

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Himanshu Sureshchandra Mody & Mrs. Sulbha Himanshu Mody**

Residential Flat No. 2005, 20<sup>th</sup> Floor, Building No B1, "Mitir Co-op. Hsg. Soc. Ltd.", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, India.

Latitude Longitude : 19°16'50.3"N 72°57'14.9"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**


Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

### Our Pan India Presence at :

- |  |  |   |   |
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
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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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Page 2 of 19

Vastu/Mumbai/11/2024/012681/2309292

30/16-377-JASK

Date: 30.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2005, 20<sup>th</sup> Floor, Building No B1, "Mitir Co-op. Hsg. Soc. Ltd.", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, India belongs to **Shri. Himanshu Sureshchandra Mody & Mrs. Sulbha Himanshu Mody.**

Boundaries	:	Building	Flat
North	:	Building No. B2	Flat No. 2006
South	:	Building No. A2	Passage
East	:	Ramp and Open Land	Lift
West	:	Open Land & Slum Area	Flat No. 2003 & 2004

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 **₹ 59,10,925.00 (Rupees Fifty Nine Lakhs Ten Thousands Nine Hundred And Twenty 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 report.

Hence certified

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: 2024.11.30 16:00:10 +0530'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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Residential Flat No. 2005, 20<sup>th</sup> Floor, Building No B1, "**Mitir Co-op. Hsg. Soc. Ltd.**", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, 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 30.11.2024 for Bank Loan Purpose.
1	Date of inspection	30.11.2024
3	Name of the owner / owners	<b>Shri. Himanshu Sureshchandra Mody &amp; Mrs. Sulbha Himanshu Mody</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 2005, 20 <sup>th</sup> Floor, Building No B1, " <b>Mitir Co-op. Hsg. Soc. Ltd.</b> ", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, India.  <b>Contact Person :</b> Shri. Himanshu Sureshchandra Mody (Owner) Contact No. 9820701068
6	Location, Street, ward no	Ghodbundar Road Village - Bhainderpada, District - Thane
7	Survey / Plot No. of land	Village - Bhainderpada New Survey No - 100, Hissa Nos. 12, 14, 15, 17 to 24 Old Survey No - 197
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
	<b>LAND</b>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 436.92</b> (Area as per Site measurement) <b>Carpet Area in Sq. Ft. = 425.62</b> <b>Flowerbed Area in Sq. Ft. = 12.30.00</b></p> <p><b>Carpet Area in Sq. Ft. = 438.00</b> (Area As Per Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 525.60</b> (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Bhainderpada, 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. Akash Kashyap from 8 months

	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. Akash Kashyap from 8 months
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 15,000/- 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 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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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, Vile Parle (East) Branch Branch to assess Fair Market Value as on 30.11.2024 for Residential Flat No. 2005, 20<sup>th</sup> Floor, Building No B1, "Mitir Co-op. Hsg. Soc. Ltd.", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, India belongs to **Shri. Himanshu Sureshchandra Mody**.

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

1)	Copy of Agreement for sale Registration No.8131/2013 Dated 26.11.2013 between Puranik Builders Private Limited(The Company) And Shri. Himanshu Sureshchandra Mody & Mrs. Sulbha Himanshu Mody(The Purchasers).
2)	Copy of Occupancy Certificate No. New : S06/0200/14/TMC/TDD/OCC/320/17 (Old : 2006/168) Dated 27.01.2017 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Bhainderpada, Taluka - Thane, District - Thane, PIN - 400 615. The property falls in Residential Zone. It is at a traveling distance 11.6 km. from Thane Railway Station.

### Building

The building under reference is having Lower Ground + Upper Ground Floor + 1 Podium + 28 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 Good. The building is used for Residential purpose. 20th Floor is having 6 Residential Flat. The building is having 3 lifts.

### Residential Flat:



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The Residential Flat under reference is situated on the 20<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.+ Flowerbed Area (i.e. 1 BHK). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 30th November 2024

The Built Up Area of the Residential Flat	:	526.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	525.60 Sq. Ft. X ₹ 2,500.00 = ₹ 13,14,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 1,38,075.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,11,540/- per Sq. M. i.e. ₹ 10,362/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,05,671/- per Sq. M. i.e. ₹ 9,817/- per Sq. Ft.
Value of property	:	526.00 Sq. Ft. X ₹ 11,500 = ₹60,49,000
Total Value of property as on 30th November 2024	:	₹60,49,000.00

(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 purposé of valuation. – Depreciation)

Fair value of the property as on 30th November 2024	:	₹ 60,49,000.00 - ₹ 1,38,075.00 = ₹ 59,10,925.00
Total Value of the property	:	₹ 59,10,925.00
The realizable value of the property	:	₹53,19,833.00
Distress value of the property	:	₹47,28,740.00
Insurable value of the property (525.60 X 2,500.00)	:	₹13,14,000.00
Guideline value of the property (525.60 X 9817.00)	:	₹51,59,815.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2005, 20<sup>th</sup> Floor, Building No B1, "Mitir Co-op. Hsg. Soc. Ltd.", Rumah Bali Complex, Ghodbundar Road, Village - Bhainderpada, Taluka - Thane, District - Thane, Thane West, PIN - 400 615, State - Maharashtra, India for this particular purpose at **₹ 59,10,925.00 (Rupees Fifty Nine Lakhs Ten Thousands Nine Hundred And Twenty Five Only)** as on 30th November 2024

### NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **30th November 2024** is **₹ 59,10,925.00 (Rupees Fifty Nine Lakhs Ten Thousands Nine Hundred And Twenty 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- 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	:	Lower Ground + Upper Ground Floor + 1 Podium + 28 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 20 <sup>th</sup> Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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 tiles flooring.
11	Finishing	:	Cement Plastering.



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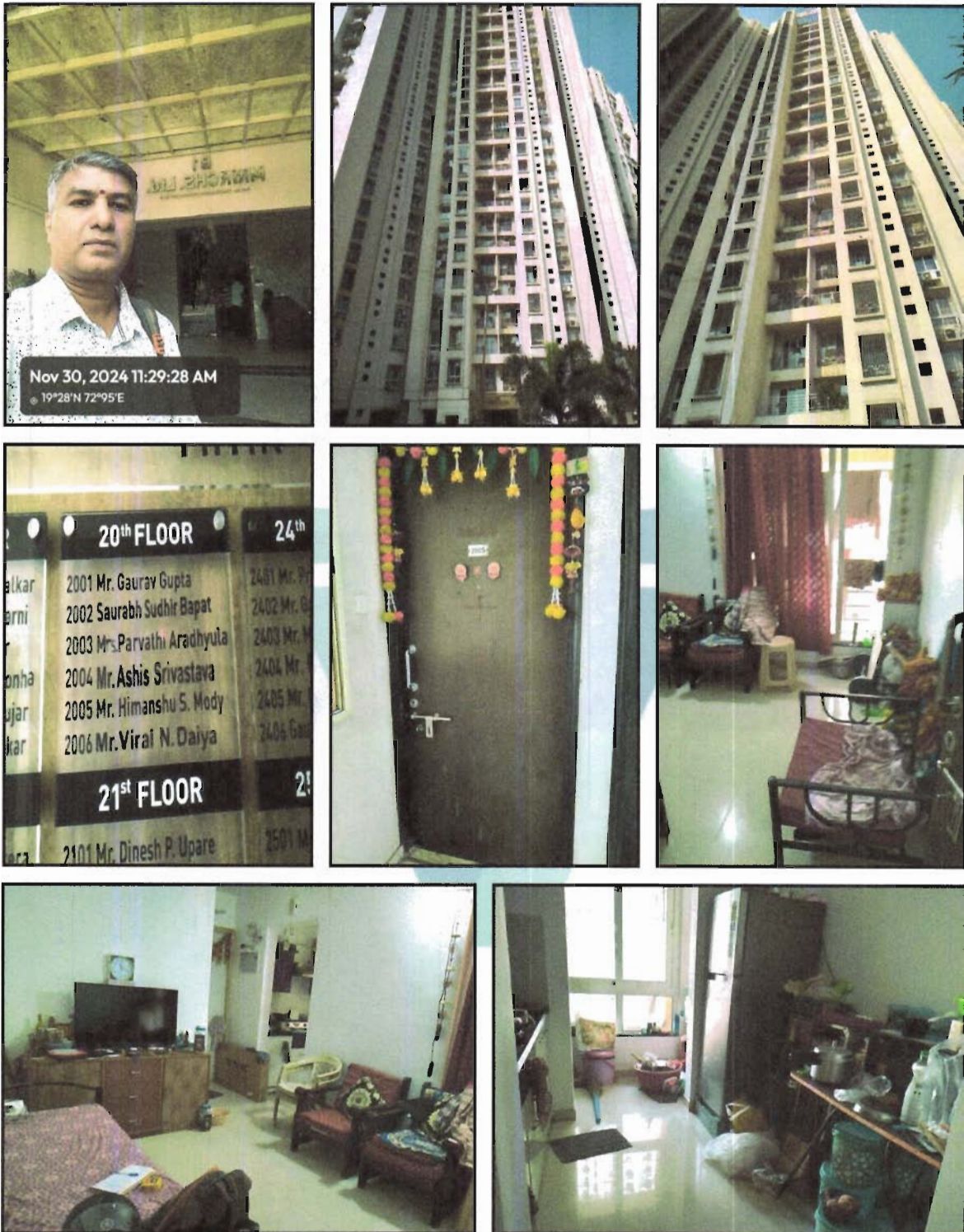
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Technical details		Main Building
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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.	: Superior White
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	: 3 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

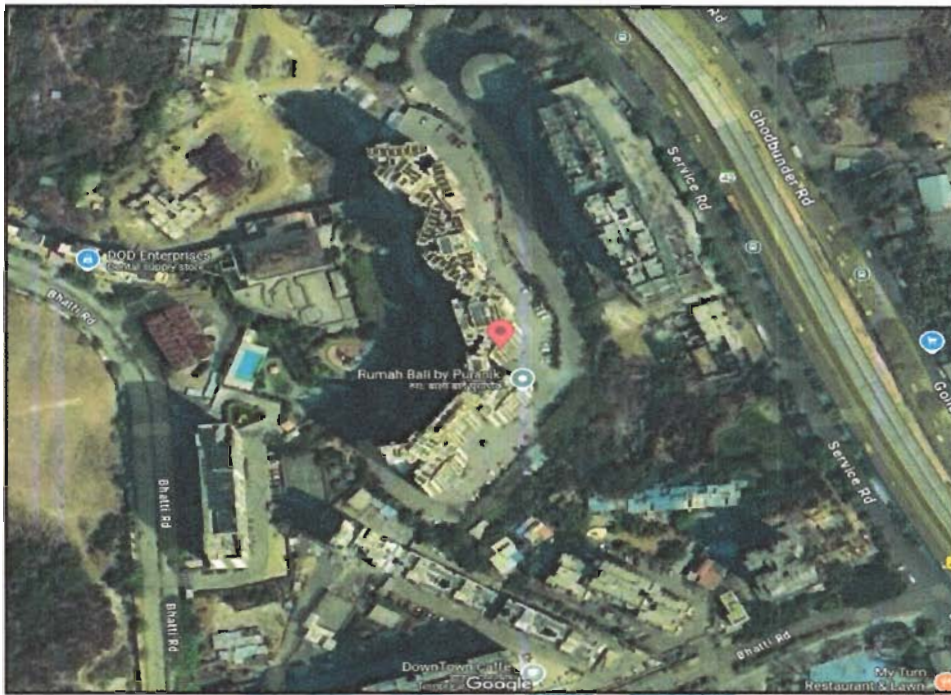
## Actual Site Photographs



## Actual Site Photographs



## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°16'50.3"N 72°57'14.9"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 11.6 km.).



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## Ready Reckoner Rate

DIVISION / VILLAGE : GHODBUNDER						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land. U - 2 ) All the Properties of Village Ghodbunder. Excluding Zone "U - 1"					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/34	27700	101400	103100	126800	103100
Survey No. 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 158, 161, 187, 188, 189, 190, 191, 193, 204, 2505, 206, 207, 208, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 230, 231, 232, 233, 234, 235, 236, 237, 239, 240, 241						
<a href="#" style="color: #2c3e50; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	101400			
Increase by 10% on Flat Located on 20 <sup>th</sup> Floor	10140			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,11,540.00</b>	<b>Sq. Mtr.</b>	<b>10,362.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	27700			
The difference between land rate and building rate(A-B=C)	83,840.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,05,671.00</b>	<b>Sq. Mtr.</b>	<b>9,817.00</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)	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



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## Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	470.00	564.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹14,043.00	₹11,702.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹66 Lac @ 14,042 per sq.ft. 1BHK 2Baths". Below this, it states "Estimated EMI ₹52,714" and "Flat/Apartment for Sale in Rumah Bali, Ghodbunder Road, Thane". The listing is verified and registered with RERA (Registration No: P51700000689). Key features include a carpet area of 470 sq.ft., a configuration of 1 Bedroom and 2 Bathrooms, and an address of Rumah Bali, Ghodbunder Road, Thane. The floor number is 16<sup>th</sup> of 28 floors, and the property is 1 to 5 years old. Nearby places listed include Thane Railway Station, Hypercity mall, NH 48, Children's Academy, and University of Mumbai Thane Sub-Campus.



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## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	437.00	524.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,188.00	₹11,823.00	-

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

Home > Property in Thane > Ghodbunder Road > Apartment in Ghodbunder Road > 1 BHK > 650 Sq-ft

**₹62.0 Lac** EMI - ₹28k | [How much loan can I get?](#)

1 BHK 650 Sq-ft Flat For Sale Ghodbunder Road, Thane

1 Bed 2 Baths 1 Covered Parking Semi-Furnished

**Carpet Area**  
437 sqft - ₹14,188/sqft

**Floor**  
24 (Out of 28 Floors)

**Additional Rooms**  
1 Store Room

**Developer**  
[Puranik Builders Ltd.](#)

**Transaction Type**  
Resale

**Facing**  
North - East

**Project**  
[Puraniks Rumah Bali](#)

**Status**  
Ready to Move

**Lifts**  
3

**Contact Agent**  
Arjun Kadav +91-79xxxxxxx

Get Phone No.

Download Brochure

Contact Agent

Get Phone No.

Last contact made 3 days ago

**More Details**

Price Breakup	₹62 Lac   ₹4,500 Monthly
Booking Amount	₹1.0 Lac
RERA ID	51700054824
Address	Ghodbunder Road owale Thane West, Ghodbunder Road, Thane, Maharashtra
Landmarks	owale Ghodbunder road Thane West
Furnishing	Semi-Furnished
Flooring	Vitrified, Ceramic Tiles, Marble, Granite

[View all details](#)

Description: prime location

Contact Agent

**About Project**

Explore Project →



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	429.00	514.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,287.00	₹11,072.00	-

1149974 08-02-2024 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 दस्ता क्रमांक : 11499/2023 नोंदणी : Region:G3m
<b>गावाचे नाव : भाईंदरपाडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3990094.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे मन.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 204,दुसरा मजला,बिल्डींग नं. बी-1,मितेर को.ऑप.हौ.सो.लि.,रुमाह बाली प्रोजेक्ट,भाईंदरपाडा,घोडबंदर रोड,ठाणे प.,सदनिकेचे क्षेत्रफळ 39.81 चौ.मी. कार्पेट व सोबत अलॉटेड पोडीयम पार्किंग स्पेस नं. पी3-05(बी1),सहीत.झोन नं.( Survey Number : Survey No. 197 (100), 12, 14, 15, 17 to 24. ; )	
(5) क्षेत्रफळ	39.81 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेथे.		
(7) दस्तावेज करून देणा-या लिनन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-महेश कुमार धानुका एचयुएफ लॅफे कार्श महेश कुमार धानुका . . वय.-59 पत्ता.-प्लॉट नं. 809बी, माळा नं. 8 वा मजला, इमारतीचे नाव: दि कॅमेरियास, ब्लॉक नं. , रोड नं. गोल्फ लिक्स, सेक्टर 42, गुडगांव, हरयाणा, हरियाणा, GURGAON. पिन कोड:-112009 पॅन नं.- AAAEM7206C	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-देवेंद्र मुखर्जी . . वय:-48; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: भगलक्ष्मी निकेतन, 34, ब्लॉक नं. राशिद बिमलेंद्र रॉय चौथरी रोड, विवेकानंद उद्ययान, रोड नं. निमता कलचर मोरे, निमता, नॉर्थ 24 परगनास, वेस्ट बंगाल, पश्चिम बंगाल, उत्तर 24 पानागास. पिन कोड:-700049 पॅन नं.-ANLPM2858E 2): नाव.-बासरी बागची . . वय:-39; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. 100, कालिबरी, 2 लेन, न्यू बराकपूर, वॉर्ड - 2, रोड नं. बॅरकपूर - 2, नॉर्थ 24 परगनास, पश्चिम बंगाल, उत्तर 24 पानागास. पिन कोड:-700131 पॅन नं.-AOYPB8931E	
(9) दस्तावेज करून दिल्याचा दिनांक	18/05/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11499/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	399000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	428.00	513.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,084.00	₹10,903.00	-

10619530 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : सह दु नि.ठाणे 12 दस्ता क्रमांक : 10619/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : भाईदरपाडा</b>			
(1) विलेखाचा प्रकार	अंमिमेंट टू सेल		
(2) मोबदला	5600000		
(3) बाजार भाव (भाडेपट्टे यांच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4321026.8		
(4) भू-मापन, पोटशिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे मन.पा.इतर वर्णन :सदनिका नं: 03,बिल्डिंग नं.बी 1,मितीर. माळा नं: तळ मजला, इमारतीचे नाव: मितीर को.ऑप.हौ.सो.लि., ब्लॉक नं: रुमाह वाली कॉम्प्लेक्स, रोड नं: घोडबंदर रोड ठाणे पश्चिम 400615, इतर माहिती: मौजे भाईदरपाडा येथील सदरच्या सदनिकेचे एकूण क्षेत्रफळ 39.76 चौ.मीटर कार्पेट आहे. सोबत एक बेसमेंट कार पार्किंग पी3-109 आहे. (( Survey Number : Survey Nos. Old 197 New 100, Hissa No. 12,14,15,17 to 24, Survey No. Old 202 New 101 Hissa No.5 ; ))		
(5) क्षेत्रफळ	39.76 चौ.मीटर		
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देण-या/सिद्धन ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शरदाबाई परवेश पटेल - - वय:-41 पत्ता:-प्लॉट नं. 301, माळा नं. - इमारतीचे नाव: बसू बेल, शिवमंदांनी इस्टेट, ब्लॉक नं: न्यू शोरीझोन स्कॉलरस स्कूल समोर, रोड नं: ऑफ घोडबंदर रोड,पारलीपारठा, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 फॅन नं:-AMPPP879834 2): नाव:-परवेश जगत पटेल - - वय:-71 पत्ता:-प्लॉट नं: 003, बी 1, माळा नं. - इमारतीचे नाव: मितीर, रुमाह वाली, ब्लॉक नं: पौस्त्यात प्रद्विर समोर, भाईदरपाडा, रोड नं: घोडबंदर रोड, लोधा रफ्लॅंडोरा समोर, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-AAEPP4014F		
(8) दस्तऐवज करून देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोषी गौतंभ सिंह - - वय:-46 पत्ता:-प्लॉट नं: सी-5/302, माळा नं. - इमारतीचे नाव: ब्रम्हॉठ फेज-4 को.ऑप.हौ.सो.लि., ब्लॉक नं: घोडबंदर रोड, रोड नं: आझाद नगर जवळ, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 फॅन नं:-BYUP54435A 2): नाव:-गौतंभ संकर्षण सिंह - - वय:-48 पत्ता:-प्लॉट नं: सी-5/302, माळा नं. - इमारतीचे नाव: ब्रम्हॉठ फेज-4 को.ऑप.हौ.सो.लि., ब्लॉक नं: घोडबंदर रोड, रोड नं: आझाद नगर जवळ, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 फॅन नं:-AUAPS6498J		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023		
(10)दस्ता नोंदणी केल्याचा दिनांक	24/07/2023		
(11)अनुक्रमांक, खंड व पृष्ठ	10619/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	392000		
(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 **30th November 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that 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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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 **₹ 59,10,925.00 (Rupees Fifty Nine Lakhs Ten Thousands Nine Hundred And Twenty Five 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: 2024.11.30 16:00:31 +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/87/2022-23

