



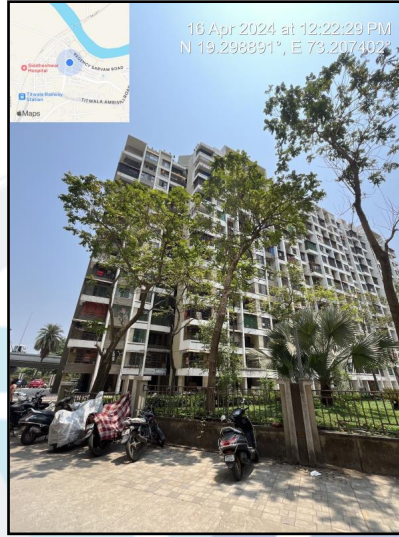
**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mahendra Prasad Radheshyam Yadav**

Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 21, "Regency Sarvam", Village - Manda, Titwala,  
Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India

Latitude Longitude - 19°17'56.6"N 73°12'28.0"E

### Valuation Done for:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086,  
State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 21, "Regency Sarvam", Village - Manda, Titwala, Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country – India belongs to **Mr. Mahendra Prasad Radheshyam Yadav.**

### Boundaries of the property.

North : Regency Sarvam Road  
South : Society Garden  
East : Building No. 22  
West : Road

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 **₹ 56,26,500.00 (Rupees Fifty Six Lakh Twenty Six 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.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

**Auth. Sign.**





### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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**Valuation Report of Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 21, "Regency Sarvam", Village - Manda, Titwala, Taluka - Kalyan, District - Thane, PIN - 421 605, 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 17.04.2024 for Banking Purpose
2	Date of inspection	16.04.2024
3	Name of the owner/ owners	<b>Mr. Mahendra Prasad Radheshyam Yadav</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Residential Flat No. 501, 5 <sup>th</sup> Floor, Building No. 21, "Regency Sarvam", Village - Manda, Titwala, Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India
6	Location, street, ward no	Regency Sarvam Road
7	Survey/ Plot no. of land	Survey No. 42/1, 42/2, 42/3, 42/4/1, 42/4/2, 42/5, 42/6, 47/1, 50/1B, 50/2, 220/1, 251 (Pt) of Village – Manda & Survey No. 201/1, 223/1, 224/1A, 225/1, 246/1 of Village - Titwala
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 585.00  Cupboard Area in Sq. Ft. = 13.00  Flowerbed Area in Sq. Ft. = 42.00  Dry Balcony Area in Sq. Ft. = 25.00  Balcony Area in Sq. Ft. = 55.00  Total Carpet Area in Sq. Ft. = 720.00  (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 708.00  (Area as per Agreement for Sale)</b></p> <p>Built up Area in Sq. Ft. = 850.00  (Carpet Area + 20%)</p>



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13	Roads, Streets or lanes on which the land is abutting	Regency Sarvam Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<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 separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 12,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
		<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 – 2017 (As per Part

	year of completion	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.

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 17.04.2024 for Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 21, "**Regency Sarvam**", Village - Manda, Titwala, Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country – India belongs to **Mr. Mahendra Prasad Radheshyam Yadav**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale Dated 22.03.2016 (7 Pages from document) b/w. M/s. Regency Nirman Limited (Promoter) and Mr. Mahendra Prasad Radheshyam Yadav (Purchaser)
2	Copy of Part Occupancy Certificate No. KDMC / NRV / CC / KV / OCC / 68 / 17 dated 18.07.2017 issued by Kalyan-Dombivli Municipal Corporation

### LOCATION:

The said building is located at Survey No. 42/1, 42/2, 42/3, 42/4/1, 42/4/2, 42/5, 42/6, 47/1, 50/1B, 50/2, 220/1, 251 (Pt) of Village – Manda & Survey No. 201/1, 223/1, 224/1A, 225/1, 246/1 of Village - Titwala. The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Titwala railway station.

### BUILDING:

The building under reference is having Stilt + 14 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 5<sup>th</sup> Floor is having 6 Residential Flats (6<sup>th</sup> flat is Refugee). 2 Lifts is provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 5<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Flowerbed Area + Dry Balcony Area + Balcony Area (**i.e. 2 BHK + 2 Toilets.**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering, Powder coated Aluminium Sliding windows & Concealed electrification, Concealed plumbing.



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**Valuation as on 17<sup>th</sup> April 2024**

**The Carpet Area of the Residential Flat** **708.00 Sq. Ft.**

**Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 years
Cost of Construction	:	850.00 Sq. Ft. X ₹ 2,800.00 = ₹ 23,80,000.00
Depreciation $\{(100-10) \times 7 / 60\}$	:	10.5%
Amount of depreciation	:	₹ 2,49,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,200.00 per Sq. M. i.e. ₹ 5,035.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 51,008.00 per Sq. M. i.e. ₹ 4,739.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,300.00 per Sq. Ft.
<b>Value of property as on 17.04.2024</b>	:	<b>₹ 708.00 Sq. Ft. X ₹ 8,300.00 = ₹ 58,76,400.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 17.04.2024</b>	:	<b>₹ 58,76,400.00 - ₹ 2,49,900.00 = ₹ 56,26,500.00</b>
<b>Total Value of the property</b>	:	<b>₹ 56,26,500.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 50,63,850.00</b>
<b>Distress value of the property</b>	:	<b>₹ 45,01,200.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 23,80,000.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 40,28,150.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 21, "**Regency Sarvam**", Village - Manda, Titwala, Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India for this particular purpose at **₹ 56,26,500.00 (Rupees Fifty Six Lakh Twenty Six Thousand Five Hundred Only)** as on 17th April 2024.



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**NOTES**

1. I, Sharad 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 **17<sup>th</sup> April 2024 is ₹ 56,26,500.00 (Rupees Fifty Six Lakh Twenty Six 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:



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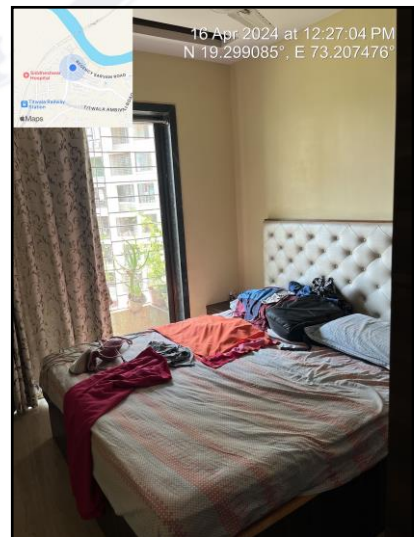
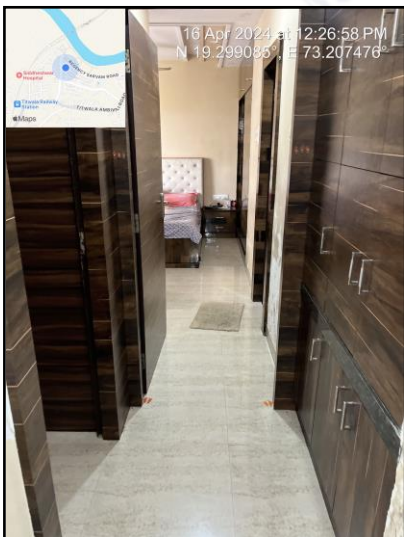
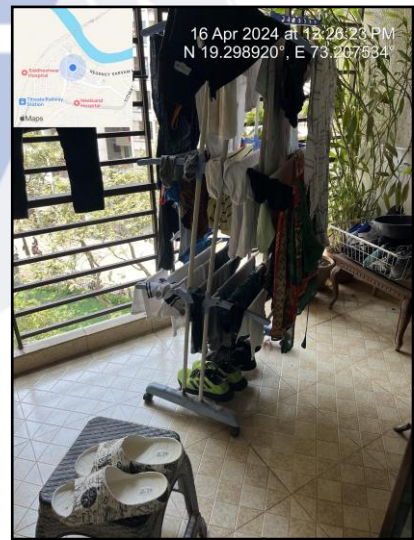
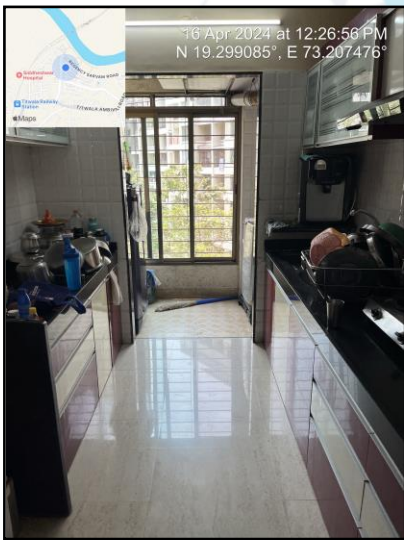
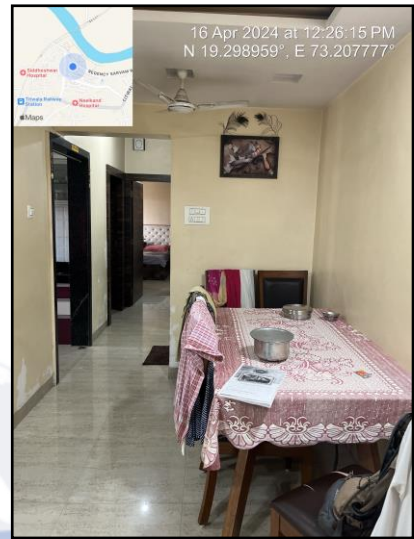
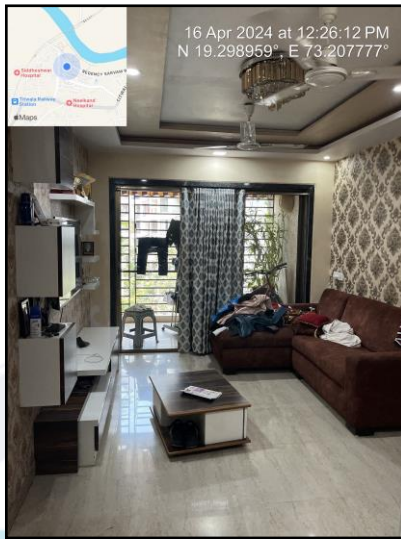
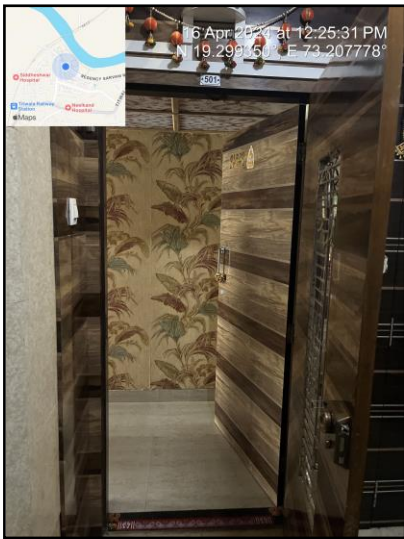


**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5th Floor
3	Year of construction	2017 (As per Part Occupancy Certificate)
4	Estimated future life	53 Years, Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush doors, Powdered Coated 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
14	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	2 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 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



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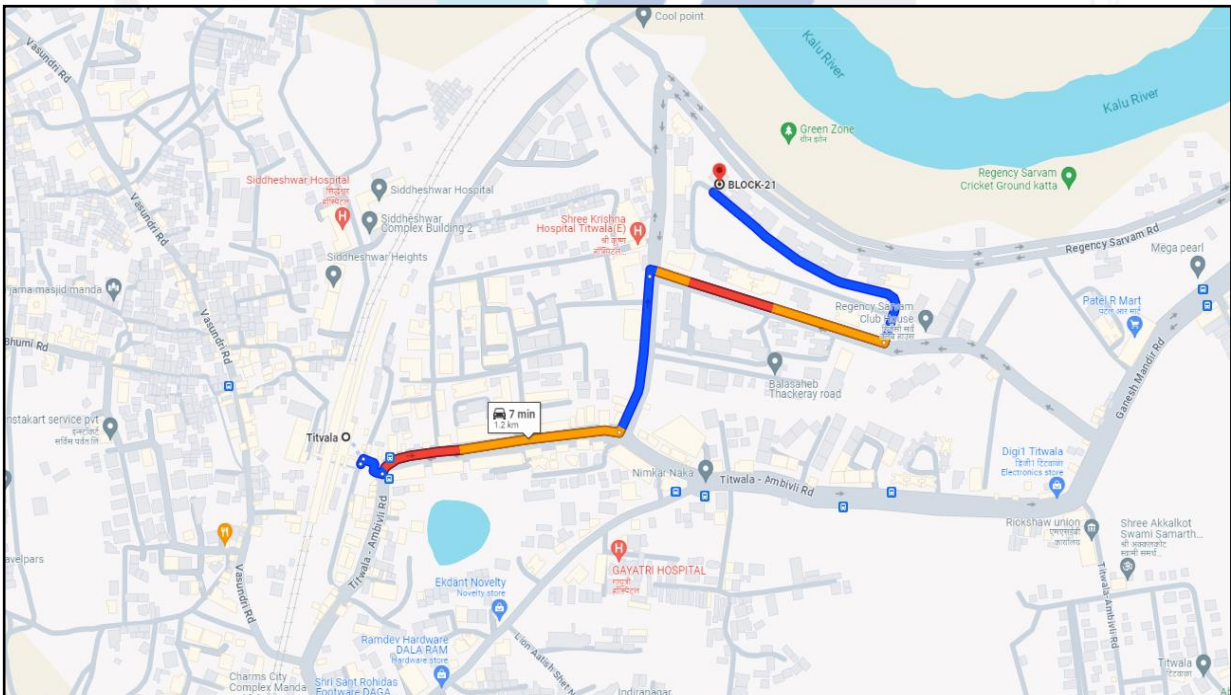
### Actual site photographs





### Route Map of the property

Site, u/r



**Latitude Longitude - 19°17'56.6"N 73°12'28.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Titwala – 1.2 Km.)



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**Ready Reckoner Rate**

DIVISION / VILLAGE : MANDA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation - Class "C"			
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone: 2A. Division Manda (34) (A) Manda West, All Properties on West of Central Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
26	26/81	8600	54200	62400	67900	62400
<b>C. T. S. No.</b> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.						

## Price Indicators

magicbricks
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Hi, nitesh
Post Property

Home > Property In Thane > Titwala > Apartment in Titwala > 1 BHK > 445 Sq.ft

Get full support from Relationship Manager MB Prime

- ✓ Shortlists Properties
- ✓ Communicates with Owners
- ✓ Live Video Call

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Posted on: Mar 07, 24

Property ID: 60476503

₹ 36.0 Lac

EMI - ₹ 16k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Regency Sarvam, **Titwala, Thane**

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area 445 sqft ₹ 8,090/sqft	Developer <b>Regency Group</b>	Project <b>Regency Sarvam</b>
Floor 4 (Out of 14 Floors)	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing <b>East</b>	Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Co-operative Society</b>

East Facing Property

Contact Owner
Get Phone No.
Last contact made 13 days ago

**More Details**

Price Breakup      **₹ 36 Lac**

Address              **Titwala, Titwala, Thane - Beyond Thane, Maharashtra**

Furnishing           **Unfurnished**

99acres
Buy
Enter Locality / Project / Society / Landmark
Post

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > 1 BHK Flats in Titwala > 25 to 30 Lakh

₹ 39 Lac

@ 7,926 per sq.ft.

Estimated EMI ₹ 31,149

1BHK 1Bath

Flat/Apartment for Sale

In Regency Sarvam, Titwala, Thane

RERA STATUS: REGISTERED
Registration No: P51700007066
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (12) | Society (38)

Photos (1/12)

Area  
Carpet area: 492 sq.ft.  
(45.71 sq.m.)

Configuration  
1 Bedroom, 1 Bathroom, 3 Balconies

Price  
₹ 39 Lac  
@ 7,926 per sq.ft. (Negotiable)

Address  
Regency Sarvam  
Titwala, Thane

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

Facing  
East

Overlooking  
Park/Garden, Main Road, Club, Pool

Property Age  
5 to 10 Year Old

**Places nearby**

Titwala, Thane

Kalyan Junction
Shree Samarth Supermarket
Meredian School
Happy Kids Care Kalyan
Shiv Mandir
Axis

Why should you consider this property?

East Facing
Pet Friendly
Full Power Backup
24\*7 Water
Close to School
On-Call Maintenance Staff
Close to Hospital
Close to Market



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## Price Indicators

Regency Sarvam
Titwala
Mumbai
By Regency Group



Floor Plans
About
Highlights
Project Stories
Amenities
Specifications
Developer
About Titwala
Transactions




**Location**  
Titwala

**Possession Date**  
November 2024




**Project Size**  
13 Acres, 1137 Units

**Developer**  
Regency Group

**Products**  
1, 2 BHK

REQUEST DETAILS 

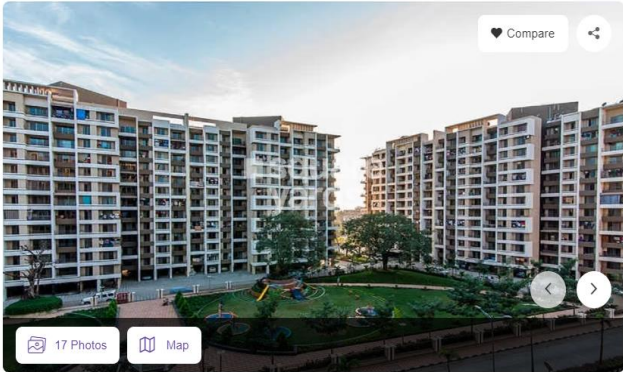
**CONFIGURATIONS FOR REGENCY SARVAM**

 <b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	405.15 ft <sup>2</sup>	<b>₹38.00 L</b>
 <b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	376.16 ft <sup>2</sup>	<b>₹36.00 L</b>
 <b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	611.168 ft <sup>2</sup>	<b>₹55.00 L</b>

**FLOOR PLAN FOR REGENCY SARVAM**

**square yards**
Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Data Intelligence
Sell or Rent Property

Home > New Projects in Thane > Projects in Titwala > Regency Sarvam



Compare

17 Photos
Map

**Valuation Report**

₹1,999 ~~₹999~~

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive **Valuation Report** of any property

[View Sample Report](#)

**Regency Sarvam**

Titwala, Thane

₹ 44.50 Lac

★★★★★ 1 ratings

Status: Ready to Move

**Project Size**  
3066 units · 68 Acres

**Configurations:** Flat, Retail Shop from 453 Sq. Ft. to 707 Sq. Ft. (Carpet)

Recent Registered Sale ● Mar 2024 **₹ 46.00 L** 655 Sq.ft

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Get a Call Back

**Save Extra with 3 offers**

**Prime Member**

Benefits worth ₹75000 in just ₹4999

Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

[More Offers](#)

**Decision Drivers**

Connectivity: 6.2 Livability: 7.1



## Sale Instances

18063338 03-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 18063/2023 नोदणी : Regn:63m
<b>गावाचे नाव : मांडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2232000	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोबिवलीइतर वर्णन : इतर माहिती: विभाग क्र 26/81 मुल्यदर 54200 /- मौजे मांडा ता कल्याण येथील सर्वे नं 42,हिस्सा नं 1,सर्वे नं 42,हिस्सा नं 2,सर्वे नं 42,हिस्सा नं 3,सर्वे नं 42,हिस्सा नं 4ए/1,सर्वे नं 42,हिस्सा नं 4ए/2,सर्वे नं 42,हिस्सा नं 5,सर्वे नं 42,हिस्सा नं 6,सर्वे नं 47,हिस्सा नं 1,सर्वे नं 50,हिस्सा नं 1ए,सर्वे नं 50,हिस्सा नं 2,सर्वे नं 220,हिस्सा नं 1,सर्वे नं 251,हिस्सा नं 1,सर्वे नं 251,हिस्सा नं 2,मौजे टिटवाळा सर्वे नं 201,हिस्सा नं 1,सर्वे नं 223,हिस्सा नं 1,सर्वे नं 224,हिस्सा नं 1,सर्वे नं 225,हिस्सा नं 1,सर्वे नं 246,हिस्सा नं 1 या मिळकततील रिजेन्सी सर्वम बिल्डींग नं 29,को आ हौ सोसायटी लि सदनिका क्र 1407 चौदावा मजला,क्षेत्र 34.81 चौ. मी. कारपेट.(( Survey Number : मौजे मांडा सर्वे नं 42,हिस्सा नं 1,सर्वे नं 42,हिस्सा नं 2,सर्वे नं 42,हिस्सा नं 3,सर्वे नं 42,हिस्सा नं 4ए/1,सर्वे नं 42,हिस्सा नं 4ए/2,सर्वे नं 42,हिस्सा नं 5,सर्वे नं 42,हिस्सा नं 6,सर्वे नं 47,हिस्सा नं 1,सर्वे नं 50,हिस्सा नं 1ए,सर्वे नं 50,हिस्सा नं 2,सर्वे नं 220,हिस्सा नं 1,सर्वे नं 251,हिस्सा नं 1,सर्वे नं 251,हिस्सा नं 2, मौजे टिटवाळा सर्वे नं 201,हिस्सा नं 1,सर्वे नं 223,हिस्सा नं 1,सर्वे नं 224,हिस्सा नं 1,सर्वे नं 225,हिस्सा नं 1,सर्वे नं 246,हिस्सा नं 1 ; ) )	
(5) क्षेत्रफळ	34.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शोभा ज्ञानेश्वर पगारे -- वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1407, रिजन्सी सर्वम बिल्डिंग न 29, मांडा, टिटवाळा, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-APKPP1573L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वदना अनिल कुमठेकर (लग्नाआधीचे नाव- वदना शंकर वाघोस्कर) -- वय:-51; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ई-104, हिरानदानी गार्डन, हिरानदानी स्टाफ क्वार्टर्स, पवई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-ABLPW3785B 2): नाव:-अनिल नागेश कुमठेकर -- वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ई-104, हिरानदानी गार्डन, हिरानदानी स्टाफ क्वार्टर्स, पवई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AWQPK9393L 3): नाव:-अजिंक्य अनिल कुमठेकर -- वय:-20; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ई-104, हिरानदानी गार्डन, हिरानदानी स्टाफ क्वार्टर्स, पवई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-LBHPK6397K	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2023	
(10)दस्त नोदणी केवल्याचा दिनांक	19/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	18063/2023	

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

This exercise is to assess **Fair Market Value** of the property under reference as on **17<sup>th</sup> April 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 knowledgeably 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 **₹ 56,26,500.00 (Rupees Fifty Six Lakh Twenty Six Thousand Five Hundred Only).**

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

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

**Auth. Sign.**



Since 1989

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