



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.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Raorane Pandit Raghunath**

Residential Flat No. 301, 3rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.," Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'57.7"N 72°59'51.0"E

Intended User:

Cosmos Bank
FORT BRANCH

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort,
Mumbai, Maharashtra 400001



Our Pan India Presence at :

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

Regd. Office

81-001, 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 18

Vastu/Mumbai/08/2024/010321/2307612

08/14-90-PRSH

Date: 08.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.", Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Raorane Pandit Raghunath**.

Boundaries	:	Building	Flat
North	:	Mumbai Pune Highway	Staircase
South	:	Kalwa Carshed	Flat No. 302
East	:	Internal Road	Marginal Space
West	:	Internal Road	Flat No. 303

Considering various parameters recorded, 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 for this particular purpose at **₹ 56,15,312.00 (Rupees Fifty Six Lakhs Fifteen Thousands Three Hundred And Twelve 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 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: 2024.08.08 17:37:55 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



Our Pan India Presence at :

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

Residential Flat No. 301, 3rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.", Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane , District - Thane , PIN - 400 605, 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 Fair Market Value as on 08.08.2024 for Housing Loan Purpose.
1	Date of inspection	02.08.2024
3	Name of the owner / owners	Mr. Raorane Pandit Raghunath
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	Address: Residential Flat No. 301, 3 rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.", Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane , District - Thane , PIN - 400 605, State - Maharashtra, Country - India. Contact Person : Mrs. Pallavi Raorane (Owner's Wife) Contact No. 8652458128
6	Location, Street, ward no	Dattawadi, Near Bhavani Society Village - Kalwa, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Kalwa New Survey No - 111, Hissa No. 3/3
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. = 410.57 (Area as per Site measurement) Built Up Area in Sq. Ft. = 595.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Thane (West) Taluka - Thane , District - Thane , Pin - PIN - 400 605



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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
	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,400.00 (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?	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.
26	SALES	
37	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
38	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.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, FORT BRANCH Branch to assess Fair Market Value as on 08.08.2024 for Residential Flat No. 301, 3rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.", Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane , District - Thane , PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Raorane Pandit Raghunath**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2930 / 2008 Dated 13.05.2008 between M/s. Samarth Developers (The Developers) And Mr. Raorane Pandit Raghunath (The Purchasers).
2)	Copy of Occupancy Certificate No.92 / 181 / TMC / TDD / 539 Dated 19.03,2009 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.92 / 181 / TMC / TDD / 145 Dated 06.06.2006 issued by Thane Municipal Corporation.
4)	Copy of Society Share Certificate No.07 Dated 12.09.2022 And Mr. Raorane Pandit Raghunath (The Purchaser) issued by Sukur Villa Co-Op. Hsg. Soc. Ltd..

Location

The said building is located at Village - Kalwa, Thane (West), Taluka - Thane , District - Thane , PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 1.7 Km. from Kalwa Railway Station.

Building

The building under reference is having Stilt + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is normal. The building is used for Residential purpose. 3rd Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 8th August 2024

The Built Up Area of the Residential Flat	:	595.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	595.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,87,500.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$:	22.50%
Amount of depreciation	:	₹ 3,34,687.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,280/- per Sq. M. i.e. ₹ 6,065/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 59,433/- per Sq. M. i.e. ₹ 5,522/- per Sq. Ft.
Value of property as on 8th August 2024	:	595.00 Sq. Ft. X ₹ 10,000 = ₹59,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 8th August 2024	:	₹ 59,50,000.00 - ₹ 3,34,687.00 = ₹ 56,15,312.00
Total Value of the property	:	₹56,15,312.00
The realizable value of the property	:	₹50,53,781.00
Distress value of the property	:	₹44,92,250.00
Insurable value of the property (595.00 X 2,500.00)	:	₹14,87,500.00
Guideline value of the property (595.00 X 5522.00)	:	₹32,85,590.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, "Sukur Villa Co-Op. Hsg. Soc. Ltd.", Dattawadi, Near Bhavani Society, Mumbai Pune Road, Village - Kalwa, Thane (West), Taluka - Thane , District - Thane , PIN - 400 605, State - Maharashtra , Country - India for this particular purpose at **₹ 56,15,312. 00 (Rupees Fifty Six Lakhs Fifteen Thousands Three Hundred And Twelve Only)** as on 8th August 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **8th August 2024** is **₹ 56,15,312.00 (Rupees Fifty Six Lakhs Fifteen Thousands Three Hundred And Twelve 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



PART III- VALUATION

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:

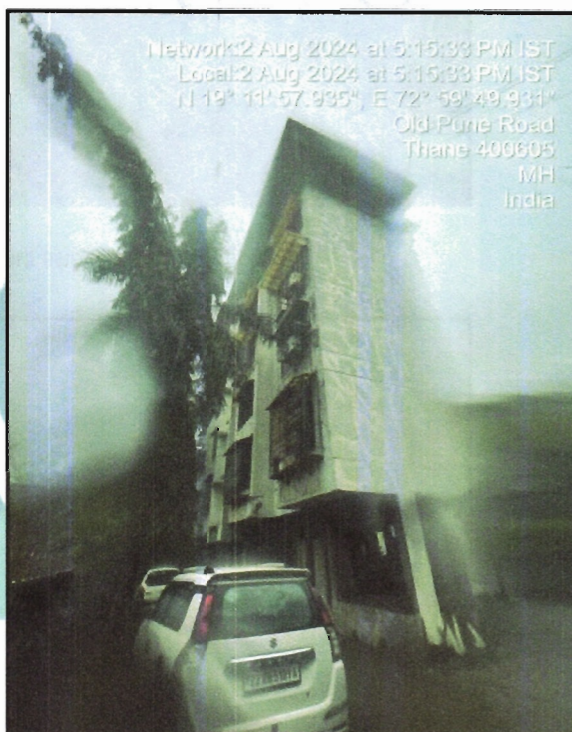
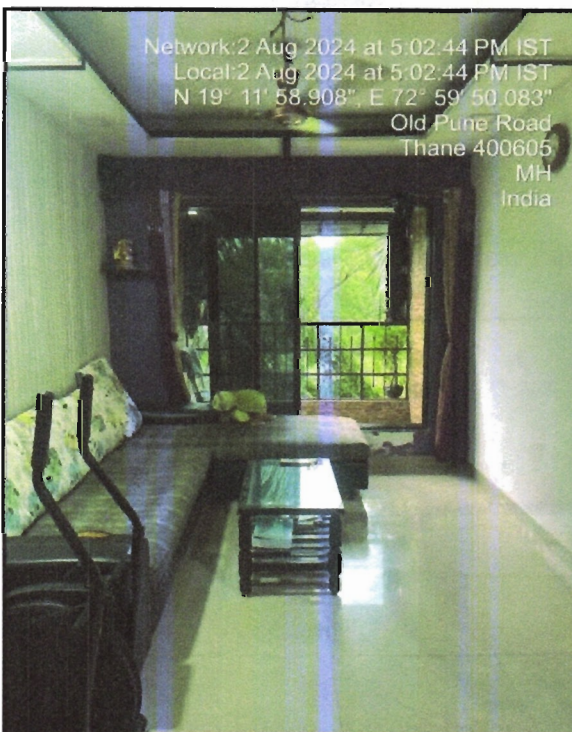
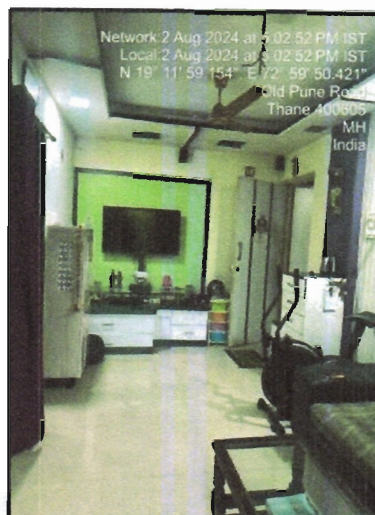
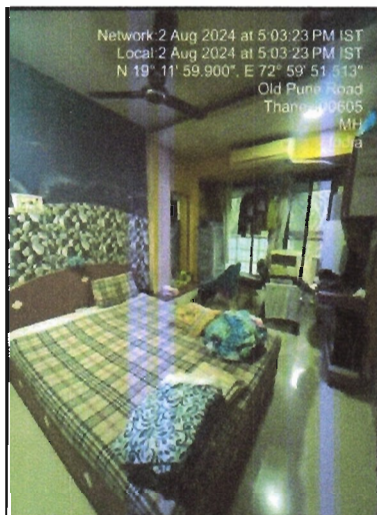
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 2009 (As per occupancy certificate)				
4	Estimated future life	: 45 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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details**Main Building**

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.		:	
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity		:	Not Provided
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC 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



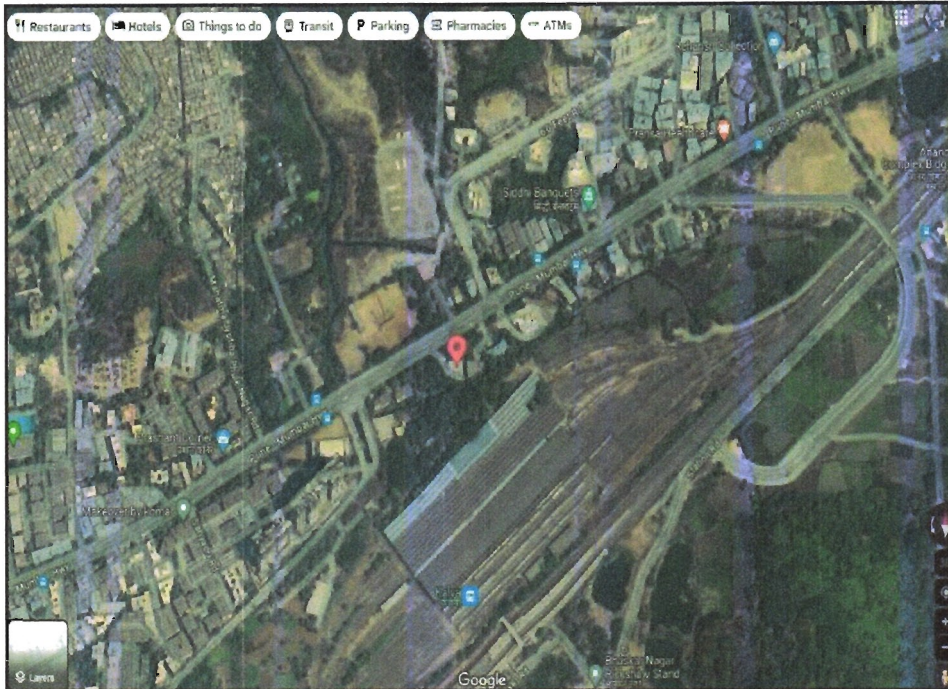
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

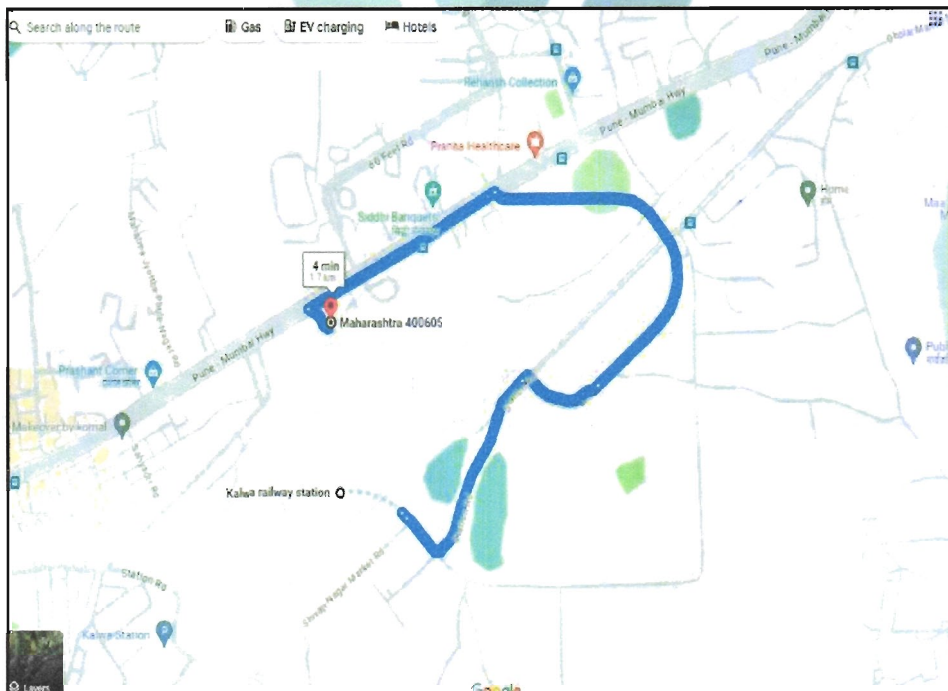
An ISO 9001 : 2015 Certified Company



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°11'57.7"N 72°59'51.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 1.7 Km.).




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




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 Kalava (Thane Mahanagarपाली)

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)
Survey No 14/50-10अ)	मुंबई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1	18100	58600	67300 89900 67300	चौ. मीटर
Survey No 14/51-10अ)	मुंबई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1 अतिकसीत प्र.चौ.मी.	7400	0	0 0 0	चौ. मीटर
Survey No 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस सर्वे क्रमांक टिका नंबर 2	26300	76800	88100 106000 88100	चौ. मीटर
Survey No 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस सर्वे क्रमांक टिका नंबर 3	26300	76800	88100 106000 88100	चौ. मीटर
Survey No 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस सर्वे क्रमांक टिका नंबर 4	26300	76800	88100 106000 88100	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	76800			
Decrease by 15% on Flat Located on 3 rd Floor	11520			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	65,280.00	Sq. Mtr.	6,065.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26300			
The difference between land rate and building rate(A-B=C)	38,980.00			
Percentage after Depreciation as per table(D)	15%			
Rate to be adopted after considering depreciation [B + (C X D)]	59,433.00	Sq. Mtr.	5,522.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Sukur Villa, Kalwa, Thane		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,017.00	₹10,847.00	-

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

1 BHK Flat in Sukur Villa For Sale In...
SUKW+PK3, Kharegaon, Kalwa, Thane, Maharas

Loan Verified

₹ 63 Lacs

Negotiable

₹ 36,108/Month

Estimated EMI

605

Sq Ft

Need Home Loan?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1bhk Flat for Sale in Kalwa / Property Details

Photos
Location

Shortlist

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

May 29, 2023

Posted On

Immediately

Process on

Sukur Villa

Apartment

None

Post Backup

[Get Owner Details](#)

[Report what was not correct in this property](#)

Listed by Broker Sold Out

Wrong info

Price trends by NBEstimate

[Check Now](#)

Nearby: Gigaplex IT Park Mindspace Airoli West Prashant Corner Domino's Pizza

Rustomjee Azziano Wing I

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.6 Per Sq.Ft/M	Flooring	NA
Builtup Area	605 Sq.Ft	Carpet Area	484 Sq.Ft

Activity On This Property

👤 145 Unique Views ❤️ 2 Shortlists 🗨️ 0 Contacted

Powered by: NBEstimate

Similar Properties


Property	Saya Park, Kharegaon, Kalwa		
Source	magic bricks		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,222.00	₹10,185.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property In Thane > Kharegaon > Apartment In Kharegaon > 1 BHK > 625 Sq.ft.


₹55.0 Lac EMI - ₹25k | [How much loan can I get?](#)

1 BHK Flat For Sale in Saya Park, **Kharegaon, Thane**



1 Bed
1 Bath
1 Balcony
Semi-Furnished

Carpet Area	Project	Floor
450 sqft ~ ₹12,222/sqft	Saya Park	2(Out of 7 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Semi-Furnished
Age Of Construction	Less than 5 years	



+14 Photos

👤 Last contact made 73 days ago

Contact Owner

Get Phone No.

More Details

Price Breakup	₹55 Lac
Address	Saya., Kharegaon, Thane, Maharashtra



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Sukur Sublime, Kalwa Thane		
Source	Index no.2		
Floor	7th		
	Carpet	Built Up	Saleable
Area	580.00	696.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,864.00	₹13,220.00	-

03/08/2024, 13:16

igr_5260

526073

16-07-2024

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

सूची क्र.2

दुयम निबंधक : दु.नि. ठाणे ।

दस्त क्रमांक : 5260/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9201000
(3) बाजारभावाप्रमाणे पट्ट्याच्या बाबतिलेखीतपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4127373.8
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: फ्लॉट नं.706, माळा नं: 7 वा मजला, इमारतीचे नाव: सुकुर सबलाईम, रोड : कळवा ठाणे, इतर माहिती: सिटिसर्व्हे नं.3020/ए क्षेत्र 53.86 चौ मी कार्पेट व बाल्कनी क्षेत्र 11.03 चौ मी व एक कार पार्किंग((C.T.S. Number : 3020/A ;))
(5) क्षेत्रफळ	53.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.वेदांत कंस्ट्रक्शन चे अधिकार रमेश मारुती भेकरे यांचे कु मु म्हणून निखिल ठक्कर वय:-4 पत्ता:-फ्लॉट नं:-, माळा नं:- पहिला मजला, इमारतीचे नाव: सुमित एन्क्लेव, ब्लॉक नं: संत ज्ञानेश्वर मार्ग, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AADFV 3789N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सायली विनायक भांबरे लग्ना नंतर चे नाव सायली तनय वानखडे - - वय:-28; पत्ता:-फ्लॉट नं:-, माळा नं: 3 रा मजला, इमारतीचे नाव: 7 आनंद अपार्टमेंट, ब्लॉक नं: स्टेशन रोड, रोड नं: कळवा ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-GEPB6689L 2): नाव:-तनय चैतन्य वानखडे वय:-30; पत्ता:-फ्लॉट नं:-, माळा नं: 3 रा मजला, इमारतीचे नाव: 7 आनंद अपार्टमेंट, ब्लॉक नं: स्टेशन रोड, रोड नं: कळवा ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ADSPW9497K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5260/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	644100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	300000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th August 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 56,15,312.00 (Rupees Fifty Six Lakhs Fifteen Thousands Three Hundred And Twelve Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.08 17:38:11 +05'30'


Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

