

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Ajay Waman Kapure & Pooja Ajay Kapure**

Residential Flat No. 1307, 13<sup>th</sup> Floor, "**Petunia**", Everest Countryside, G.B. Road, Village - Kasar Vadavali, Thane (West), Taluka - Thane , District - Thane , PIN - 400 615, State - Maharashtra, Country - India.

Latitude Longitude : 19°16'12.1"N 72°58'13.3"E

### Intended User:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, 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](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1307, 13<sup>th</sup> Floor, "Petunia", Everest Countryside, G.B. Road, Village - Kasar Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Ajay Waman Kapure & Pooja Ajay Kapure**.

Boundaries	:	Building	Flat
North	:	Anand Nagar Vadavali Road	Flat No. 1308
South	:	Evershine Countryside Club House	Lobby
East	:	Open Space	Lift
West	:	Daffodil Building	Flat No. 1305

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 **₹ 59,40,847.00 (Rupees Fifty Nine Lakhs Forty Thousands Eight Hundred And Forty Seven 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: 2024.08.07 16:24:39 +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

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- 📍 Indore
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- 📍 Raipur
- 📍 Jaipur

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13	Roads, Streets or lanes on which the land is abutting	Village - Kasar Vadavali, Thane (West) Taluka - Thane , District - Thane , Pin - PIN - 400 615
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Chandradeep Desai Occupied Since - Last One & Half year
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Chandradeep Desai Occupied Since - Last One & Half year
(ii)	Portions in their occupation	Fully Tenant Occupied



	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	18,000/- Present 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		<b>SALES</b>	
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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2015 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 07.08.2024 for Residential Flat No. 1307, 13<sup>th</sup> Floor, "Petunia", Everest Countryside, G.B. Road, Village - Kasar Vadavali, Thane (West), Taluka - Thane , District - Thane , PIN - 400 615, State - Maharashtra, Country - India belongs to **Ajay Waman Kapure & Pooja Ajay Kapure**.

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

1)	Copy of Agreement for sale No.4 / 2011 Dated 29.12.2010 between M/s. Vimal Builders (The Developers) And Ajay Waman Kapure & Pooja Ajay Kapure (The Purchasers).
2)	Copy of Commencement Certificate No.2004 / 45 / TMC / TDD / 725 Dated 09.02.2009 issued by Thane Municipal Corporation.
3)	Copy of Property Tax Bill No.TMC2324OL003736 Dated 01.04.2023 And M/s. Merit Magnum Construction (The Builder) issued by Thane Municipal Corporation.
4)	Copy of Electricity Bill Consumer No.000011381260 dated 13.07.2024 .
5)	Copy of Occupancy Certificate No.2004 / 45F / TMC/ TDD / 266 Dated 27.03.2015 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Kasar Vadavali, Thane (West), Taluka - Thane , District - Thane , PIN - 400 615. The property falls in Residential Zone. It is at a traveling distance 12.5 Km. from Thane Railway Station.

### Building

The building under reference is having Stilt + 16 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 13th Floor is having 8 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 13<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 7th August 2024**

The Carpet Area of the Residential Flat	:	419.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	502.80 Sq. Ft. X ₹ 2,600.00 = ₹ 13,07,280.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$	:	13.50%
Amount of depreciation	:	₹ 1,76,553.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,07,470/- per Sq. M. i.e. ₹ 9,984/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,02,216/- per Sq. M. i.e. ₹ 9,496/- per Sq. Ft.
Value of property as on 7th August 2024	:	419.00 Sq. Ft. X ₹ 14,600 = ₹61,17,400.00

(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)

<b>Fair value of the property as on 7th August 2024</b>	:	<b>₹ 61,17,400.00 - ₹ 1,76,553.00 = ₹ 59,40,847.00</b>
<b>Total Value of the property</b>	:	<b>₹59,40,847.00</b>
<b>The realizable value of the property</b>	:	<b>₹53,46,762.00</b>
<b>Distress value of the property</b>	:	<b>₹47,52,678.00</b>
<b>Insurable value of the property (502.80 X 2,600.00)</b>	:	<b>₹13,07,280.00</b>
<b>Guideline value of the property (502.80 X 9496.00)</b>	:	<b>₹47,74,589.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1307, 13<sup>th</sup> Floor, "Petunia", Everest Countryside, G.B. Road, Village - Kasar Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India for this particular purpose at **₹ 59,40,847.00 (Rupees Fifty Nine Lakhs Forty Thousands Eight Hundred And Forty Seven Only)** as on 7th 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 **7th August 2024** is **₹ 59,40,847.00 (Rupees Fifty Nine Lakhs Forty Thousands Eight Hundred And Forty Seven 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



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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- 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

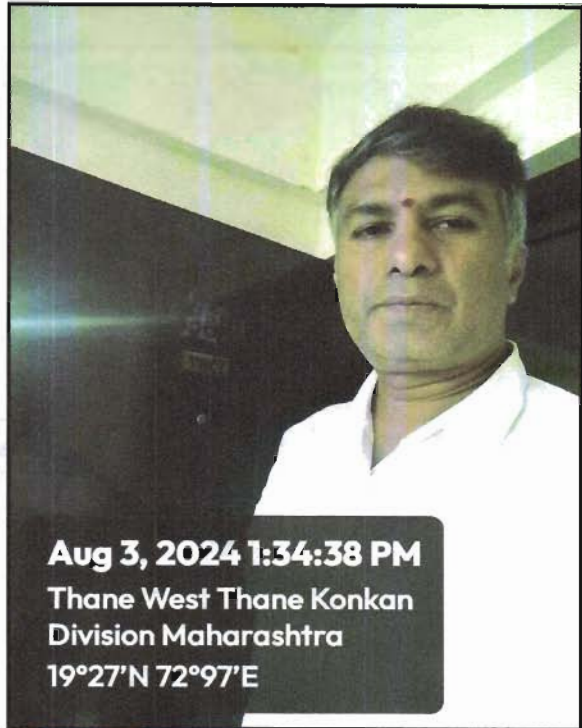
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 16 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 13 <sup>th</sup> Floor				
3	Year of construction	: 2015 (As per occupancy certificate)				
4	Estimated future life	: 51 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 Flush Shutters, Powder coated Aluminum sliding windows, .				
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 (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
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	:	2 Lifts
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



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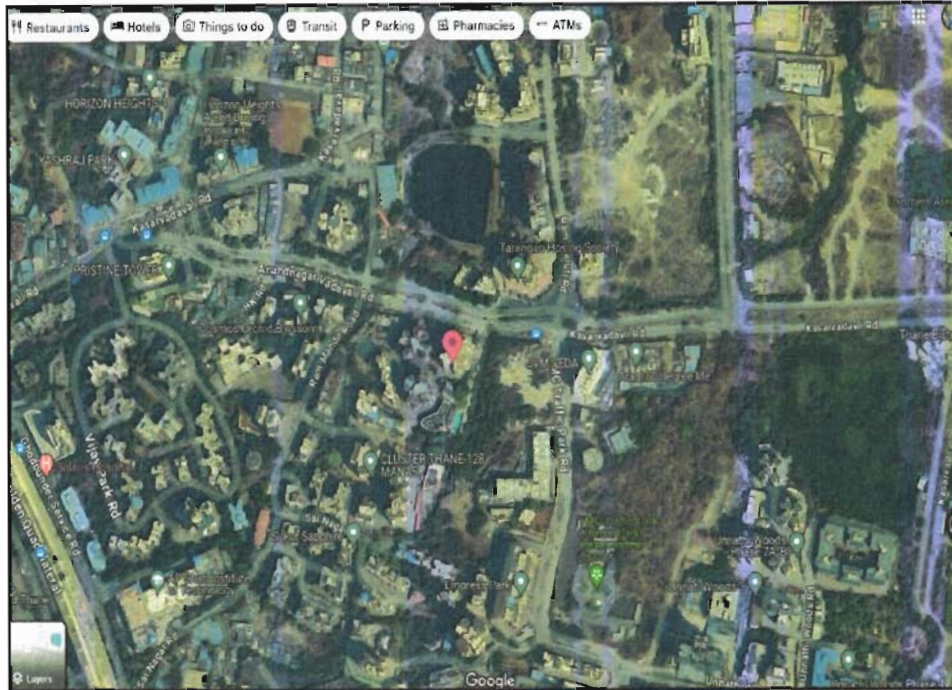
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## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°16'12.1"N 72°58'13.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 12.5 Km. ).

## 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 )

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**Year** 2024-2025 **Language** English

**Selected District** Thane

**Select Taluka** Thane

**Select Village** Gavache Nav : Vadavali (Thane Mahanagarpa)

**Search By**  Survey No.  SubZones

**Enter Survey No** 8 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक एकक (Rs./)	Attribute
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर ( गावठाण )	19900	97700	109100 121900	109100	चौ. मीटर सर्वेक्षण नंबर
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर ( गावठाण )	19900	97700	109100 121900	109100	चौ. मीटर सि.टी.एस. नंबर
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर	19900	97700	109100 121900	109100	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Increase by 10% on Flat Located on 13 <sup>th</sup> Floor	9770			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,07,470.00</b>	<b>Sq. Mtr.</b>	<b>9,984.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19900			
The difference between land rate and building rate(A-B=C)	87,570.00			
Percentage after Depreciation as per table(D)	6%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,02,216.00</b>	<b>Sq. Mtr.</b>	<b>9,496.00</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



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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

#### 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


Property	Everest Countryside Petunia, Thane West		
Source	magic bricks		
Floor	5th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,048.00	₹11,706.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Thane > Kasarvadavali > Apartment in Kasarvadavali > 1 BHK > 530 Sq-ft

₹59.0 Lac [EMI - ₹27k](#) | [How much loan can I get?](#)

1 BHK Flat For Sale in Everest Countryside Petunia, **Kasarvadavali, Thane**



1 Bed   2 Baths   Semi-Furnished

Carpet Area  
**420 sqft**  
₹14,048/sqft

Transaction Type  
**Resale**

Lift  
**1**

Project  
**Everest Countryside Petunia**

Floor  
**5 (Out of 15 Floors)**

Status  
**Ready to Move**

Facing  
**South - East**

Furnished Status  
**Semi-Furnished**

Type Of Ownership  
**Freehold**

Contact Owner
Get Phone No.

Last contact made 32 days ago

### More Details

Price Breakup	₹59 Lac
Address	5th Floor Everest Countryside Petunia Kasarvadavali Thane West Thane Maharashtra 400615, Kasarvadavali, Thane, Maharashtra
Landmarks	Marigold Everest



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Property	Everest Countryside Petunia, Thane West		
Source	magic bricks		
Floor	5th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	530.00	636.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,396.00	₹11,164.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹71.0 Lac** [EMI - ₹32k](#) | [Can I afford it?](#)

2 BHK 700 Sq-ft Flat For Sale [Kasarvadavali, Thane](#)

🛏️ 2 Beds 🚿 2 Baths 🏠 Unfurnished

Carpet Area  
**530 sqft** ▾  
₹13,396/sqft

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**

Project  
**Everest Countryside**  
**Petunia**

Status  
**Ready to Move**

Type Of Ownership  
**Co-operative Society**

Floor  
**5(Out of 16 Floors)**

Facing  
**North - East**

Age Of Construction  
**5 to 10 years**

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 71 Lac   ₹ 3,500
Booking Amount	₹ 50,000
Address	Kasarvadavali, Thane, Kasarvadavali, Thane, Maharashtra
Landmarks	Its near to upcoming metro station and high way junction


Property	Everest Countryside Petunia, Thane West		
Source	magic bricks		
Floor	5th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	421.00	505.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,064.00	₹10,887.00	-

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Thane > Kasarvadavali > Apartment in Kasarvadavali > 1 BHK > 600 Sq-ft

₹ 55.0 Lac EMI - ₹ 25k | [Get pre-approved loan](#)

1 BHK 600 Sq-ft Flat For Sale [Kasarvadavali, Thane](#)



+20 Photos

1 Bed 2 Baths Unfurnished

Carpet Area <b>421 sqft</b> ₹13,064/sqft	Project <b>Everest Countryside Petunia</b>	Floor <b>5(Out of 17 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Co-operative Society</b>

East Facing Property

Contact Agent
Get Phone No.


Last contact made 13 days ago


### More Details


Price Breakup	₹ 55 Lac   ₹ 2,500
Booking Amount	₹ 1.0 Lac
Address	Kasarvadavali, Thane West, Thane, Maharashtra, Kasarvadavali, Thane, Maharashtra



Property	Everest Countryside Petunia, Thane West		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	516.00	650.16	-
Percentage	-	26%	-
Rate Per Sq. Ft.	₹14,535.00	₹11,536.00	-



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




**2 BHK Flat In Everest Countryside For Sale In...**  
Kasarvadavali

**₹ 75 Lacs**  
Non-negotiable

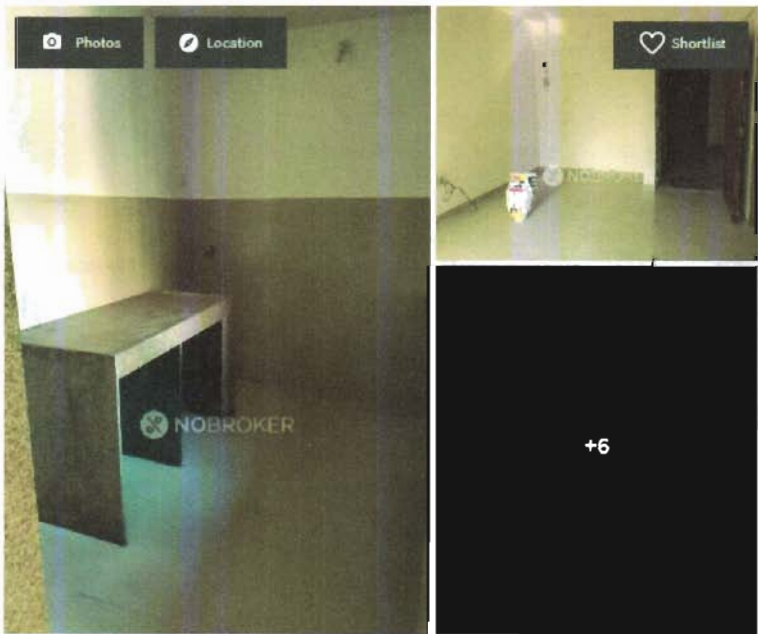
**₹ 42,985/Month**  
Estimated EMI

**650**  
Sq.Ft

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Photos
Location



**2 Bedroom**  
No. of Bedroom

**2 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Car**  
Pending

**Aug 4, 2024**  
Posted On

**Immediately**  
Possession

**Everest Countryside**  
Apartment

**Full**  
Power Backup

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Listed by Broker   Sold Out

Wrong Info

**Price trends by NBEstimate**

[Check Now](#)

Nearby: Garden Estate   SARIPS DIAGNOSTICS & HEALTHCARE   Hiranandani Joggers Park  
Hiranandani Meadows   The Courtyard

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	650 Sq.Ft.	Carpet Area	516 Sq.Ft.

**Activity On This Property**

🔍 20 Unique Views
❤️ 0 Shortlists
🗨️ 0 Contacted

Powered By: NBEstimate

**Similar Properties**



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## Sale Instances

Property	Ashok Smruti, Thane West		
Source	Index no.2		
Floor	12th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	446.00	535.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,126.00	₹11,771.00	-

05/08/2024, 12:20		igr_17467	
1746774 27-06-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयाम निबंधक : सह दु.नि.ठाणे 2 दस्ता क्रमांक : 17467/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : वडवली</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	6300000		
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5224092.72		
(4) भूमापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1204, माळा नं: 12वा मजला, बी - विंग, इमारतीचे नाव: अशोक स्मृती ए.बी & सी विंग को-ऑप.हौ.सो.लि., ब्लॉक नं: कासारवडवली नाका, रोड नं: घोडबंदर रोड,ठाणे(पश्चिम)- 400615, इतर माहिती: सदनिकेचे क्षेत्र 446 चौ. फूट कारपेट म्हणजेच 41.43 चौ. मी. कारपेट ( Survey Number : Survey No. 27, Hissa No. 4 & 5 ; )		
(5) क्षेत्रफळ	446 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:-सिद्धिका विजय प्रधान . वय:-37 पत्ता:-प्लॉट नं: 1204, . माळा नं: 12वा मजला, बी विंग, इमारतीचे नाव: अशोक स्मृती ए.बी आणि सी विंग को-ऑप.हौ.सो.लि., ब्लॉक नं: कासारवडवली नाका, . रोड नं: घोडबंदर रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AOGPP0099J		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-रोबिन अनिल गायकवाड . वय:-32; पत्ता:-प्लॉट नं: रूम नं. 5, माळा नं: ., इमारतीचे नाव: अभिषेक अपार्टमेंट, ब्लॉक नं: श्री क्रीडा मंडळ कंपाउंड जवळ, रोड नं: सावरकर नगर रोड, सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AYBPG9055C 2): नाव:-मोनिका रोबिन गायकवाड . वय:-32; पत्ता:-प्लॉट नं: रूम नं. 5, माळा नं: ., इमारतीचे नाव: अभिषेक अपार्टमेंट, ब्लॉक नं: श्री क्रीडा मंडळ कंपाउंड जवळ, रोड नं: सावरकर नगर रोड, सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CBVPK0657B		
(9) दस्तऐवज करून दिल्याचा दिनांक	26/06/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	26/06/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	17467/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	441000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th 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.



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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 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 **₹ 59,40,847.00 (Rupees Fifty Nine Lakhs Forty Thousands Eight Hundred And Forty Seven Only)**.

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: 2024.08.07 15:13:47 +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

