photographs



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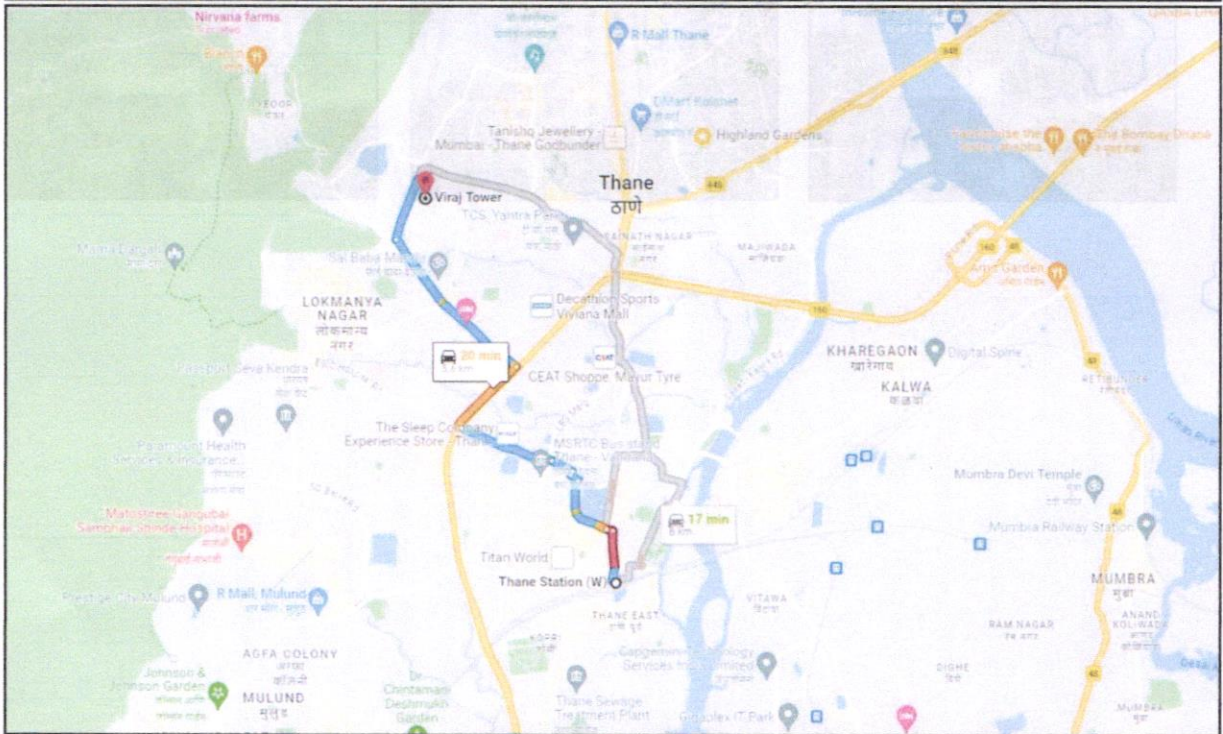
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## Route Map of the property

Site u/r



**Longitude Latitude - 19°13'05.9"N 72°57'38.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 5.6 Km.)

## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन				
<b>Annual Statement of Rates Ver. 2.0</b> ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )						
<a href="#">Home</a>		<a href="#">Valuation Guidelines</a>   <a href="#">User Manual</a>				
Year: 2023-2024		Language: English				
Selected District: Thane						
Select Taluka: Thane						
Select Village: Gavache Nav : Majivade (Thane Maha						
Search By: <input checked="" type="radio"/> Survey No. <input type="radio"/> Location						
Enter Survey No: 192		<input type="button" value="Search"/>				
उपविभाग	खुली जमीन	निवासी इमारतिका	बॉडीस दुकाने	बौद्धोनिक	एकक (Rs.)	Attribute
6/24-3E-4) रोखण रोड क्रमांक 2 वगण व इलेक्ट्रॉनिक विकसित भाग क्रमांक 12/14 व 15 वगण व इलेक्ट्रॉनिक इमारती भाग क्रमांक	56200	144500	165200	179300	165200	बौ. मीटर
6/27-4B) टाणे खाडी वगण व माजिवडे वगण व इलेक्ट्रॉनिक क्रमांक	41400	137800	154700	172800	154700	बौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,500.00			
Increase by 10% on Flat Located on 15 <sup>th</sup> Floor	14,450.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>158,950.00</b>	<b>Sq. Mtr.</b>	<b>14,767.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
<b>Rate to be adopted after considering depreciation</b>	-	-	-	-

### 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)	<b>11 Floors to 20 Floors</b>	<b>Increase by 10% on units located between 11 to 20 floors</b>
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 & Kacha 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



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## Price Indicators

**HOUSING.COM** Buy in Thane

Thane West X Add

Download App

Home / Thane / Thane West / Raunak Viraj Tower

Last updated: May 15, 2023

### Raunak Viraj Tower

By RAUNAK GROUP

Pokhran Road 2, Thane West, Thane

₹6.3 Cr - 6.48 Cr | ₹15.91 K/sq.ft  
EMI starts at ₹3.13 Lacs

2R Plot Area

Contact Developer

★ 2.5 Write a Review

Project Images

THE SELTEN ISLE  
PREMIERE ELEGANT RESIDENCES

SHARE SAVE

Project Images

5 more

5 BHK Apartment Configuration

Dec. 2021 Possession Starts

₹15.91 K/sq ft Avg Price

3380.00 sq.ft - 3395.00 sq.. (Carpet Area) Sizes

Overview / Home More About Project About Project Recommended Properties Floor Plan Tour This Project

**square yards** Thane Buy Rent Projects Agents Services Resources Intelligence

Home Thane Real Estate New Projects in Thane Projects in Pokhran Road No Two Raunak Viraj Tower

Compare

### Raunak Viraj Tower

Pokhran Road No Two, Thane

₹ 6.35 Cr to 7.40 Cr

₹ 18500 Per Sq Ft Onwards

Need Loan? Get Pre-Cash Score

Status: Mid Stage Construction

Project Size: 43 units - 0.25 Acres

Configurations: 5 BHK Flat from 3432 Sq. Ft. to 4000 Sq. Ft. (Carpet)

66015 Views 90 Enquiries

GET A CALL BACK

1 Photo

Why Invest through Square Yards?

- Zero Brokerage - 100% Service - 0% Brokerage - We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Rating


Sports & Outdoor ★★★★★ Ample Green Area ★★★★★ Large

Club House ★★★★★ Premium Fittings & Furnishing ★★★★★ Superior

Specifications ★★★★★ Superior

## Sales Instance

Index-2( सूची - २ )



05/01/2021

सूची क्र.2

दुपयम निबंधक : सह दु.नि.ठाणे 5  
 इतर क्रमांक : 209/2021  
 नोंदणी :  
 Regn.63m

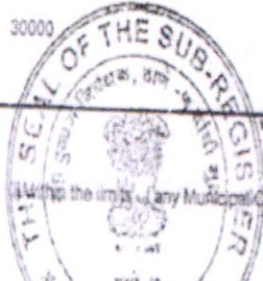
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**गावचे नाव : माजिवडे**

(1) विलेखाचा प्रकार	रुपरनामा
(2) मोबदला	7264100
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6661500
(4) मू.मान, पोटहिस्सा व धरक्यांक(असल्यास)	1) गाजिवडे गाव.ठाणे म.र.रा. इतर वर्गन .समन्वित नं: 1202 ए. गाळा नं: 12 बा मजला, इमारतीचे नाव: विराव टॉवर, ब्लॉक नं: माजिवडे, रोड नं: नोदरव रोड नं.2,ठाणे, इतर माहिती: क्षेत्र 436.00चौ.फुट कार्पेट + 80.00 चौ.फुट मानकी, 1.कारणाकिन राष्ट्रियमान क्र.6 /23 /3ई /4( ( Survey Number : 192/1P : ) )
(5) क्षेत्रफळ	1) 518 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात आलेले ठेवू.	
(7) दस्तऐवज बनव देणा-या/संविद्धन ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबन्दिचे नाव व पत्ता.	1) गाव:-ये की विराव इंटरप्रजेक्ट हॉटे भागीदार की राजव एन बाविलकर गांधे हॉटे कडुलीकबाबासाठी कु.मु. म्हणून की सुरज सुरेश मोरे बच.-28; पत्ता:-व्हाट नं: 1, गाळा नं: -, इमारतीचे नाव: टीनक ड्रप मोहन मित्र कंपनी, ब्लॉक नं: मेकपट्टू बोडी ठाणे, रोड नं: जी डी रोड,ठाणे (ए), महाराष्ट्र, ठाणे. पिन कोड:-400607 पिन नं:-ABJFS0787Q
(8) दस्तऐवज बनव देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबन्दिचे नाव व पत्ता	1) गाव:-जुबीर समीक्ष समझानी -- बच.-29; पत्ता:-601, -, जुडी विभाग, सोडम पार्क, -, मदनराव दिगदा मार्ग, नोवारा, ठाणे, मोबदले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पिन नं:-CVDPS3536N
(9) दस्तऐवज बनव दिव्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केव्याचा दिनांक	05/01/2021
(11) अनुक्रमीक, खंड व पृष्ठ	209/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	218000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

**सह दुपयम निबंधक, ठाणे क्र ५**

सह दु.नि.ठाणे 5




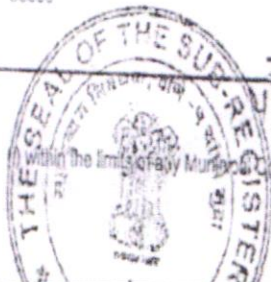
मुद्रांकनासाठी विचारत घेतलेला तपशील :-  
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

The limits of any Municipal Corporation or any Cantonment area annexed to it.





## Sales Instance

		सूची क्र.2	दुग्धम निबंधक : मह दु.नि.ठाणे 5
05/01/2021			दस्त क्रमांक : 210/2021
			मोदकी :
			Regn.63m
<b>याबाबे नाव : माजिवडे</b>			
(1) विलेखाचा प्रकार	कारणानामा		
(2) मोबदला	42735900		
(3) बाजारभावाचा (भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारानी देतो की पट्टेदार ते नमुद करावे)	40632500		
(4) भू-मापन, पोटोहिन्सा व परतक्रमांक (असल्यास)	1) पालिकेचे नाव ठाणे म.न.पा. इतर सर्पत : सर्वमिका नं. 1202 बी, माळा नं. 12 वा मजला, दमावतीचे नाव: विराज टॉवर, ब्लॉक नं. भाजिवडे, रोड नं. पोखरण रोड नं.2, ठाणे, इतर माहिती: क्षेत्र 2841.00 चौ.फुट कार्पेट + 229.00 चौ.फुट बाल्कनी, 3 कारपारिंग मह (विभाग क्र.6 /24/3ई /4) ( ( Survey Number : 1921P ; ) )		
(5) क्षेत्रफळ	1) 3070 चौ.फुट		
(6) आकारानी किंवा जुबी देण्यात वसेल तेव्हा			
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-मे.बी.पिराब इरप्रवेश सर्वे भागीदार श्री राजन एन बापेलकर यांचे सर्वे कवुलीचबाबासाठी कु.मु. म्हुपल श्री नुरज सुरेश मोरे बय:-28; पत्ता:-प्लॉट नं. 1, माळा नं. -, दमावतीचे नाव: रौनक गुग, मोहू गिण कंपनी, ब्लॉक नं. नेसवट 7 अडी ठाणे, रोड नं. २. बी रं 2, ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-ABJI-30767C		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-मनोज इंदरकुमार शबताबी -- बय:-51; पत्ता:-601, -, हरी निवास, गौडम पार्क, -, मदनगाल विंगरा मार्ग, नौपाडा, ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं.-ALIPS7734G 2) नाव:-नेशनल मनोज समताबी -- बय:-49; पत्ता:-601, -, हरी निवास, गौडम पार्क, -, मदनगाल विंगरा मार्ग, नौपाडा, ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं.-ACEPS2749A		
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020		
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2021		
(11) अनुक्रमांक बंध व पुढ	210/2021		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1282100		
(13) बाजारभावाप्रमाणे मोदकी शुल्क	30000		
(14) शेर			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		<b>मह दुग्धम निबंधक, ठाणे क्र ५</b>	
मुद्रांक शुल्क आकारातला निवडलेला अनुच्छेद :-			
		within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## **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.

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Appendix – VII

**UNDERTAKING**

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Manohar Radhakishan Hukmani, Reshma Manohar Hukmani & Mayur Manohar Hukmani from M/s. Shree Viraj Enterprises vide Agreement for Sale dated 27.09.2023.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Thane (East) Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer 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 – 28.10.2023 Valuation Date – 30.10.2023 Date of Report – 30.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 28.10.2023
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 Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	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



(Annexure – II)

## 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.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

#### **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.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30<sup>th</sup> October 2023**.

The term **Fair Market 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.

### 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 for this particular purpose at **₹ 5,05,89,000.00 (Rupees Five Crore Five Lakh Eighty Nine Thousand Only)**.

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

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.30 12:41:59 +05'30'

Avincl

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138