

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Suresh Hariram Tikani, Mrs. Asha Suresh Tikani & Mr. Pritesh Suresh Tikani**

Residential Flat No. 802, 8<sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001,  
State – Maharashtra, Country – India.

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Latitude Longitude - 19°14'49.7"N 73°10'23.0"E

### Valuation Prepared for:

**Cosmos Bank**

**Kalyan Khadakpada Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada,  
Kalyan (West) - 421 301. 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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📞 TeleFax: +91 22 28371325/24  
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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 802, 8<sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001, State – Maharashtra, Country – India belongs to **Mr. Suresh Hariram Tikani, Mrs. Asha Suresh Tikani & Mr. Pritesh Suresh Tikani.**

### Boundaries of the property.

North	: Camillia Road
South	: Kalyan-Murbad Road
East	: Open Plot
West	: A - Wing, Camillia Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,35,12,500.00 (Rupees One Crore Thirty Five Lakh Twelve Thousand Five Hundred Only).**

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

Hence certified

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

**Manoj  
Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.23 14:55:40 +05'30'

**Auth. Sign.**



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01



**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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Valuation Report of Residential Flat No. 802, 8<sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001, 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 23.03.2024 for Banking Purpose
2	Date of inspection	23.03.2024
3	Name of the owner/ owners	<b>Mr. Suresh Hariram Tikani, Mrs. Asha Suresh Tikani &amp; Mr. Pritesh Suresh Tikani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 802, 8 <sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001, State – Maharashtra, Country – India. <b>Contact Person:</b> Ms. Honey Matani (Seller's Daughter) Contact No. 9423987526
6	Location, street, ward no	Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane
	Survey/ Plot no. of land	C.T.S. No. 279/1, 279/2, 279/3, 279/4, 279/5, 279/6 and Survey No. 40, 41, 42, 43, 44, 46,47, 48, 49, 51, 52, 54, 55, 56, 57 & 58 of Village – Mharal (Ulhasnagar -1)
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	Served by Buses, Taxies, Auto and Private cars

	by which the locality is served	
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 1,122.00  Balcony Area in Sq. Ft. = 189.00  Dry Balcony Area in Sq. Ft. = 44.00  <b>Total Carpet Area in Sq. Ft. = 1,355.00</b>  <b>(Area as per actual site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 1,156.00</b>  <b>Cupboard Area in Sq. Ft. = 19.00</b>  <b>Total Carpet Area in Sq. Ft. = 1,175.00</b>  <b>(Area as per Agreement)</b></p> <p>Built Area in Sq. Ft. = 1,293.00  (Carpet Area as per Agreement + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, 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	Yes
	<b>IMPROVEMENTS</b>	
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	Attached

	separate sheet (The Annexure to this form may be used)	
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per UMC norms percentage actually utilized – Details not available.
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 28,000.00 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 premises under any law relating to the control	N. A.

	of rent?	
	<b>SALES</b>	
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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (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	<b>Remark:</b> As per Site Inspection, Actual Total Carpet area 1355.00 Sq. Ft (Balcony + Dry Balcony Area) is more than Carpet area 1,175.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate is considered.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 23.03.2024 for Residential Flat No. 802, 8<sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001, State – Maharashtra, Country – India belongs to

**Mr. Suresh Hariram Tikani, Mrs. Asha Suresh Tikani & Mr. Pritesh Suresh Tikani.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 19.03.2024 between Mr. Manohar Kanwarbhan Matani & Mrs. Sarla Manohar Matani (The Vendors / Sellers) and Mr. Suresh Hariram Tikani, Mrs. Asha Suresh Tikani & Mr. Pritesh Suresh Tikani (The Vendees / Purchasers).
2	Copy of RERA Registration Certificate No. P51700008116 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority.
2	Copy of Commencement Certificate No. UMP / NRV / BP / 125 / 13 / 250 dated 15.03.2021 issued by Ulhasnagar Municipal Corporation.
3	Copy of Occupancy Certificate No. UMP / NRV / BP / 125 / 13 / 266 dated 24.03.2021 issued by Ulhasnagar Municipal Corporation.

4	Copy of Parking Allotment Letter dated 11.04.2022 issued by Regency Nirman Limited.
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**LOCATION:**

The said building is located at C.T.S. No. 279/1, 279/2, 279/3, 279/4, 279/5, 279/6 & Survey No. 40, 41, 42, 43, 44, 46,47, 48, 49, 51, 52, 54, 55, 56, 57 & 58 of Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane. The property falls in Residential Zone. It is at travelling distance of 2.4 KM. from Shahad Railway Station.

**BUILDING:**

The building under reference is having Stilt + Podium + 2<sup>nd</sup> to 25<sup>th</sup> 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 is used for residential purpose. 8<sup>th</sup> Floor is having 4 Residential Flats. 3 Lift provided in the building. The building external condition is good.

**Residential Flat:**

The residential flat under reference is situated on the 8<sup>th</sup> Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony + Dry Balcony Area. (i.e. **2 BHK with 2 Toilets**). The residential flat is finished with, Vitrified tiles flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

**Valuation as on 23<sup>rd</sup> March 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>1,175.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	<b>:</b>	2021 (As per Occupancy Certificate)
Expected total life of building	<b>:</b>	60 Years
Age of the building as on 2024	<b>:</b>	3 Years
Cost of Construction	<b>:</b>	1,293.00 X 2,600.00 = ₹ 33,61,800.00
Depreciation	<b>:</b>	N.A., as the property age is below 5 years
Amount of depreciation	<b>:</b>	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	<b>:</b>	₹ 49,875.00 per Sq. M. i.e. ₹ 4,634.00 per Sq. Ft.
Prevailing market rate	<b>:</b>	₹ 11,500.00 per Sq. Ft.
<b>Value of property as on 23.03.2024</b>	<b>:</b>	<b>1,175.00 Sq. Ft. X ₹ 11,500.00 = ₹ 1,35,12,500.00</b>

(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)

<b>The Value of the property as on 23.03.2024</b>	<b>:</b>	<b>₹ 1,35,12,500.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 1,21,61,250.00</b>
<b>The Distress value of the property</b>	<b>:</b>	<b>₹ 1,08,10,000.00</b>
<b>Insurable value of the property (1,293.00 Sq. Ft. X 2,600.00)</b>	<b>:</b>	<b>₹ 33,61,800.00</b>

**Guideline value of the property (1,293.00 Sq. Ft. X 4,634.00)****₹ 59,91,762.00**

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 802, 8<sup>th</sup> Floor, Wing – B, Building No. 11, Building Type C, "Iris A & B Co-Op. Hsg. Soc. Ltd.", Phase - III, Regency Antilia, Near Century Rayon, Kalyan Murbad Road, Village – Mharal (Ulhasnagar -1), Shahad (East), Taluka - Ulhasnagar, District – Thane, PIN Code - 421 001, State – Maharashtra, Country – India for this particular purpose at **₹ 1,35,12,500.00 (Rupees One Crore Thirty Five Lakh Twelve Thousand Five Hundred Only)** as on **23<sup>rd</sup> March 2024.**

**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 **23<sup>rd</sup> March 2024 is ₹ 1,35,12,500.00 (Rupees One Crore Thirty Five Lakh Twelve Thousand Five 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + Podium + 2 <sup>nd</sup> to 25 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 <sup>th</sup> Floor
3.	Year of construction	2021 (As per Occupancy Certificate)
4.	Estimated future life	57 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing	R.C.C. Framed Structure



	walls/RCC frame/ steel frame		
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 framed with flush shutter with safety door, Powder Coated Aluminium sliding windows
10	Flooring		Vitrified Tiles flooring
11	Finishing		Cement plastering with POP false ceiling
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
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		3 Lifts & Along with Garden Podium Stilt Parking Space No. GPS -50 & 50A
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21	Pumps- no. and their horse power		May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

## Actual site photographs

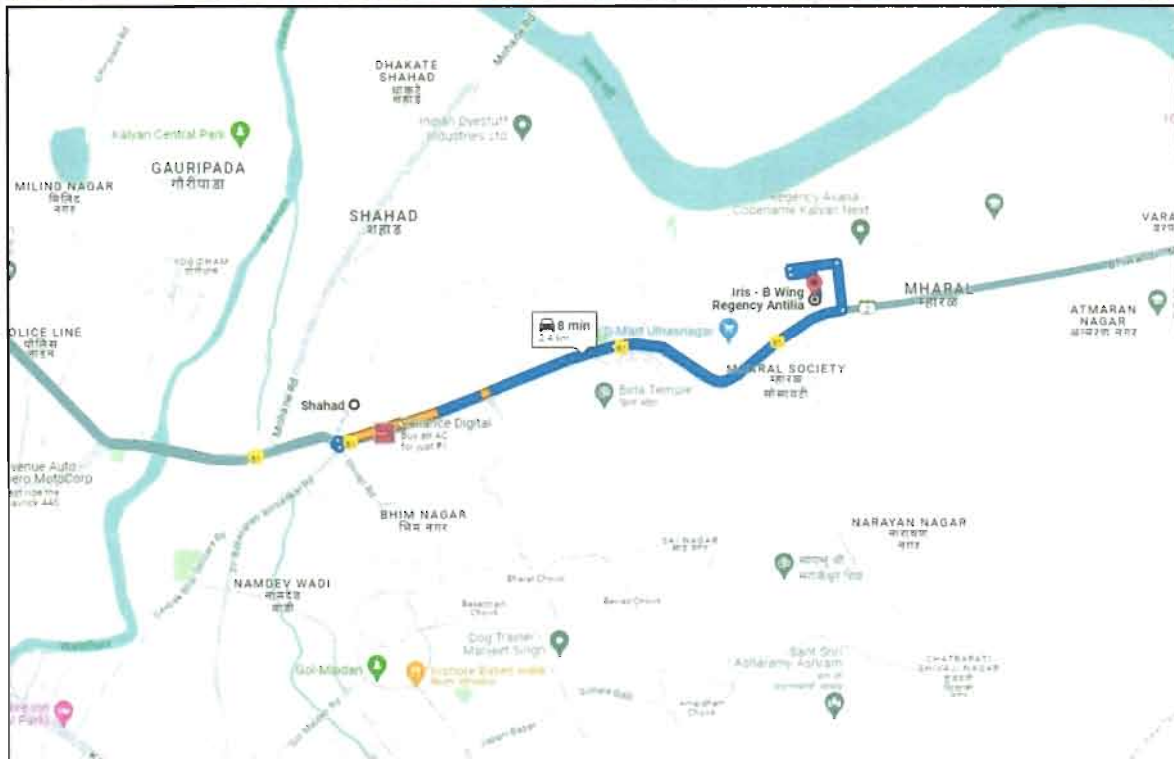


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°14'49.7"N 73°10'23.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Shahad – 2.4 Km.)



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## Ready Reckoner Rate

वर्ग/वर्ग	पूरी मूल्य	निर्वाची मूल्य	अधीन मूल्य	अधीन मूल्य (Rs.)	एकक	Attribute
1/4-1/2 वी   2-2 वी - पुणेकर मूल्य दर	11300	47500	54500	54500	वर्ग मीटर	मि.टी.एस. मंडळ

Stamp Duty Ready Reckoner Market Value Rate for Flat	47,500.00			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	2,375.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>49,875.00</b>	<b>Sq. Mtr.</b>	<b>4,634.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table (Age of the Building – 3 Years)	-			
<b>Rate to be adopted after considering depreciation</b>	<b>-</b>	<b>Sq. Mtr.</b>	<b>-</b>	<b>Sq. Ft.</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)	<b>5 Floors to 10 Floors</b>	<b>Increase by 5% on units located between 5 to 10 floors</b>
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**square yards** Home New Projects in Thane Projects in Ulhasnagar Property Antilia

### Regency Antilia

Ulhasnagar, Thane

**₹ 45.99 Lac to 3.64 Cr**

Status: **Ready to Move**

Project Size: 2980 Units, 30 Acres

Configurations: Flat, Retail Shop from 431 Sq. Ft. to 3155 Sq. Ft. (Carpet)

Recent Registered Sale: Feb 2024 ₹ 94.29 L (100 Sq. Ft.)

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**Regency Antilia** Ulhasnagar Mumbai By Regency Group

**CONFIGURATIONS FOR REGENCY ANTLIA**

<b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	431.04 sq. ft.	₹18.00 L
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	641.72 sq. ft.	₹28.00 L
<b>3 BHK</b> 1 living room, kitchen, 3 bedrooms, 3 bathrooms	885.75 sq. ft.	₹38.00 Cr

# Price Indicators

**Regency Antilia Phase VII**  
 ₹96.41L - 144 Cr | ₹11.33 K/sq.ft  
 EMI starts at ₹47.86 K

2.3 BHK Apartments Configurations | Mar. 2025 Possession Starts | ₹11.33 K/sq.ft Avg. Price | 851.00 sq.ft. - 1271.00 sq.ft. ( Carpet Area ) Sizes

# Sale Instance

सूची क्र.2	
गावाचे नाव : उल्हासनगर कॅम्प क्र.1	दुधम मिळकत दु.नि उल्हासनगर 1
	दरम क्रमांक : 3418/2023
	मोदणी: 1
	Regn:930m
(1) विलेखाचा प्रकार	करारनाम
(2) मूल्यदला	12500000
(3) बाजारभावात घडलेल्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	8719000
(4) मू.भागात, मोदणी व घटकमूल्य (अवस्थापन)	1) पालिकेचे नाव: उल्हासनगर म.न.पादलर वर्णन: इतर माहिती: विभाग 1/4, मीठ उल्हासनगर(म्हारक), उल्हासनगर जिल्हा ठाणे येथील सी टी एस नंबर 279/1, 279/2, 279/3, 279/4, 279/5 व 279/6 सर्व नंबर / हिस्सा नंबर 40.41, 42.43, 44, 46, 47, 48, 49, 51, 52, 54, 55, 56, 57, 58, वरील रोजन्सी एटीला, बिल्डिंग टाईप सी-1, बिल्डिंग नंबर 10, कॅम्पेलिया विंग 1, या इमारत मधील सहाय्य मजल्यावरील सदनिका क्रमांक 603, क्षेत्र 109.97 चौरस मीटर्स कामबाद कामबाद एरिया 3.18 चौरस मीटर्स एकोण क्षेत्र 109.15 चौरस मीटर्स मॉडिफिज 1174.89 चौरस फूट कार्पेट ( C.T.S. Number : 279/1, 279/2, 279/3, 279/4, 279/5 and 279/6 ; )
(5) क्षेत्रकळ	109.15 चौ.मीटर
(6) भागावणी किंवा जुडी देण्यात आलेले दिना	
(7) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	1) नाव - विठ्ठल गुळेक निदरानी सव-50 फ्ल-प्लॉट नं-809, गावक नं-8, इमारतीचे नाव: कैमिलिया विंग प, टाईप सी-1, बिल्डिंग नंबर 10, रोजन्सी एटीला, ब्लॉक नं-2, सेक नं: उल्हासनगर (म्हारक), जिल्हा ठाणे, महाराष्ट्र, INDIA. पिन कोड-421001 प्लॉट नं-AATPH52422 2) नाव - विठ्ठल गुळेक निदरानी सव-51 फ्ल-प्लॉट नं: 809, गावक नं. A, इमारतीचे नाव: कैमिलिया विंग प, टाईप सी-1, बिल्डिंग नंबर 10, रोजन्सी एटीला, ब्लॉक नं -2, सेक नं उल्हासनगर (म्हारक), उल्हासनगर जिल्हा ठाणे, महाराष्ट्र, INDIA. पिन कोड -421001, प्लॉट नं -ADNP98129
(8) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	1) नाव - विठ्ठल गुळेक निदरानी सव-50 फ्ल-प्लॉट नं-809, गावक नं-8, इमारतीचे नाव: सुभाष महल, ब्लॉक नं, ब्लॉक नं सी-6/7, कुल्लिप रेड, रोड नं उल्हासनगर-4 जिल्हा ठाणे, महाराष्ट्र, इंडिया, पिन कोड-421004 प्लॉट नं-AATPH52422
(9) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	24/08/2023
(10) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	25/08/2023
(11) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	3418/2023
(12) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	750000
(13) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	30000
(14) बाजारभावात घडणाऱ्या घडणाऱ्या बाबतीत घडणाऱ्या आकाराची देणे वी घट्टीदार ले नमुद करणे	
मुल्यांकनासाठी विकारात घेतलेला खपटील	मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कंत्राटाला खपटील आधी केलेले मुल्यांकन

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **23<sup>rd</sup> March 2024**.

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 ₹ 1,35,12,500.00 (Rupees One Crore Thirty Five Lakh Twelve Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Auth. Sign.

Think.Innovate.Create



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