

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Swarda Pandurang Sawant & Shardul Pandurang Sawant**

Residential Flat No. 604, 6th Floor, "**Royale Corner**", Royal - Corner Co-op. Hsg. Soc. Ltd., Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India

Latitude Longitude - 19°12'45.4"N 72°58'53.8"E

Valuation Done for:

Cosmos Bank

Mulund East Branch

Ground + 1st Floor Of Shop No. 2, 1st Floor Of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-Op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, 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

 www.vastukala.co.in



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/05/2024/8502/2306188

04/28-48-PASH

Date: 04.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 604, 6th Floor, "Royale Corner", Royal - Corner Co-op. Hsg. Soc. Ltd., Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Smt. Swarda Pandurang Sawant & Shardul Pandurang Sawant.**

Boundaries of the property.

North	:	Internal Road & Ajinkya Apartment
South	:	Tirumala Society
East	:	Krishna Koyana Society
West	:	Matruchhaya 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 **₹ 81,68,368.00 (Rupees Eighty One Lakh Sixty Eight Thousand Three Hundred Sixty Eight 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: 2024.05.04 11:23:44 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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

🌐 www.vastukala.co.in

Valuation Report of Residential Flat No. 604, 6th Floor, "Royale Corner", Royal - Corner Co-op. Hsg. Soc. Ltd.,
Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601,
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 04.05.2024 for Banking Purpose
2	Date of inspection	03.05.2024
3	Name of the owner/ owners	Smt. Swarda Pandurang Sawant & Shardul Pandurang Sawant
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 604, 6 th Floor, "Royale Corner", Royal - Corner Co-op. Hsg. Soc. Ltd., Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India Contact Person: Shri. Mahesh Kadam (Tenant)
6	Location, street, ward no	Eastern Express Highway & Ghodbunder Road
7	Survey/ Plot no. of land	C.S. No. 309, 311 to 317 of Village - Majiwade
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	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 343.00 Cupboard Area in Sq. Ft. = 8.00 Terrace Area in Sq. Ft. = 205.00 Balcony Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 585.00 (Area as per Actual Site Measurement)

		<p>Carpet Area in Sq. Ft. = 520.00 (Inclusive of Open Terrace Area) (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 624.00 (Carpet Area as per Agreement + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Eastern Express Highway & Ghodbunder Road
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	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?	Tenant Occupied – Mr. Mahesh Kadam
	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 TMC norms Percentage actually utilized – Details not

		available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Mahesh Kadam
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 17,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (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.
	Remark: As per Site Inspection, attached terrace area covered with A.C. Sheet roofing.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess fair market value as on 04.05.2024 for Residential Flat No. 604, 6th Floor, "Royale Corner", Royal - Corner Co-op. Hsg. Soc. Ltd., Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Smt. Swarda Pandurang Sawant & Shardul Pandurang Sawant.**

We are in receipt of the following documents:

1	Copy Supplemental Agreement to Agreement for Sale dated 01.10.2016 b/w. M/s. Shree Siddhivinayak Enterprises (Developers) and Smt. Swarda Pandurang Sawant & Shardul Pandurang Sawant (Purchaser)
2	Copy of Approval of Development work upto Plinth Level Document No. V.P. No. S05 / 0073 / 14 – TMC / TDD / PCC / 0511 / 15 dated 23.12.2015 issued by Thane Municipal Corporation
3	Copy of Possession letter dated 06.05.2019 issued by Shree Siddhivinayak Enterprises
4	Copy of Occupancy Certificate Document No. V.P. No. S05 / 0073 / 14 – TMC / TDD / OCC / 0625 / 18 dated 05.11.2018 issued by Thane Municipal Corporation

LOCATION:

The said building is located at C.S. No. 309, 311 to 317 of Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 3.6 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 7 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. 6th Floor is having 5 Residential Flats. The building is having 1 lift.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Toilet + Terrace Area + Balcony Area. (i.e. **1 BHK + Toilet**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Powdered Coated Aluminium Sliding Windows & Concealed electrification & Concealed plumbing.

Valuation as on 04th May 2024

The Carpet Area of the Residential Flat	:	520.00 Sq. Ft.
The Built up Area of the Residential Flat	:	624.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	06 years
Cost of Construction	:	624.00 Sq. Ft. X ₹ 2,700.00 = ₹ 16,84,800.00
Depreciation $\{(100-10) \times 6\}/60$:	9.00%
Amount of depreciation	:	₹ 1,51,632.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,480.00 per Sq. M. i.e. ₹ 13,423.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,38,295.00 per Sq. M. i.e. ₹ 12,848.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 04.05.2024	:	520.00 Sq. Ft. X ₹ 16,000.00 = ₹ 83,20,000.00

(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)

Depreciated fair value of the property as on 04.05.2024	:	₹ 83,20,000.00 - ₹ 1,51,632.00 = ₹ 81,68,368.00
Total Value of the property	:	₹ 81,68,368.00
The realizable value of the property	:	₹ 73,51,531.00
Distress value of the property	:	₹ 65,34,694.00
Insurable value of the property	:	₹ 16,84,800.00
Guideline value of the property	:	₹ 80,17,152.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 604, 6th Floor, "**Royale Corner**", Royal - Corner Co-op. Hsg. Soc. Ltd., Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 81,68,368.00 (Rupees Eighty One Lakh Sixty Eight Thousand Three Hundred Sixty Eight Only)** as on 04th May 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 **04th May 2024 is ₹ 81,68,368.00 (Rupees Eighty One Lakh Sixty Eight Thousand Three Hundred Sixty Eight 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:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6th Floor
3.	Year of construction	2018 (As per Occupancy Certificate)
4.	Estimated future life	54 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 door. 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
	(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	1 lift
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	Cemented road in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



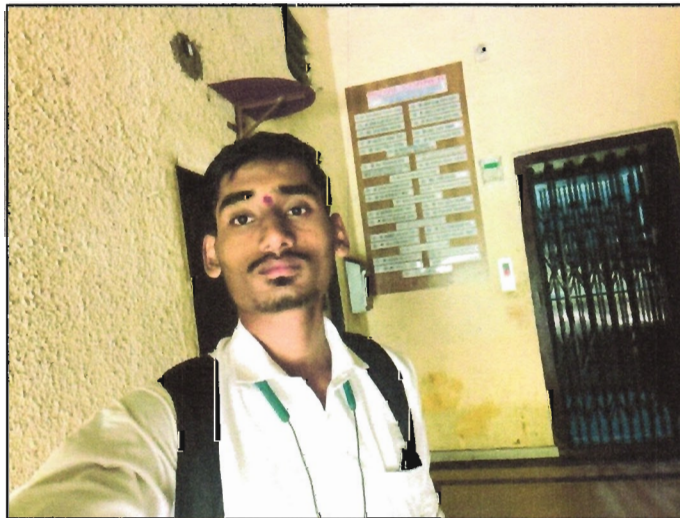
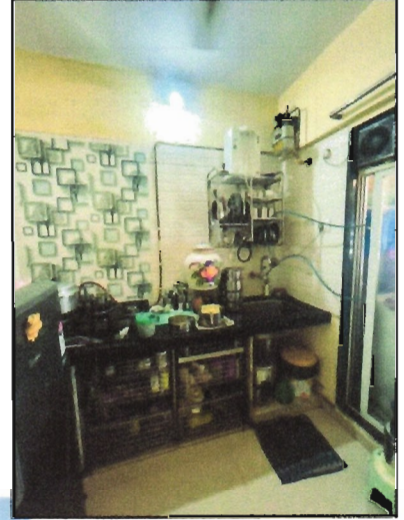
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual site photographs



Actual site photographs



Since 1989

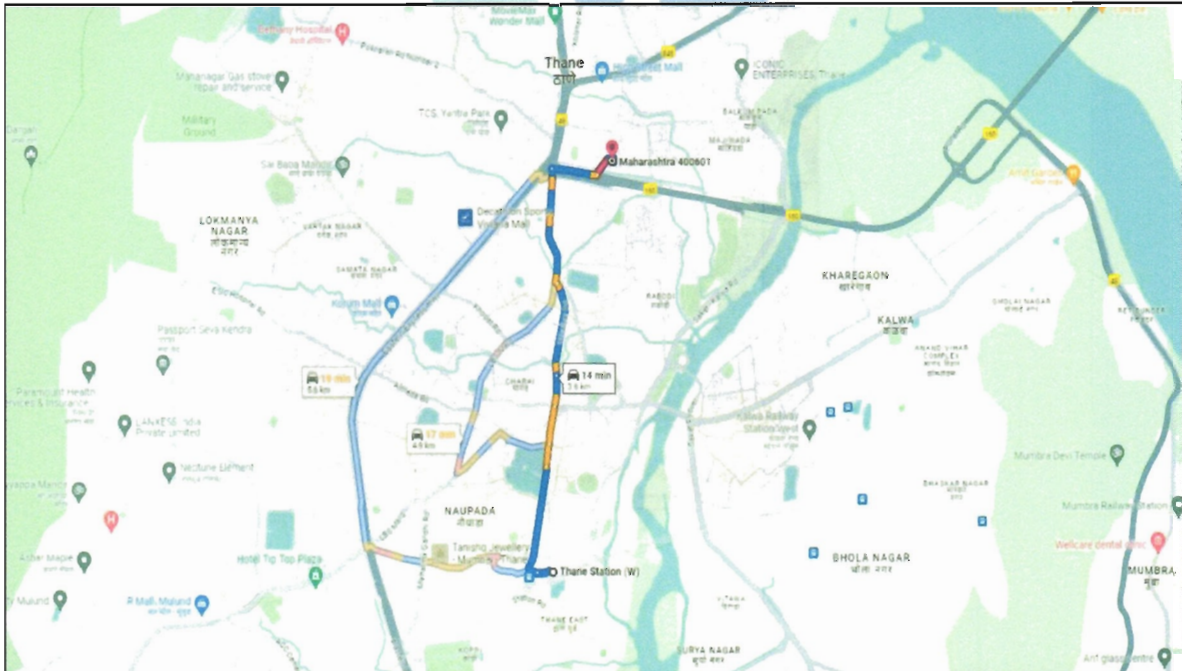
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the property

Site u/r



Latitude Longitude - 19°12'45.4"N 72°58'53.8"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.6 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : MAJIWADA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	4B) Properties of Village Majiwada Touching Thane Creek (Part) C.T.S No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	6/27	41400	137600	154700	172800	154700
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, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 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.						



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

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

Home > Property in Thane > Flats in Thane > Flats in Sainath Nagar > 2 BHK Flats in Sainath Nagar Posted on Apr 14, 2024 | Ready to move

₹ 1.2 Cr @ 14,814 per sq.ft

Estimated EMI ₹ 95,944

2BHK 2Baths


Flat/Apartment for Sale

in Royal Corner CHS, Majiwada, Thane, Maharashtra

VIEW STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recd. Tit. >

Property ID: Explore Locality Photos/Videos



Photos (1/5)

Area

Built up area: 810 sq.ft. (75.25 sq.m.)

Carpet area: 676 sq.ft. (62.8 sq.m.)

Price

₹ 1.2 Cr. + Govt. Charges & Tax

@ 14,814 per sq.ft. (All inclusive, Negotiable)

Floor Number

Ground of 7 Floors

Property Age

10+ Year Old

Configuration

2 Bedrooms, 2 Bathrooms, No Balcony

Address

Sriji Krupa 2 Chs, Rajiwada Iyane west Sainath Nagar, Thane

Facing

West

Property Age

10+ Year Old

Places nearby View All (50)

Ag-2, Sainath Nagar, Thane, Maharashtra

Krishna temple
Nandibaba temple
+ Aditya Orthopedic Hospital
+ Infinity Medisurge Centre Speciality Hospital
+ Sai

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

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Majiwada > 3 BHK Flats in Majiwada Posted on Jan 30, 2024 | Ready to move

₹ 1.3 Cr @ 15,757 per sq.ft

Estimated EMI ₹ 1,03,832

3BHK 2Baths

Flat/Apartment for Sale

in Royal Corner CHS, Majiwada, Thane, Maharashtra

VIEW STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recd. Tit. >

Property ID: Explore Locality Photos/Videos

Photos not shared by advertiser

Request Photos

Area

Carpet area: 825 sq.ft. (76.47 sq.m.)

Price

₹ 1.3 Cr. + Govt. Charges & Tax

@ 15,757 per sq.ft. (Negotiable)

Floor Number

2nd out of 7 Floors

Overlooking

Main Road

Configuration

3 Bedrooms, 2 Bathrooms, 2 Balconies with Pooja Room, Study Room, Servant Room, Others

Address

Royal Corner CHS - Majiwada, Thane

Facing

East

Property Age

4 to 5 Year Old

Places nearby View All (50)

701/702 (Jodi Flat), Majiwada, Thane, Maharashtra

Krishna temple
Nandibaba temple
+ Infinity Medisurge Centre Speciality Hospital
+ Ekta Hospital
+ Aditya Orthopedic



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

Home > Property in Thane > Sainath Nagar Majiwada > Apartment in Sainath Nagar Majiwada > 1 BHK > 575 Sq-ft

₹72.0 Lac EMI: ₹32k [Get pre-approved loan](#) ✓ VERIFIED ON SITE

1 BHK 575 Sq-ft Flat For Sale [Sainath Nagar Majiwada, Thane](#)

1 Bed | 2 Baths | Semi-Furnished

Carpet Area
460 sqft - ₹15.652/sqft

Transaction Type
Resale

Lift
1

Project
Jaydeep Park

Status
Ready to Move

Furnished Status
Semi-Furnished

Floor
2 (Out of 7 Floors)

Facing
East

Type Of Ownership
Freehold

East Facing Property

Contact Agent
Get Phone No.
Last contact made 9 days ago

Contact Agent

Certified Agent
Victor Dsouza +91-93xxxxxxx

Get Phone No.

More Details

Price Breakup	₹72 Lac
Booking Amount	₹10 Lac
Address	Majiwada Village Road, Near Our Lady Of Fatima Church, Sainath Nagar, Thane West, Eastern Express Highway-Thane, Thane, Sainath Nagar Majiwada, Thane, Maharashtra
Landmarks	All facilities like malls, hospitals, school, metro station are near.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instance

847974	सूची क्र.2	द्वयम निबंधक : सह दु.नि.ठाणे 2
08-02-2024		दस्ता क्रमिक : 8479/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5700000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5626312.3	
(4) भू-मापन,पोटहिस्ता व परकमीक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 303,3रा मजला,रॉयल कॉर्नर को. ऑप. हौ. सोसायटी लि,माजिवडे,ठाणे. सदनिकाचे क्षेत्र 380 चौ. फुट कारपेट. ((Survey Number : City Survey No. 309, 311 to 317 & 324, 326 to 331 ;))	
(5) क्षेत्रफळ	380 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-विजय रघुनाथ परते -- वय:-44 पत्ता:-प्लॉट नं. फ्लॅट नं. बी/10. , माळा नं. - इमारतीचे नाव: गौराक्षया रूपचंद अपार्टमेंट, ब्लॉक नं. - , रोड नं: एलबीएस मार्ग, माजिवडे, ठाणे. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AHVPG1363Q	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-निशांक राजेंद्र जैन -- वय:-24; पत्ता:-प्लॉट नं. बी-4. , माळा नं. - इमारतीचे नाव: कृष्णा कोपना बिल्डिंग, ब्लॉक नं. - , रोड नं: सिद्धार्थ नगर रोड, माजिवडे, ठाणे. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BOXPI2779F 2): नाव-राजेंद्र कुंदनलाल जैन -- वय:-53; पत्ता:-प्लॉट नं. बी-4. , माळा नं. - इमारतीचे नाव: कृष्णा कोपना बिल्डिंग, ब्लॉक नं. - , रोड नं: सिद्धार्थ नगर रोड, माजिवडे, ठाणे. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKIPJ9020H	
(9) दस्ताऐवज करून दिल्याचा दिनांक	12/04/2023	
(10)दस्त नोदणी केल्याचा दिनांक	12/04/2023	
(11)अनुक्रमिक,खंड व पृष्ठ	8479/2023	
(12)बाजारभावामागे मुद्रांक शुल्क	399000	
(13)बाजारभावामागे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th May 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ 81,68,368.00 (Rupees Eighty One Lakh Sixty Eight Thousand Three Hundred Sixty Eight Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.04 11:16:50 +05'30'



Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

