

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-145/24-25	Dated 19-Apr-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada THANE-WEST, 4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 008277/2306012	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

008277/2306012 Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar - Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City - Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village - Dhokali, Thane (West), Taluka & District - Thane, PIN Code - 400 608, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

for **Vastukala Consultants (I) Pvt Ltd**

Pooja Dagare

Authorized Signatory

This is a Computer Generated Invoice



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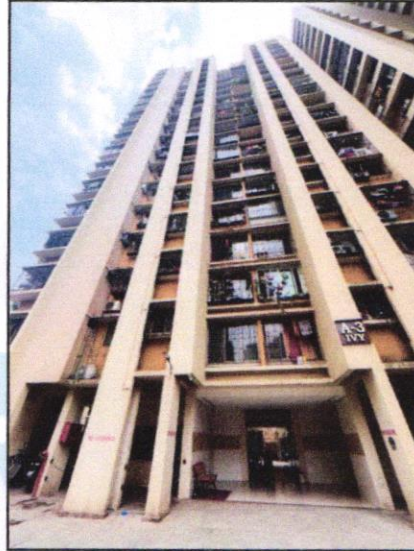
MSME Reg No: UDYAM-MH-18-008361

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar**

Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane, PIN Code - 400 608, State - Maharashtra, Country – India.

Latitude Longitude - 19°13'21.2"N 72°59'15.0"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
State – Maharashtra, Country – India.

Our Pan India Presence at :

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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane, PIN Code - 400 608, State - Maharashtra, Country – India belongs to **Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar.**

Boundaries of the property.

North : University Road
South : Building No. C1
East : Building No. A2
West : Building No. A4

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 **₹ 1,12,18,750.00 (Rupees One Crore Twelve Lakh Eighteen Thousand Seven Hundred Fifty 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: 2024.04.19 14:50:02 +05'30'

Manoj

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

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,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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Valuation Report of Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I",
Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District –
Thane, PIN Code - 400 608, 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 19.04.2024 for Banking Purpose
2	Date of inspection	17.04.2024
3	Name of the owner/ owners	Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar
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	Address: Residential Flat No. 1801, 18 th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane, PIN Code - 400 608, State - Maharashtra, Country – India. Contact Person: Mr. Rohit Mawale (Owner's Representative) Contact No. 8830893662
6	Location, street, ward no	Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane
7	Survey/ Plot no. of land	Old Survey No. 208 (P) to 212 (P), 214, 215(P) to 221, New Survey No. 43/2,43/3,43/4A,43/4B,43/4C, 43/4D, 44/1, 44/2A, 44/2B, 45/1A, 45/1B, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 46/1, 46/2, 46/3A, 46/3B, 46/4 to 17A & others of Village - Dhokali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 604.00 Cup Borad Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 645.00 (Area as per Actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 658.00 (As per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 790.00 (Carpet Area + 20%)</p> <p>All the above areas are within 2% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Yes

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?	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.
(ii)	Portions in their occupation	N.A.
(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,500.00 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	Information not available

	annual premium	
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.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (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	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 19.04.2024 for Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane, PIN Code - 400 608, State - Maharashtra, Country – India belongs to **Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar.**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 13.03.2024 between M/s. Dhruva Woollen Mills Pvt. Ltd. (The Owner) And Mr. Bhavesh Vasant Thakkar & Mrs. Hetal Bhavesh Thakkar (The Purchaser/s).
2.	Copy of Occupancy Certificate V. P. No. 88425 / TMC / TDD / 49 dated 02.06.2014 issued by Thane Municipal Corporation.
3.	Copy of Commencement Certificate V. P. No. 88425 / TMC / TDD / 10 dated 21.04.2011 issued by



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	Thane Municipal Corporation.
4.	Copy of Property Tax Assessment No. TMC232410707129 dated 01.04.2023 for the year 2023-2024 in the name of M/s. Dhruva Woollen Mills Pvt. Ltd. issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Old Survey No. 208 (P) to 212 (P), 214, 215(P) to 221, New Survey No. 43/2,43/3,43/4A,43/4B,43/4C, 43/4D, 44/1, 44/2A, 44/2B, 45/1A, 45/1B, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 46/1, 46/2, 46/3A, 46/3B, 46/4 to 17A & others of Village - Dhokali, Thane (West), Taluka & District – Thane, PIN - 400 608, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance of 5.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 18th Upper Floor. 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. 18th Floor is having 3 Residential Flat + 1 Refuge Flat. The building is having 2 lifts. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 18th Floor. It consists of 2 Bedroom + Living Room + Dining Area + Kitchen + 2 Toilets + Passage + Cupboard Area. (i.e., **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush door, Powder coated Aluminum sliding windows & Concealed plumbing & concealed electrification.

Valuation as on 19th April 2024

The Carpet Area of the Residential Flat	:	658.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	790.00 Sq. Ft. X 2,500.00 = ₹ 19,75,000.00
Depreciation $\{(100-10) \times 10 / 60\}$:	15.00%
Amount of Depreciation		₹ 2,96,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,010.00 per Sq. M. i.e., ₹ 13,193.00 per Sq. Ft.
Guideline rate (After Depreciation)		₹ 1,32,959.00 per Sq. M. i.e., ₹ 12,352.00 per Sq. Ft.
Value of property as on 19.04.2024	:	₹ 658.00 Sq. Ft. X ₹ 17,500.00 = ₹ 1,15,15,000.00

(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)



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Depreciated fair value of the property as on 19.04.2024	:	₹ 1,15,15,000.00 - ₹ 2,96,250.00 = ₹ 1,12,18,750.00
Total Value of the property	:	₹ 1,12,18,750.00
The realizable value of the property	:	₹ 1,00,96,875.00
Distress value of the property	:	₹ 89,75,000.00
Insurable value of the property (790.00 X 2,500.00)	:	₹ 19,75,000.00
Guideline value of the property (790.00 X 12,352.00)	:	₹ 97,58,080.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1801, 18th Floor, Building No. A3, "IVY", Runwal Garden City – Phase I", Near Piramal Healthcare, Opp. Narayana e-Techno School, Village – Dhokali, Thane (West), Taluka & District – Thane, PIN Code - 400 608, State - Maharashtra, Country – India for this particular purpose at ₹ 1,12,18,750.00 (Rupees One Crore Twelve Lakh Eighteen Thousand Seven Hundred Fifty Only) as on 19th April 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 19th April 2024 is ₹ 1,12,18,750.00 (Rupees One Crore Twelve Lakh Eighteen Thousand Seven Hundred Fifty 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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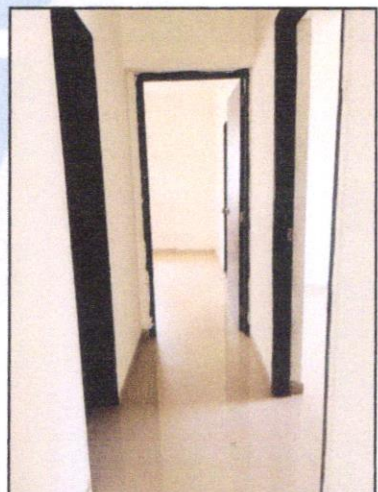
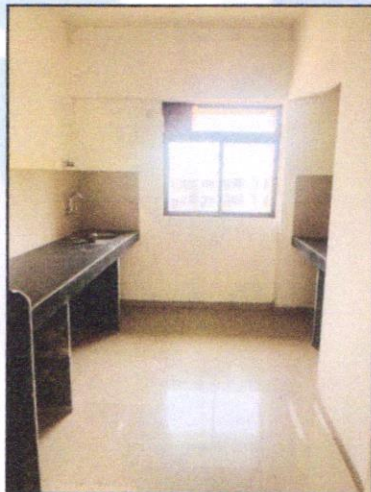
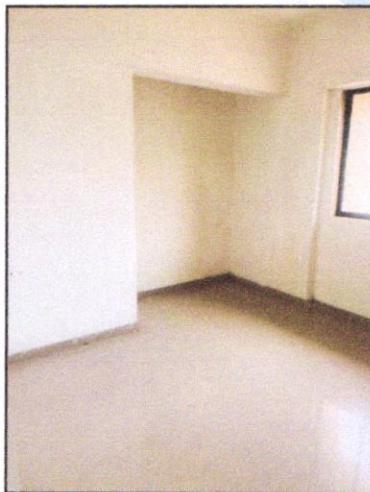
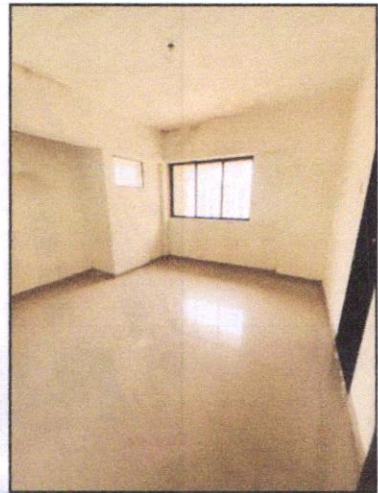
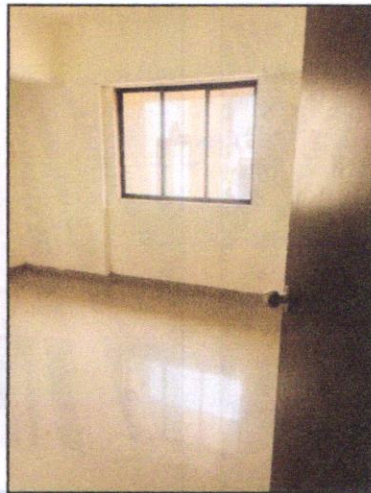
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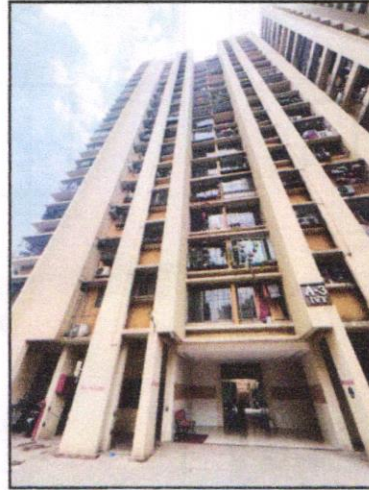
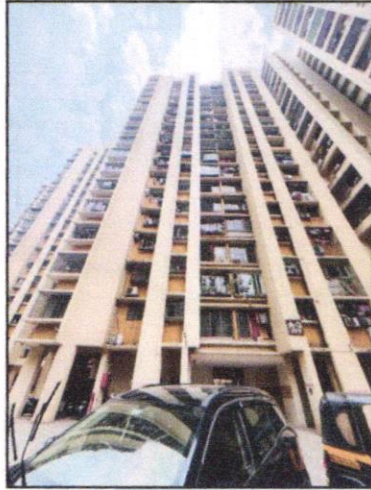
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 18 th Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 18 th Floor
3.	Year of construction	2014 (As per Occupancy Certificate)
4.	Estimated future life	50 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 framed with flush door Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
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	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



Actual site photographs



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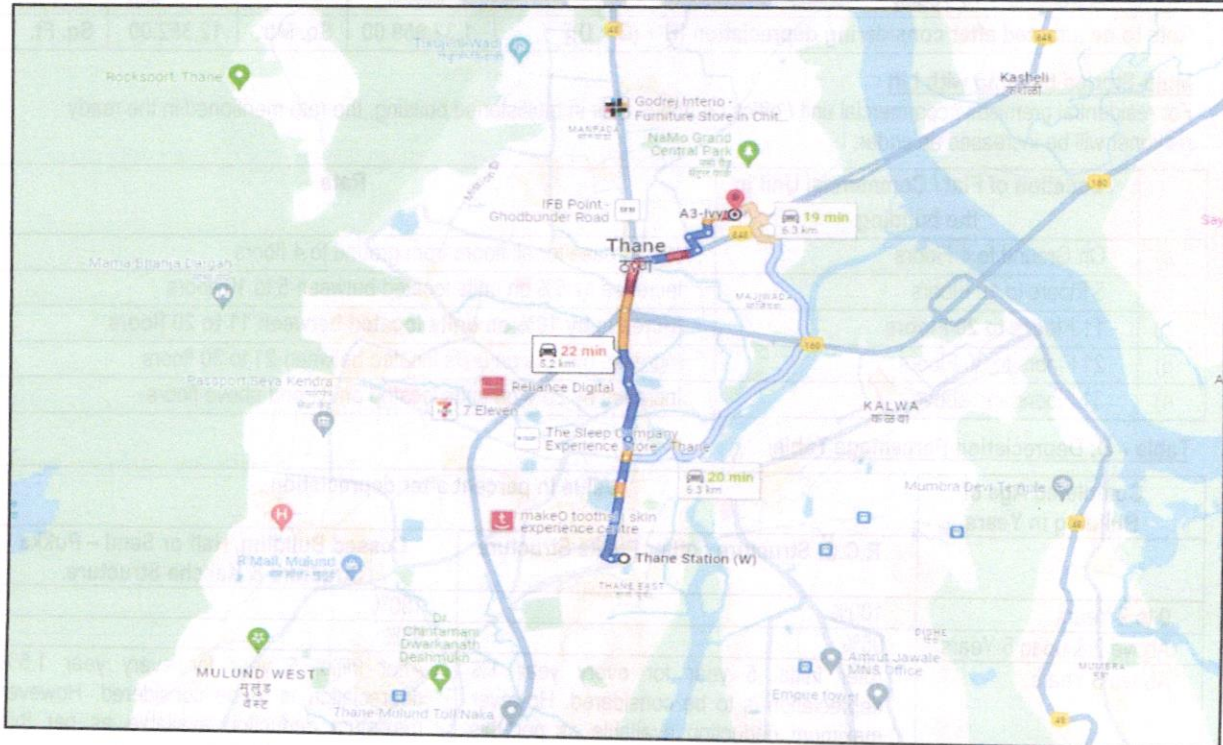
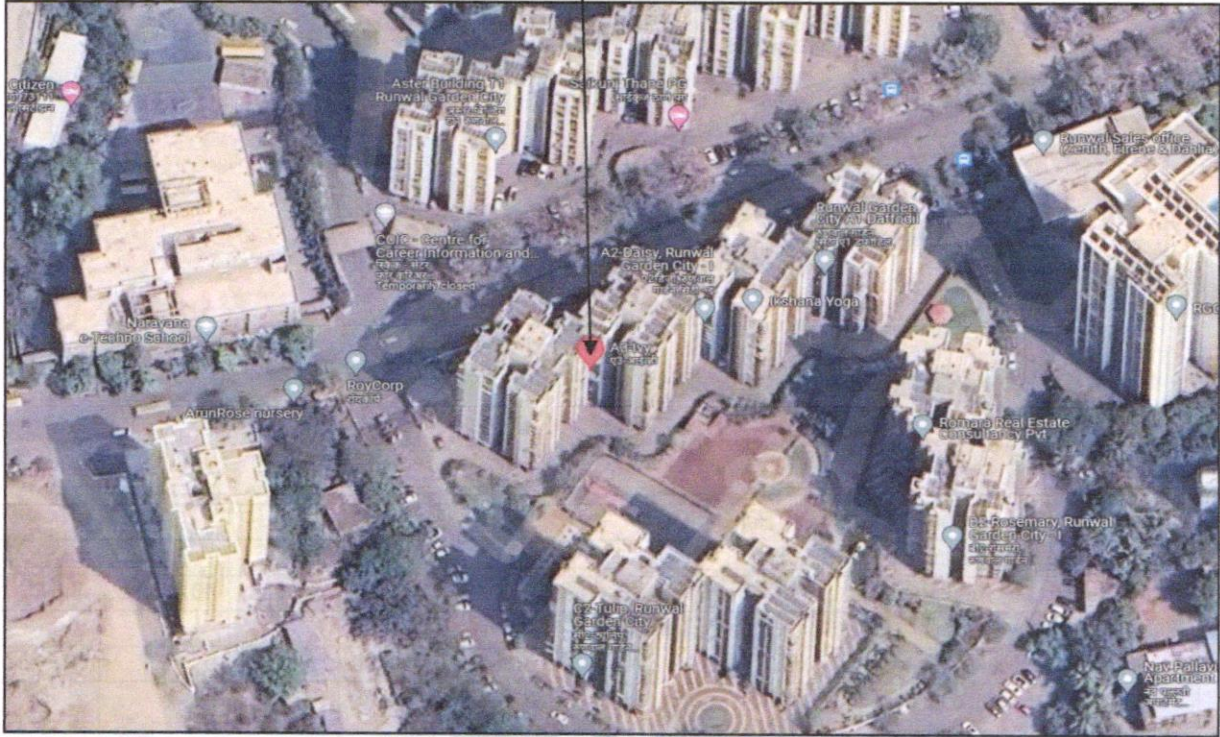
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Route Map of the property

Site u/r



Latitude Longitude - 19°13'21.2"N 72°59'15.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 5.2 Km)



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Ready Reckoner Rate

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)							
Home		Valuation Guidelines User Manual					
Year: 2024-2025		Language: English					
Selected District: Thane							
Select Taluka: Thane							
Select Village: Gavache Nav : Dhokali (Thane Mahan)							
Search By: <input type="radio"/> Survey No. <input checked="" type="radio"/> Location							
Select	उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8/33/2-सिध्द्वर गार्डन हो.कॉ.	39800	110500	126900	154500	126900	चौ. मीटर
SurveyNo	8/33/3-रणबाळ गार्डन हो.कॉ.	51500	129100	138500	160900	138500	चौ. मीटर
SurveyNo	8/33/4-काव्यधारा हो.कॉ.	39800	108300	126600	170300	126600	चौ. मीटर
SurveyNo	8/33/5-हायवर्ल्ड रेसिडन्सी हो.कॉ.	38400	119300	136600	158000	136600	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,29,100.00			
Increase by 10% on Flat Located on 18 th Floor	12,910.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,42,010.00	Sq. Mtr.	13,193.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	51,500.00			
The difference between land rate and building rate (A – B = C)	90,510.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,32,959.00	Sq. Mtr.	12,352.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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



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Price Indicators

This screenshot shows a real estate listing on the 'square yards' website. The listing is for a '2 Bedroom 540 Sq.Ft. Apartment in Balkum Thane' (Listing ID: 40155021) at 'Runwal Garden City'. The price is listed as ₹ 1 Cr. The property features include 2 bedrooms, semi-furnished interiors, 2 bathrooms, and a carpet area of 540 Sq.Ft. A 'Recent Registered Sale' is noted at ₹ 1.15 Cr. The listing is marked as a 'Prime Member' property. A 'Valuation Report' section is visible, indicating a market value of ₹ 950. Navigation options like 'WhatsApp' and 'Request for Call' are present. The bottom navigation bar includes links for Overview, Interior Packages, Furnishing, Amenities, Agent Overview, About Project, Data Intelligence, Runwal Garden City Reviews, and Contact Us.

This screenshot shows another real estate listing on the 'square yards' website. The listing is for a '2 Bedroom 658 Sq.Ft. Apartment in Balkum Thane' (Listing ID: 40140350) at 'Runwal Garden City'. The price is listed as ₹ 1.25 Cr. The property features include 2 bedrooms, furnished interiors, 2 bathrooms, a carpet area of 658 Sq.Ft., and a road view. A 'Recent Registered Sale' is noted at ₹ 2.02 Cr. The listing is marked as a 'Prime Member' property. A 'Valuation Report' section is visible, indicating a market value of ₹ 950. Navigation options like 'WhatsApp' and 'Request for Call' are present. The bottom navigation bar includes links for Overview, Interior Packages, Furnishing, Amenities, Agent Overview, About Project, Data Intelligence, Runwal Garden City Reviews, and Contact Us. A 'Key Highlights' section and a 'Contact our Real Estate Experts' button are also visible at the bottom.



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Sales Instance

985674	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2
26-01-2024		दस्त क्रमांक : 9856/2023
Note :-Generated Through eSearch Module, For original report please contact concern SRO office		नोंदणी : Regn 63m
गावाचे नाव : होकाळी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मॅट्रदला	9350000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7676518.38	
(4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव/ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 2902,29वा मजला,टॉवर टी10,निक्स बिल्डींग,रुणवाल आयरिन टॉवर - 10(निक्स)को-ऑप.हौ.सो.लि., आयरिन पार्ट 1,कलर केम समोर,निकोलस पिरामल हेल्थकेअर जवळ,होकाळी,ठाणे प.,सदनिकेचे क्षेत्रफळ 476.20 चौ. फूट कारपेट म्हणजेच 44.24 चौ. मी. कारपेट,एन्कोल्ज बाल्कनीचे क्षेत्रफळ 44.77 चौ. फूट म्हणजेच 4.16 चौ. मी. आणि फ्लोर अर बेड क्षेत्रफळ 15.02 चौ. फूट म्हणजेच 1.40 चौ. मी., एक कार पार्किंग स्पेस नं. गुंजी-68 ऍट अप्पर ग्राउंड लेव्हल((Survey Number : Survey No. 43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, 46/3A/1, 5B, 6 to 16, 17A, 47/2 to 5, 7, 49/3 to 6 & 9, 50/1, 2, 51/2B, 3, 4, 5, 6A, 6B, 7 to 15, 52/1 to 3, 53/1,2,3, 54/1, 2,3, 4, 5A+6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2, 56/1 to 6 :))	
(5) क्षेत्रफळ	535.99 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अश्विनी निरज प्रधान . वय-37 पत्ता.-प्लॉट नं. फ्लॉट नं. 2902, माळा नं. 29वा मजला, टॉवर टी10, निक्स बिल्डींग, इमारतीचे नाव. रुणवाल आयरिन टॉवर - 10 (निक्स) को-ऑप.हौ.सो.लि., ब्लॉक नं. आयरिन पार्ट 1, कलर केम समोर, निकोलस पिरामल हेल्थकेअर जवळ, रोड नं. होकाळी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड-400607 पॅन नं.-AMBPA1912A 2): नाव.-निरज दिग्विजय प्रधान . वय-36 पत्ता.-प्लॉट नं. फ्लॉट नं. 2902, माळा नं. 29वा मजला, टॉवर टी10, निक्स बिल्डींग, इमारतीचे नाव. रुणवाल आयरिन टॉवर - 10 (निक्स) को-ऑप.हौ.सो.लि., ब्लॉक नं. आयरिन पार्ट 1, कलर केम समोर, निकोलस पिरामल हेल्थकेअर जवळ, रोड नं. होकाळी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड-400607 पॅन नं.-AZCPP5160B	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-दिव्येश किरितकुमार कांटावाला . वय-38; पत्ता.-प्लॉट नं. फ्लॉट नं. 302, माळा नं. तिसरा मजला, इमारतीचे नाव. डेफोडील, वर्धमान गार्डन, ब्लॉक नं. ठाणे भिबंडी रोड, कलर केम कंपनी समोर, रोड नं. बाळकूम रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं.-ANGPK8573R	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	9856/2023	
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	654500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		
मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 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.



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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 **₹ 1,12,18,750.00 (Rupees One Crore Twelve Lakh Eighteen Thousand Seven Hundred Fifty 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,
email=manoj@vastukala.org, c=IN
Date: 2024.04.19 14:50:41 +05'30'

Auth. Sign.

Avinash



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