

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shriram Trambak Kulkarni & Usha Shriram Kulkarni**

Residential Flat No. 1001, 10th Floor, Building No. 35, "**New Suraj Tower**", New Suraj Co-Op. Hsg. Soc. Ltd.,
MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606,
State – Maharashtra, Country – India.

Latitude Longitude: 19°12'52.0"N 72°57'34.4"E

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Valuation Done for:

Cosmos Bank




Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.



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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. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India belongs to **Shriram Trambak Kulkarni & Usha Shiram Kulkarni**.

Boundaries of the property:

North	Slum Area
South	Internal Road
East	Nilambari Tower
West	Asavari Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight 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 report.

Hence certified

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

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

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Auth. Sign.



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Valuation Report of Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, 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 13.03.2024 for Bank Loan Purpose
2	Date of inspection	09.03.2024
3	Name of the owner/ owners	Shriram Trambak Kulkarni & Usha Shriram Kulkarni
4	If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Address: Residential Flat No. 1001, 10 th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India. Contact Person Mr. Pawan Kulkarni (Owner's Representative)
6	Location, street, ward no	Vartak Nagar, Pokharan Road No. 1
7	Survey/ Plot no. of land	Survey No. 206/1 of Village - Majiwade
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All available at near by
11	Means and proximity to surface communication by which the locality is served	Served by BEST Buses, Auto, Taxies and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 480.00 Balcony Area = 31.00 Total Carpet Area = 511.00 (Area as per Agreement for sale) Built up Area in Sq. Ft. = 613.00 (Total Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Vartak Nagar, Pokharan Road No. 1
14	If freehold or leasehold land	Free hold

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase 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.	N.A.
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/tenanted/both?	Owner Occupied
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
26	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
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	₹ 20,000.00 Expected rental income per month
(iv)	Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.

29	Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	N.A.
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. 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 Construction – 2022 (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.
45	Remarks	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch, we have valued Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India belongs to **Shriram Trambak Kulkarni & Usha Shiram Kulkarni.**

We are in receipt of the following documents:

1	Copy of Deed of Allotment dated 02.02.2023
2	Copy of Occupancy Certificate No. TMCB / FO / 2022 / APL / 00021 and building Proposal No. 134976 dated 09.11.2022 issued by Thane Municipal Corporation

LOCATION:

The said building is located Survey No. 206/1 of Village - Majiwade, Thane (West). It is at a travel distance of 4.2 Km. from Thane Railway station. The surrounding locality is residential.

BUILDING:

The building under reference is having Stilt + 29th upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 10th floor is having 4 Residential flats. 3 Lifts is provided in the building.

Residential Flat:

The Residential flat under reference is situated on the 10th Floor. The Composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The Residential Flat is finished with Vitrified Tiles Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & Casing Capping electrification & Concealed Plumbing.

Valuation as on 13th March 2024

The Carpet Area of the Residential Flat	: 511.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	613.00 Sq. Ft. X ₹ 2,800.00= ₹ 17,16,400.00
Depreciation	:	N.A. Building Age is below 5 years
Amount of depreciation	:	N.A.
Ready Reckoner	:	₹ 1,23,690.00 Sq. M. i.e.
Guideline rate obtain from the stamp Duty	:	₹ 11,491.00 Sq. Ft.
Value of property as on 13.03.2024	:	511.00 Sq. Ft. X ₹ 18,000.00 = ₹ 91,98,000.00

(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 13.03.2024	:	₹ 91,98,000.00
Value of the property	:	₹ 91,98,000.00
The realizable value of the property	:	₹ 82,78,200.00
Distress value of the property	:	₹ 73,58,400.00
Insurable value of the property	:	₹ 17,16,400.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand Only.) as on 13th March 2024.**

NOTES

I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13th March 2024** is at **₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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

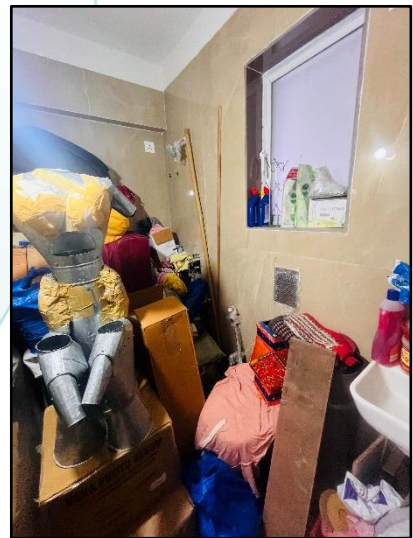
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Stilt + 29 th upper floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 10 th floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	58 years Subject to proper, preventive periodic maintenance and 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 doors, Aluminium sliding windows
10	Flooring	Vitrified tiles Flooring
11	Finishing	Cement Plastering
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring: surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	Ordinary
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	5'.6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	3 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
21	Pumps- no. and their horse power	May be provide as per requirement
22	Roads and paving within the compound approximate area and type of paving	Open car parking. Chequered tile in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

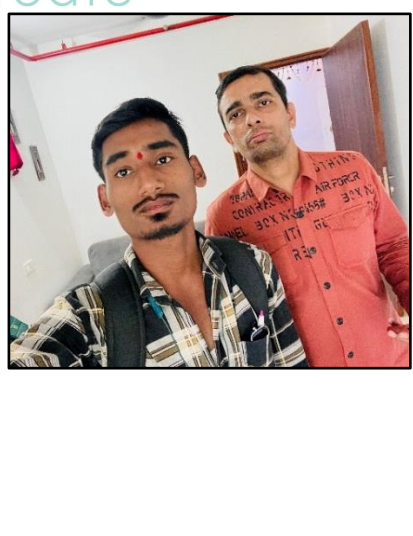
Actual site photographs



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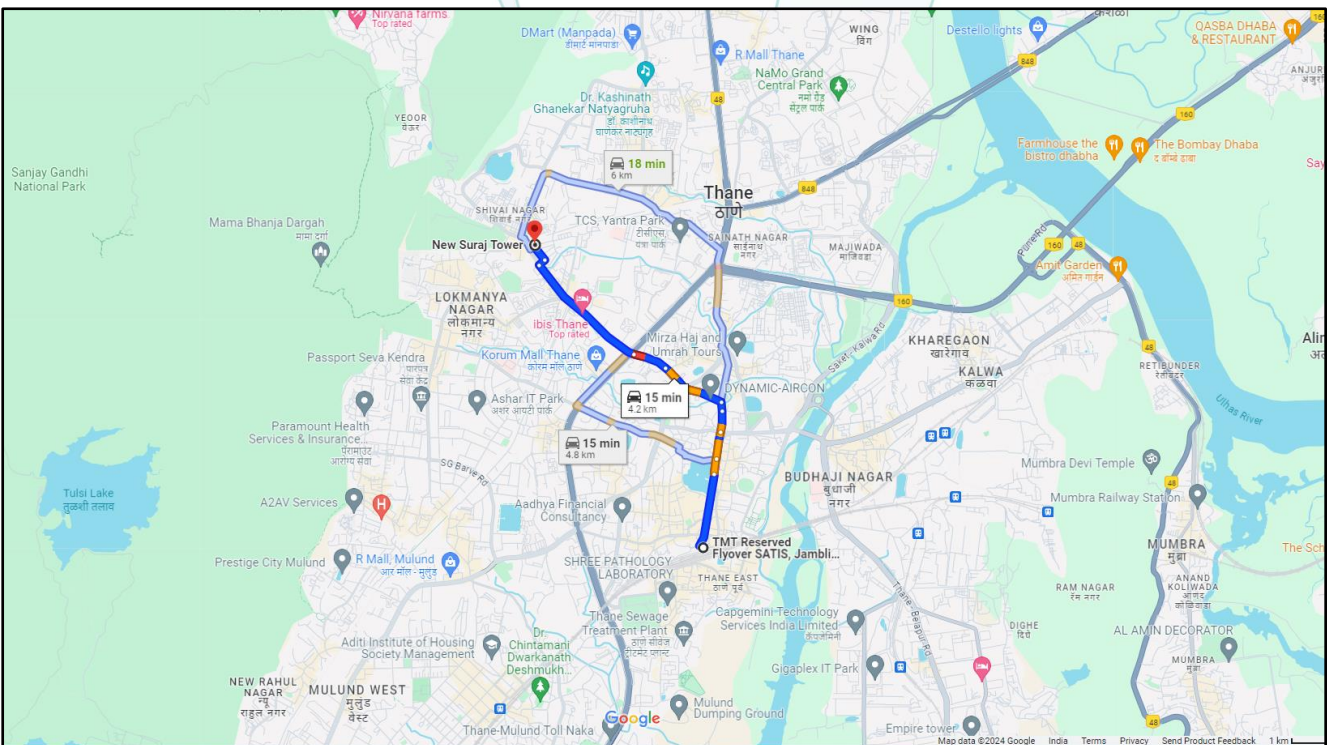
NEW SURAJ C. H. S. LTD.
BLDG. NO. 35, VARTAK NAGAR, MOUJE MAJWADE, THANE (W) - 400606.

FLOOR	FLOOR	FLOOR	FLOOR
1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR
9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR
13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR
17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR
21ST FLOOR	22ND FLOOR	23RD FLOOR	24TH FLOOR
25TH FLOOR	26TH FLOOR	27TH FLOOR	28TH FLOOR
29TH FLOOR	30TH FLOOR	31ST FLOOR	32ND FLOOR
33RD FLOOR	34TH FLOOR	35TH FLOOR	36TH FLOOR
37TH FLOOR	38TH FLOOR	39TH FLOOR	40TH FLOOR
41ST FLOOR	42ND FLOOR	43RD FLOOR	44TH FLOOR
45TH FLOOR	46TH FLOOR	47TH FLOOR	48TH FLOOR
49TH FLOOR	50TH FLOOR	51ST FLOOR	52ND FLOOR
53RD FLOOR	54TH FLOOR	55TH FLOOR	56TH FLOOR
57TH FLOOR	58TH FLOOR	59TH FLOOR	60TH FLOOR
61ST FLOOR	62ND FLOOR	63RD FLOOR	64TH FLOOR
65TH FLOOR	66TH FLOOR	67TH FLOOR	68TH FLOOR
69TH FLOOR	70TH FLOOR	71ST FLOOR	72ND FLOOR
73RD FLOOR	74TH FLOOR	75TH FLOOR	76TH FLOOR
77TH FLOOR	78TH FLOOR	79TH FLOOR	80TH FLOOR
81ST FLOOR	82ND FLOOR	83RD FLOOR	84TH FLOOR
85TH FLOOR	86TH FLOOR	87TH FLOOR	88TH FLOOR
89TH FLOOR	90TH FLOOR	91ST FLOOR	92ND FLOOR
93RD FLOOR	94TH FLOOR	95TH FLOOR	96TH FLOOR
97TH FLOOR	98TH FLOOR	99TH FLOOR	100TH FLOOR



Route Map of the property


Site u/r



Latitude Longitude: 19°12'52.0"N 72°57'34.4"E


Note: The Blue line shows the route to site from nearest Diva Railway station (Thane – 4.2 Km.)

Ready Reckoner



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीसदुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/23-3ड) मौजे माजिवडे सर्वे क्र.	42300	117800	135300	156800	135300	चौ. मीटर सर्वेक्षण नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर सि.टी.एस. नंबर

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Price Indicators

374 12-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2 दस क्रमांक : 3/2024 नोंदणी : Regn.63m
गावाचे नाव : माजिवडे		
(1) विरोधाचा प्रकार	करारनामा	
(2) मोबदला	11000000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7457800.2	
(4) भू,मापन,पीटहिसा व परकामांक(असल्यास)	1) पालिकेचे नाव:-ठाणे म.न.पा.इतर वर्णन:-सदनिका नं. 302, माळा नं. तिसरा मजला,विल्डींग नं. 35, इमारतीचे नाव:- न्यू सुरज टॉवर,न्यू सुरज को-ऑप.हौ.सो.लि., ब्लॉक नं. . रोड नं. पोखरण रोड नं. 1,वर्तकनगर,ठाणे प... इतर माहिती:-सदनिकेचे क्षेत्रफळ 52.11 चौ.मी. कारपेट व सोबत अॅप्युरेटन्ड क्षेत्र 6.26 चौ.मी. एन्क्लोज बाल्कनी व सोबत एक अॅटोमेटेड मॅकेनिकल कार पार्किंग स्पेस.झोन नं. 6/23-3ड.मुंबई मुद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत संलेखास दि. 04/03/2021 रोजी करण्यात आलेल्या सुधारणेनुसार परि. 1 मधील अनुच्छेद 5 ग.अ यास ज्यादा दाखल केलेला उपखंड क्र. 2 अन्वये मिळकतीच्या मोबदल्याचे मुल्यांकन रु. 1,10,00,000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 7,70,000/- इतके मुद्रांक शुल्कामध्ये दि. 10/11/2021 रोजी विकासाक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन9-16147/2021 दि. 10/11/2021 रु. 4,88,900/- इतके मुद्रांक शुल्कामधील रु. 1000 इतके मुद्रांक शुल्क करारास शिल्लक ठेवल्यानंतर 4,87,900/- इतके मुद्रांक शुल्क समायोजित करून(रु. 7,70,000 - 4,87,900 = 2,82,100)उर्वरित रक्कम रु. 2,82,100/- इतके मुद्रांक शुल्क भरण्यात आले आहे. ((Survey Number : Survey No. 206, Hissa No. 1 (Pt. :))	
(5) क्षेत्रफळ	52.11 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या शिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता.	1): नाव:-सुरोजित कुमार दास . पय:-49 पत्ता:-प्लॉट नं. एक-401, माळा नं. . इमारतीचे नाव:- ग्रीन विले, संघवी गार्डन, ब्लॉक नं. . रोड नं. मानपाडा रोड, डोंबिवली पू, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं.-AKGPD7581D 2): नाव:-नंदीता दास . पय:-45 पत्ता:-प्लॉट नं. एक-401, माळा नं. . इमारतीचे नाव:- ग्रीन विले, संघवी गार्डन, ब्लॉक नं. . रोड नं. मानपाडा रोड, डोंबिवली पू, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं.-ANKPDS311L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता	1): नाव:-शितल भगवानराव कंधारे . पय:-32, पत्ता:-प्लॉट नं. के-301, माळा नं. . इमारतीचे नाव:- मयूरेश श्रुती, ब्लॉक नं. . रोड नं. लाल बहादूर शास्त्री रोड, भांडुप प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पिन नं.-DSZPK7803K 2): नाव:-आदित्य भगवानराव मुंडे . पय:-32, पत्ता:-प्लॉट नं. के-301, माळा नं. . इमारतीचे नाव:- मयूरेश श्रुती, ब्लॉक नं. . रोड नं. लाल बहादूर शास्त्री रोड, भांडुप प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पिन नं.-CJXPA0985N	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2024	
(10)दस्त नोंदणी केव्याचा दिनांक	01/01/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	3/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	282100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सौर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Ekdanta New Suraj Tower REERA

By EKDANTA CONSTRUCTIONS AND DEVELOPERS

Plot No 206/1 Part At Vartaknagar, Thane West, Thane

Become the first to Rate

₹1.08 Cr - 1.27 Cr | ₹20.68 K/sq.ft

EMI starts at ₹53.62 K

All Inclusive Price

2 BHK Apartment Configuration

Jun. 2023 Possession Starts

₹20.68 K/sq.ft Avg. Price

511.00 sq.ft. - 628.0... Sizes

Overview/Home
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Home > Property in Thane > Flats in Thane > Flats in Vartak Nagar > 2 BHK Flats in Vartak Nagar Posted on Feb 23, 2024 | Ready to move

₹1.25 Cr @ 14,880 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹99,838
 Flat/Apartment for Sale
 in Ekdanta New Suraj Tower, Vartak Nagar, Thane, Maharashtra

REERA STATUS REGISTERED | Registration No: PS1700015400 | Website: <https://maharera.mahaonline.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Property (0) Society (16)

Area
 Built Up area: 840 sq.ft. (78.84 sq.m.)
 Carpet area: 600 sq.ft. (55.74 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 3+ Balconies with Others

Price
 ₹ 1.25 Cr+ Govt Charges & Tax @ 14,880 per sq.ft. (Negotiable) [View Price Details](#)

Address
 Ekdanta New Suraj Tower
 Vartak Nagar, Thane

Floor Number
 26th of 29 Floors

Facing
 West

Property Age
 1 to 5 Year Old

Places nearby Vartak Nagar, Thane, Maharashtra [View All \(15\)](#)

- ICICI bank ATM
- Karnataka Bank ATM
- SBI ATM
- Canara Bank ATM
- Axis bank ATM
- TMC hospital
- Veda

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Posted on: Feb 23, 24 Property ID: 71540353

₹1.06 Cr EMI - ₹ 48k | [Get pre-approved loan](#)

2 BHK 628 Sq-ft Flat For Sale **Pokharan Road Number 1, Thane**

2 Beds | 2 Baths | 2 Balconies | Unfurnished

+10 Photos

Carpet Area
 628 sqft
 ₹ 16,879/sqft

Developer
 Ekdanta Constructions and Developers

Project
 Ekdanta New Suraj Tower

Floor
 13 (Out of 33 Floors)

Transaction Type
 New Property

Status
 Ready to Move

Additional Rooms
 1 Store Room

Facing
 North - East

Furnished Status
 Unfurnished

[Contact Agent](#) [Get Phone No.](#)

Contact Agent
 Deepak Singh +91-91XXXXXXX
[Get Phone No.](#)

More Details

Price Breakup ₹1.06 Cr
 Booking Amount ₹100000
 Address Pokharan Road Number 1, Thane - Central Thane, Maharashtra

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **13th March 2024**

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.

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.

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 neighbourhood 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 is at **₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

Think.Innovate.Create