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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. Dinesh Kanji Haria**

Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - A, "**Silver Arch Co-op. Hsg. Soc. Ltd.**", Jeke Gram, Samta Nagar,  
Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka &  
District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India.

**Latitude Longitude - 19°12'11.5"N 72°57'46.8"E**

### Intended User:

**Cosmos Bank**

**Bandra (West) Branch**

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050,  
State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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### Regd. Office

BI-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. 104, 1<sup>st</sup> Floor, Wing - A, "Silver Arch Co-op. Hsg. Soc. Ltd.", Jeke Gram, Samta Nagar, Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Mr. Dinesh Kanji Haria**.

### Boundaries of the property.

North : Ayesha Tower - 2  
South : Industrial Area  
East : Wing - B  
West : Road No. 2

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 **₹ 1,07,93,075.00 (Rupees One Crore Seven Lakh Ninety Three Thousand Seventy Five 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**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

**Auth. Sign.**



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Valuation Report of Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - A, "Silver Arch Co-op. Hsg. Soc. Ltd.", Jeke Gram, Samta Nagar, Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India

**Form 0-1**

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 27.05.2024 for Banking Purpose
2	Date of inspection	17.05.2024
3	Name of the owner/ owners	<b>Mr. Dinesh Kanji Haria</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	<b>Address:</b> Residential Flat No. 104, 1 <sup>st</sup> Floor, Wing - A, "Silver Arch Co-op. Hsg. Soc. Ltd.", Jeke Gram, Samta Nagar, Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Dinesh Haria (Owner) Contact No.: 9320408763
6	Location, street, ward no	Jeke Gram, Samta Nagar, Pokharan Road No. 1
	Survey/ Plot no. of land	Survey No. 202, C.T.S. No. 823, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane
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, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1258.00 Cupboard Area in Sq. Ft. = 36.00 Total Carpet Area in Sq. Ft. = 1294.00 (Area as per actual site measurement of Amalgamated Residential Flat Nos. 103 & 104)  <b>Built up Area in Sq. Ft. = 621.00</b>

		<b>(Area as per Agreement for Sale of Flat No. 104)</b>
13	Roads, Streets or lanes on which the land is abutting	Jeke Gram, Samta Nagar, Pokharan Road No. 1
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned 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 TMC 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	₹ 21,500.00 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 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 – 1994 (As per Occupancy

	year of completion	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.
	<p><b>Remark:</b></p> <p>1. <u>As per site inspection, Flat No. 103 &amp; 104 are internally amalgamated to form a single flat with single entrance. For the purpose of valuation, we have considered area as per Agreement for Sale of Flat No. 104 only.</u></p> <p>2. <u>The said valuation is of Flat No. 104 only.</u></p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 27.05.2024 for Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - A, "Silver Arch Co-op. Hsg. Soc. Ltd.", Jeke Gram, Samta Nagar, Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Mr. Dinesh Kanji Haria**.

### We are in receipt of the following documents:

1	Copy of Agreement for sale dated 28.01.2022 b/w. Ms. Monika Patki (The Vendor / Transferor) and Mr. Dinesh Kanji Haria (The Purchaser / Transferee) (6 Pages from documents)
2	Copy of Occupancy Certificate No. T.M.C. – TDD – 3660 – VP – 90 / 94 dated 08.02.1994 issued by Thane Municipal Corporation (O.C. is issued for Building A Type – 1 <sup>st</sup> to 6 <sup>th</sup> upper floors only.)

### LOCATION:

The said building is located at Survey No. 202, C.T.S. No. 823, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 3.8 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. 1<sup>st</sup> Floor is having 6 Residential Flats. 1 Lift is provided in building.

### Residential Flat:

The property is a Residential Flat located on 1<sup>st</sup> Floor. As per site inspection, Flat No. 103 & 104 are internally amalgamated to form a single flat with single entrance. The composition of Amalgamated Residential Flat is having 4 Bedrooms + Living Room + Dining + Kitchen + 4 Toilets + Cupboard Area + along with One Garage bearing No. 7. The residential flat is finished with Marble & Ceramic tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Concealed electrification & concealed plumbing.



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**Valuation as on 27<sup>th</sup> May 2024**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>621.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1994 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	30 years
Cost of Construction	:	621.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,52,500.00
Depreciation (100-10) X 30/60	:	45.00%
Amount of depreciation	:	₹ 6,98,625.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,46,400.00 per Sq. M. i.e. ₹ 13,601.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 1,19,280.00 per Sq. M. i.e., ₹ 11,081.00 per Sq. Ft.
<b>Value of property as on 27.05.2024</b>	<b>:</b>	<b>621.00 Sq. Ft. X ₹ 17,700.00 = ₹ 1,09,91,700.00</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 27.05.2024 (A)</b>	<b>:</b>	<b>₹ 1,09,91,700.00 - ₹ 6,98,625.00 = ₹ 1,02,93,075.00</b>
<b>Value of the Garage (B)</b>	<b>:</b>	<b>₹ 5,00,000.00</b>
<b>Total Value of the property (A + B)</b>	<b>:</b>	<b>₹ 1,07,93,075.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 97,13,768.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 86,34,460.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 15,52,500.00</b>
<b>Guideline Value of the property</b>	<b>:</b>	<b>₹ 68,81,301.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - A, "Silver Arch Co-op. Hsg. Soc. Ltd.", Jeke Gram, Samta Nagar, Pokharan Road No. 1, Final Plot No. 30 of T.P.S. 1, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 1,07,93,075.00 (Rupees One Crore Seven Lakh Ninety Three Thousand Seventy Five Only) as on 27<sup>th</sup> 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 **27<sup>th</sup> May 2024 is ₹ 1,07,93,075.00 (Rupees One Crore Seven Lakh Ninety Three Thousand Seventy Five Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

**PART III- DECLARATION**

I hereby declare that

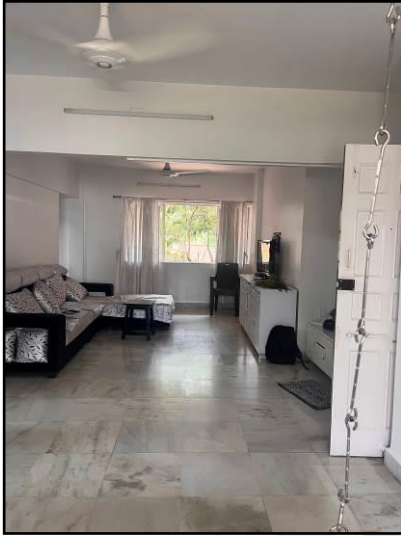
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1****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 1 <sup>st</sup> Floor
3	Year of construction	1994 (As per Occupancy Certificate)
4	Estimated future life	30 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 & Aluminum sliding windows
10	Flooring	Marble & Ceramic 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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual site photographs

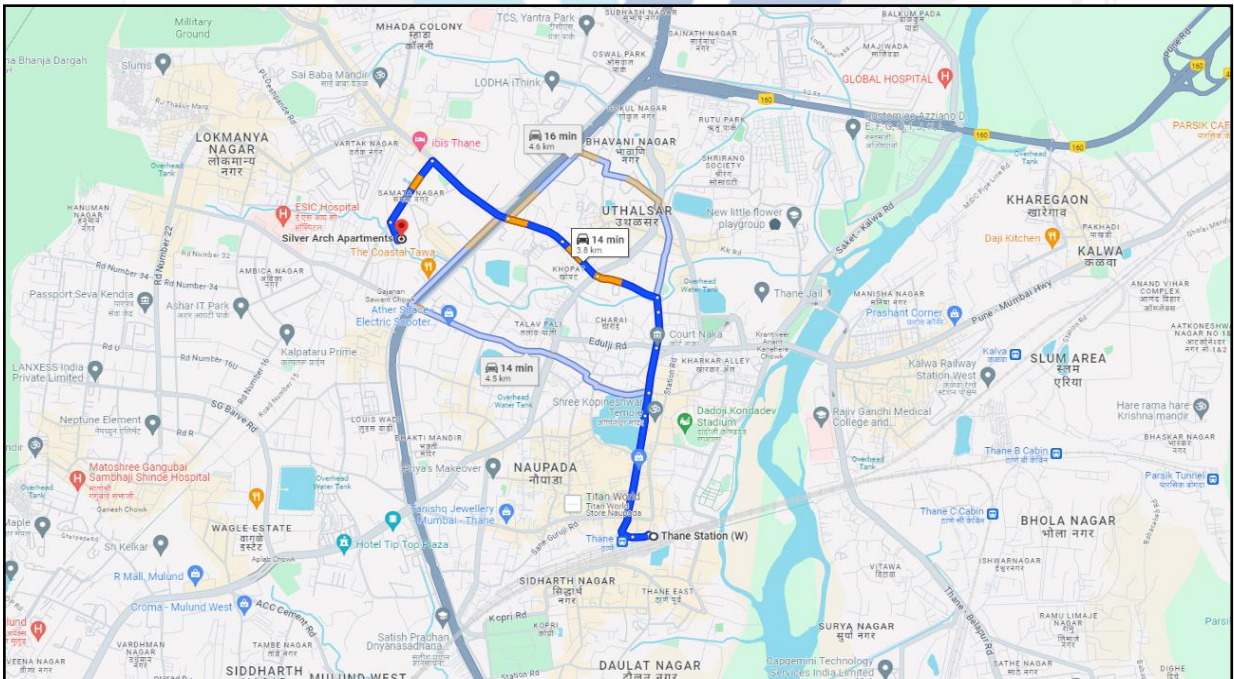


## Actual site photographs



# Route Map of the property

Site, u/r



**Latitude Longitude - 19°12'11.5"N 72°57'46.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Thane – 3.8 Km.)**



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## Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI 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	5F) On North Noori Baug road to Eastern Express Highway, on South Panchpakhadi village boundary, on East Lal Bahadur Shashtri Marg, on West-Eastern Express Highway, all the properties bounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/19/4	56000	146400	168300	183300	168300
Final Plot No. 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, 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, 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,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,46,400.00			
No Increase, Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,46,400.00</b>	<b>Sq. Mtr.</b>	<b>13,601.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	56,000.00			
The difference between land rate and building rate (A – B = C)	90,400.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	70%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,19,280.00</b>	<b>Sq. Mtr.</b>	<b>11,081.00</b>	<b>Sq. Ft.</b>

### **Multi-Storied building with Lift**

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

	Location of Flat / Commercial Unit in the building	Rate
a)	<b>On Ground to 4 Floors</b>	<b>No increase for all floors from ground to 4 floors</b>
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

# Price Indicators

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Posted on: May 17, 24 | Property ID: 72660975

**₹1.20 Cr** | [EMI - ₹ 54k](#) | [Get pre-approved loan](#)

2 BHK 975 Sq-ft Flat For Sale [Samata Nagar Thane West, Thane](#)

2 Beds | 2 Baths | Unfurnished

<p>Carpet Area <b>630 sqft</b> ₹19,048/sqft</p>	<p>Developer <a href="#">Gupta Builders And Developers</a></p>	<p>Project <a href="#">Silver Arch</a></p>
<p>Transaction Type <b>Resale</b></p>	<p>Status <b>Ready to Move</b></p>	<p>Facing <b>North</b></p>
<p>Lift <b>1</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Open</b></p>

[Contact Agent](#)

[Get Phone No.](#)

[Last contact made 5 days ago](#)

### More Details

Price Breakup	₹1.2 Cr   ₹2,750 Monthly
Booking Amount	₹5.0 Lac
Address	Near Raymond co., Samata nagar, Thane West, Samata Nagar Thane West, Thane, Maharashtra
Landmarks	next to Tarangan complex Samata nagar
Furnishing	Unfurnished
Flooring	Normal Tiles/Kotah Stone
Type of Ownership	Co-operative Society

[View all Details](#)

**Description:** This is a 2 bhk apartment on 2nd floor with a lift.Has a car parking space.Flat is unfurnished,Is vastu compliant.Building is 28 years old.Price is negotiable

[Contact Agent](#)

# Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark 
Sell/Rent Property FREE

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Samata Nagar > 2 BHK Flats in Samata Nagar Posted on Apr 17, 2024 | Ready to move

Verified

**₹ 1.38 Cr** @ 21,230 per sq.ft. 2BHK 2Baths

Estimated EMI ₹ 1,10,221

Flat/Apartment for Sale  
in Kabra Vedant Complex, Samata Nagar, Thane West


RERA STATUS REGISTERED | Registration No: P51700048308 | Website: <https://maharera.t.mahaonline.gov.in/>

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

Contact Dealer FREE

Shortlist

**Property (8)**



2 people already contacted this week

**Area**  
Carpet area: 650 sq.ft. (60.39 sq.m.)

**Configuration**  
2 Bedrooms , 2 Bathrooms, No Balcony with Pooja Room

**Price**  
₹ 1.38 Crore  
@ 21,230 per sq.ft. (Negotiable) [View Price](#)

**Address**  
Kabra Vedant Complex  
Samata Nagar, Thane West

**Floor Number**  
4<sup>th</sup> of 7 Floors

**Facing**  
North

**Overlooking**  
Park/Garden

**Property Age**  
10+ Year Old

**Places nearby** [View All \(13\)](#)

001, Samata Nagar, Thane West

🚉 Kalva Railway Station

🛒 Korum Mall

🛣️ Eastern Express Highway

🎓 RJ Thakur School and Degree college

🎓 Finland Intern →

**Why you should consider this property?**


🔑

**Key Highlights**  
of the property

- ✓ North Facing
- ✓ Vedant Hospital Nearby

- ✓ Singhania School within 1km
- ✓ Vartak NAgar Nearby

[View 10 More →](#)




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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC23789

## Sale Instances

1384174 29-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 13841/2023 नोंदणी : Regn.63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8566623	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 203.2रा मजला,बिल्डींग नं. ए1,पेरीन को. ऑप. ही. सोसायटी लि,ऑपो. सिल्वर आर्च बिल्डींग,पेरीन बाई ईरानी मार्ग,समता नगर,ठाणे. सदनिकाचे क्षेत्र 619.03 चौ. फुट कारपेट म्हणजेच 57.51 चौ. मी. कारपेट.Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria : -( ( Survey Number : T.P.S. No.1, Final Plot No. 35 ; ) )	
(5) क्षेत्रफळ	619.03 चौ.फूट	
(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:-योगेश हेमचंद्र बुराडकर -- वय:-43 पत्ता:-प्लॉट नं. फ्रॅंट नं. ए1/203, , माळा नं: 2रा मजला, इमारतीचे नाव: पेरीन सोसायटी, ब्लॉक नं: -, रोड नं: सिल्वर आर्च समोर, समता नगर, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AJBPPB8504G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वाती रविंद्र सोन्दे -- वय:-73, पत्ता:-प्लॉट नं: ब्लॉक नं. 13, माळा नं: -, इमारतीचे नाव: नवर्नदिनी सोसायटी, ब्लॉक नं: -, रोड नं: महात्मा गांधी रोड, नौपाडा, ठाणे , महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-AKAPS4284N	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13841/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक 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 **27<sup>th</sup> 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.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **1,07,93,075.00** (Rupees One Crore Seven Lakh Ninety Three Thousand Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.



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