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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. Rajendra D. Mankar & Mrs. Vaishali R. Mankar**

Residential Flat No. 3403, 34<sup>th</sup> Floor, Building No T6B, Wing - "**Miyana**", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°13'26.2"N 72°59'17.8"E

### Intended User:

**Cosmos Bank**

**Lower Parel Branch**

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013

**Thane** : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### Regd. Office

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3403, 34<sup>th</sup> Floor, Building No T6B, Wing - "Miyana", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar.**

### Boundaries of the property

North	: Tower 6A
South	: Tower 6C
East	: Chawls / Balkum Road
West	: Internal Road / Garden

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 **₹ 76,14,000.00 (Rupees Seventy Six Lakhs Fourteen Thousands 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.**

Director

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

Encl.: Valuation report



Residential Flat No. 3403, 34<sup>th</sup> Floor, Building No T6B, Wing - "Miyana", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 12.12.2024 for Housing Loan Purpose.
1	Date of inspection	11.12.2024
3	Name of the owner / owners	<b>Mr. Rajendra D. Mankar &amp; Mrs. Vaishali R. Mankar</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. 3403, 34 <sup>th</sup> Floor, Building No T6B, Wing - "Miyana", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.  <b>Contact Person :</b> Mayuresh Mankar (Owner's Representative) Contact No. 8080708038
6	Location, Street, ward no	Village - Dhokali, District - Thane
7	Survey / Plot No. of land	Village - Dhokali New Survey No - 43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, 46/3A & Others
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>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 395.00</b> (Area as per Site measurement) <b>Carpet Area in Sq. Ft. = 378.00</b> <b>Balcony Area in Sq. Ft. = 17.00</b></p> <p><b>Carpet Area in Sq. Ft. = 378</b> <b>Open Balcony in Sq. Ft.= 30</b> <b>Flowerbed Area in Sq. Ft. = 15</b></p> <p><b>All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p> <p><b>Carpet Area in Sq. Ft. = 423.00</b> (Area As Per Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 465.30</b> (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dhokali, Taluka - Thane, District - Thane, Pin - PIN Code - 400 607
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,900.00 (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	<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>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2024 (As Per Part 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.
	<p><b>Remark:</b></p> <ol style="list-style-type: none"> <li>As per site inspection, Flat No. 3403 &amp; 3404 are internally amalgamated to form a single flat having single entrance door.</li> <li>Kitchen not provided in the flat.</li> <li>For the purpose of valuation, we have considered the area as per agreement for sale.</li> <li>The said valuation is of Flat No. 3403 only.</li> </ol>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Lower Parel Branch Branch to assess Fair Market Value as on 12.12.2024 for Residential Flat No. 3403, 34<sup>th</sup> Floor, Building No T6B, Wing - "**Miyana**", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar**.

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

1)	Copy of Agreement for sale Document No.13281 / 2021 Dated 16.09.2021 between M/s. Dhruva Woollen Mills Pvt. Ltd(The Owner) And Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar(The purchaser).
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2)	Copy of Part Occupancy Certificate No.TMCB / PO / 2024 / APL / 00118 Dated 28.06.2024 issued by Thane Municipal Corporation.
3)	Copy of RERA Certificate No.P51700004574 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
4)	Copy of Amended Commencement Certificate V.P. No..S05 / 0106 / 16 / 88425 / TMC / TDD /2527/18 Dated 07.03.2018 issued by Thane Municipal Corporation.

### **Location**

The said building is located at Village - Dhokali, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 5.1 Km from Thane Railway Station.

### **Building**

The building under reference is having 01 basement + Lower Ground + Upper Ground Floor + 40 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. 34th Floor is having 4 Residential Flat. The building is having 4 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 34<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + 2 Toilet + Passage + Balcony.As per site inspection, Flat No. 3403 & 3404 are internally amalgamated to form a single flat having single entrance door. Kitchen not provided in the flat. The said valuation is of Flat No. 3403 only. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Proposed Powder coated aluminium sliding windows, Concealed Plumbing with Conduit & Concealed Electrical wiringetc.

### **Valuation as on 12th December 2024**

The Carpet Area of the Residential Flat	:	423.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2024 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	465.30 Sq. Ft. X ₹ 2,500.00 = ₹ 11,63,250.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,920/- per Sq. M. i.e. ₹ 14,393/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	423.00 Sq. Ft. X ₹ 18,000 = ₹76,14,000
Total Value of property as on 12th December 2024	:	₹76,14,000.00

(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)



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Fair value of the property as on 12th December 2024	:	₹ 76,14,000.00 - ₹ 0.00 = ₹ 76,14,000.00
Total Value of the property	:	₹ 76,14,000.00
The realizable value of the property	:	₹68,52,600.00
Distress value of the property	:	₹60,91,200.00
Insurable value of the property (465.30 X 2,500.00)	:	₹11,63,250.00
Guideline value of the property (465.30 X 14393.00)	:	₹66,97,063.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 3403, 34<sup>th</sup> Floor, Building No T6B, Wing - "Miyana", Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 76,14,000.00 (Rupees Seventy Six Lakhs Fourteen Thousands Only)** as on 12th December 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 **12th December 2024** is **₹ 76,14,000.00 (Rupees Seventy Six Lakhs Fourteen Thousands 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	:	01 basement + Lower Ground + Upper Ground Floor + 40 Upper Floors
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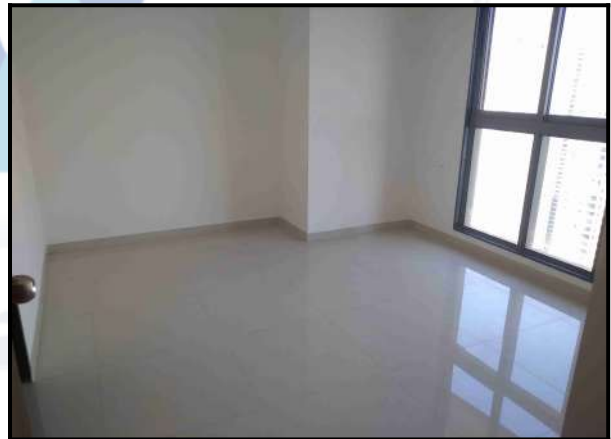


Technical details		Main Building								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 34 <sup>th</sup> Floor								
3	Year of construction	: 2024 (As Per Part Occupancy Certificate)								
4	Estimated future life	: 60 Years Subject to proper, 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, Proposed Powder coated aluminium 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 Conduit & Concealed Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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	: 4 Lifts								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								

Technical details		Main Building	
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



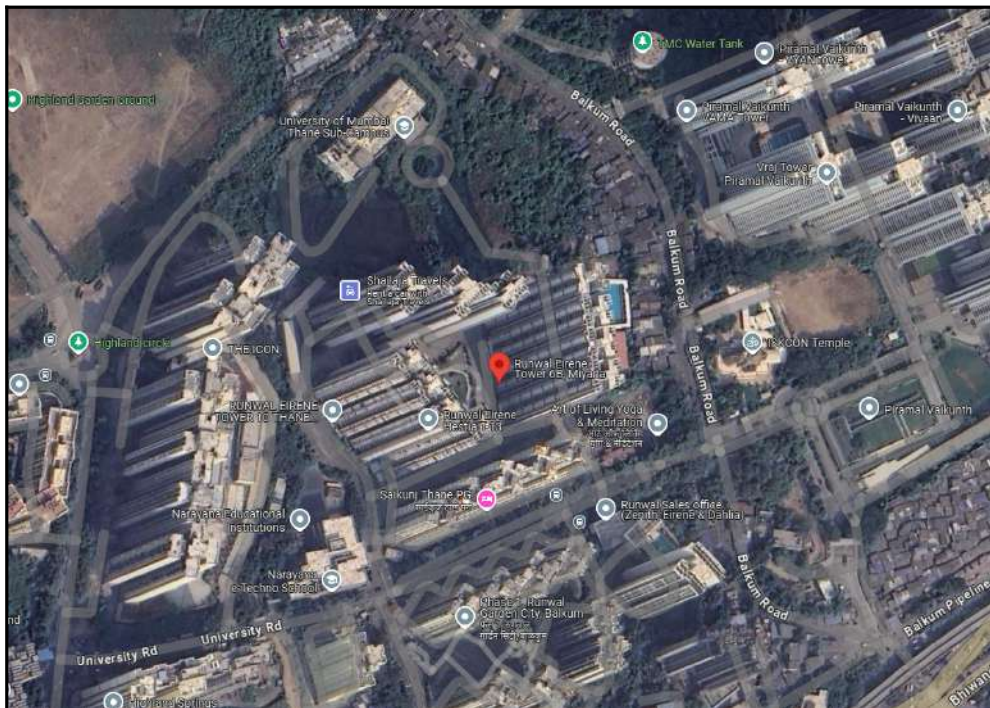
## Actual Site Photographs



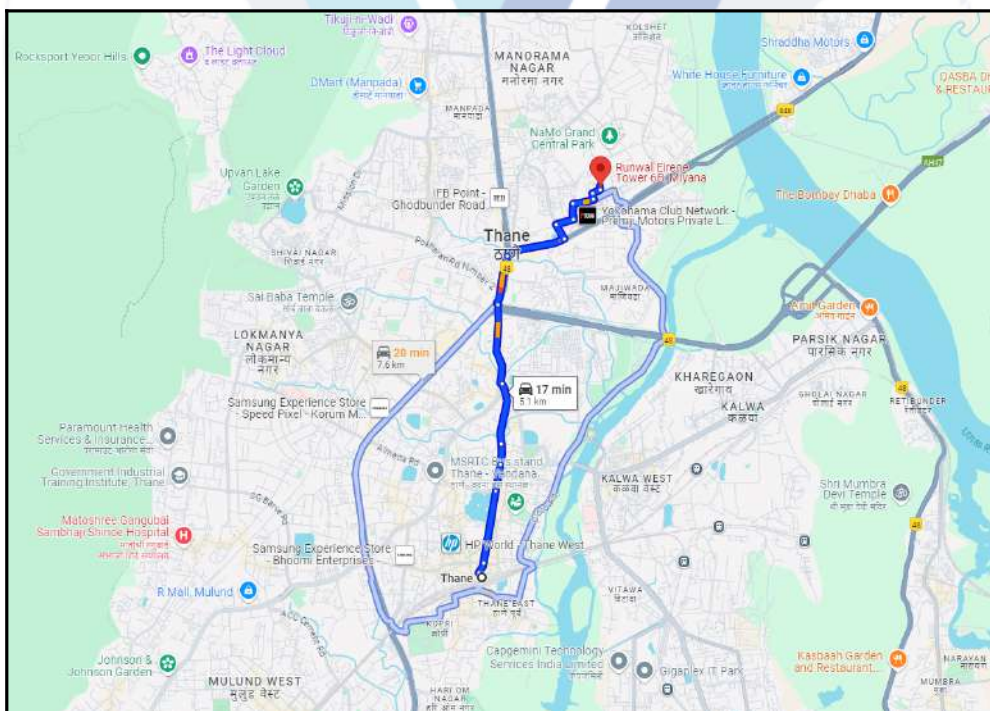
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°13'26.2"N 72°59'17.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.1 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : DHOKALI 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	Runwal Garden Housing Complex.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/33/3	51500	129100	138500	160900	138500
Survey No. 43(P), 44(P), 45(P), 46(P), 47(P), 48(P), 50(P), 51(P), 52(P), 53(P), 54(P), 55(P), 56(P)						
<a href="#" style="color: #00796b; text-decoration: none;">⇐ Compare With Previous Year</a> <span style="float: right; color: #00796b; text-decoration: none;">⇓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	129100			
Increase by 20% on Flat Located on 34 <sup>th</sup> Floor	25820			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,54,920.00</b>	<b>Sq. Mtr.</b>	<b>14,393.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	51500			
The difference between land rate and building rate(A-B=C)	103,420.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,54,920.00</b>	<b>Sq. Mtr.</b>	<b>14,393.00</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

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	424.00	466.40	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹18,868.00	₹17,153.00	-

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

Home » Property in Thane » Balkum Pada No 1 » Apartment in Balkum Pada No 1 » 1 BHK » 424 Sq-ft
Posted on: Dec 12, 24 Property ID: 75981995

**₹80.0 Lac** EMI - ₹36k | [Get pre-approved loan](#) VERIFIED ON SITE

1 BHK 424 Sq-ft Flat For Sale [Balkum Pada No 1, Thane](#)

1 Bed
 2 Baths
 1 Balcony
 1 Covered Parking

Carpet Area 424 sqft ~ ₹18,868/sqft	Developer <a href="#">Runwal Group</a>	Project <a href="#">Runwal Eirene</a>
Floor 22(Out of 40 Floors)	Transaction Type Resale	Status Ready to Move
Facing North - West	Lifts 3	Furnished Status Unfurnished

Contact Agent
Get Phone No.

**Contact Agent**

✓ Certified Agent ✓ RERA REGISTERED

**Anand Gowda** -91-9300000000

Get Phone No.

Download Brochure

**Top Agent in this Locality**

**Kunal Raut**  
Peacock Housing

PREFERRED AGENT

**22**

PROPERTIES  
FOR SALE

**17**

PROPERTIES  
FOR RENT

**3** ★

CUSTOMER  
RATING

View Profile
View Properties

**More Details**

Price Breakup	₹ 80 Lac
Booking Amount	₹ 5.0 Lac
RERA ID	0
Address	Balkum Pada, Thane, Balkum Pada No 1, Thane, Maharashtra
Landmarks	Reputed Schools, Banks, ATM are available near by vicinity.
Furnishing	Unfurnished
Flooring	Vitrified

[View all details ▾](#)

**Description:** It is 1 BHK Flat For Sale, Located in Balkum, Thane West. Its carpet area is 424 Sq.ft. It is spacious and good area to stay with all available amenities near by it. The society is... [Read more](#)

Contact Agent

**About Project**

Explore Project →

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	412.00	453.20	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹18,204.00	₹16,549.00	-

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

Home » Property in Thane » 580 Sq-ft
Posted on: Dec 12, 24 Property ID: 76267415

**₹75.0 Lac** EMI - ₹ 34k | [Get pre-approved loan](#)

1 BHK 580 Sq-ft Flat For Sale [Balkum Pada, Thane](#)

1 Bed 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 412 sqft ₹18,204/sqft	Developer <a href="#">Runwal Group</a>	Project <a href="#">Runwal Eirene</a>
Floor 28 (Out of 35 Floors)	Transaction Type New Property	Status Ready to Move
Facing North - East	Lifts 5	Furnished Status Unfurnished

✓ Opp Runwal Garden City, Balkum Pada, Thane West, Thane ✓ Newly Constructed Property

Contact Agent
Get Phone No.
Last contact made 3 days ago

**Contact Agent**  
**Nishant Chaudhary**  
+91-90XXXXXXX  
Get Phone No.

Download Brochure

### More Details

Price Breakup	₹75 Lac   ₹4,500 Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51700004574
Address	Opp Runwal Garden City, Balkum Pada, Thane West, Thane, Maharashtra, Balkum Pada, Thane, Maharashtra
Landmarks	Opp Runwal Garden City, Balkum Pada, Thane West, Thane
Furnishing	Unfurnished
Flooring	Granite, Marble, Marbonite, Mosaic, Normal Tiles/Kotah Stone, Vitrified, Wooden

[View all details ▾](#)

**Description:** Runwal Eirene in Balkum Pada, Thane has apartments available at an affordable budget range between Rs. 69.0 Lac 2.0 Cr. 4 towers with 40 stories, entertaining just 4 flats per flo... [Read more](#)

Contact Agent



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	422.65	464.91	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,036.00	₹14,579.00	-

1395174 26-01-2024 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 : 13951/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : ढोकाळी</b>		
(1)वितेखाचा प्रकार	करारनामा	
(2)मोबदला	6777710	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5460833.175	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे ढोकाळी,सदनिका नं 603,6 वा मजला,बिल्डिंग मियाना,टॉवर टी6 बी,आयरिन प्रोजेक्ट,कलर केम समोर,पिरामल हेल्थकेअर जवळ,ढोकाळी,ठाणे(प),सदनिकेचे क्षेत्र 35.11 चौ.मी. कार्पेट म्हणजेच 377.92 चौ.फुट कार्पेट,एनक्लोझ बाल्कनी 2.76 चौ मी क्षेत्र म्हणजेच 29.71 चौ फुट क्षेत्र आणि फ्लोअर बेड बाल्कनी 1.40 चौ मी क्षेत्र म्हणजेच 15.02 चौ फुट क्षेत्र,(झोन नं. 8/33/3)129100/-( ( Survey Number : 208 (P) To 212 (P). S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N.44, H.No.,1,2A, 2B, S.N.45, H.No.1A, 1B & 2 To 8, S.No.46., H.No. 1,2,3 A, 3B, 4 To, 17A, S, No. 47, H. No.2 To 5 & 7, S. No. 49, H. No 3 To 6 & 9, S. No. 50, H.No.1 & 2, S. No. 51, H.No.1 To 5,6A & 6B, 7 to 15. S. No. 52, H. No, 1 To 3, S, No. 53, H. No.1 To 3, S. No. 54, H. No.1 To 4, 5A, To 6,5B, 5C, 5G, 5D, & 8A S.No., 55, H. No.1A, 1B, & 2, S. No. 56, H. No.1 To 6 ; )	
(5) क्षेत्रफळ	422.65 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ध्रुव वुलन मिल्स प्रा. लि. चे अधिकृत स्वाक्षरीकार/संचालक संगिता प्रसाद यांच्या तर्फे कु मु ध्रुव वुलन मिल्स प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार रवीना नायर यांच्या तर्फे कु मु म्हणून सुधीर पालव वय:-65 पत्ता:-प्लॉट नं. -, माळा नं: 5 वा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार स्केअर, ब्लॉक नं: सायन चुनाभट्टी सिग्रल समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: सायन पुर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAACD3893P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदेश सत्यवान हुले -- वय:-39; पत्ता:-प्लॉट नं: सदनिका नं.105, माळा नं: बिल्डींग नं.एच-1, इमारतीचे नाव: कावेरी को ऑप हो सो, ब्लॉक नं: रौनक पार्क, कोकणी पाडा, रोड नं: पोखरण रोड नं.2, माजिवडा ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACBPH3325A 2): नाव:-सोनल दिलीप प्रभू -- वय:-36; पत्ता:-प्लॉट नं: सदनिका नं.105, माळा नं: बिल्डींग नं.एच-1, इमारतीचे नाव: कावेरी को ऑप हो सो, ब्लॉक नं: रौनक पार्क, कोकणी पाडा, रोड नं: पोखरण रोड नं.2,माजिवडा ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ASJP9455H	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13951/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	474500	
(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	567.96	624.76	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,918.00	₹15,379.00	-

20865335 02-12-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 20865/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : ढोकाळी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9608476	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8252794.96	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे ढोकाळी,सदनिका नं बी- 3802,38 वा मजला,विंग टी6,बिल्डींग आयरिन टी6बी-मियाना,आयरिन प्रोजेक्ट,कलर केम समोर,पिरामल हेल्थकेअर जवळ,ढोकाळी,ठाणे(प),सदनिकेचे क्षेत्र 520.330 चौ.फुट कार्पेट म्हणजेच 48.34 चौ.मी. कार्पेट,एनक्लोझ बाल्कनी 3.030 चौ मी म्हणजेच 32.610 चौ फुट आणि प्लोअर बेड 1.395 चौ मी म्हणजेच 15.020 चौ फुट,1 कार पार्किंग सह,(झोन नं. 8/33/3)129100/-( ( Survey Number : 43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B,5 ते 8, 46/3A/1,5B,6 ते 16 व 17A 47/2 ते 5, 7, 49/3 ते 6 आणि 9, 50/1, 2, 51/2B, 3, 4, 5, 6A, 6B,7 ते 15, 52/1 ते 3, 53/1, 2, 3, 54/1, 2, 3, 4, 5A + 6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2, 56/1 ते 6 ; ) )	
(5) क्षेत्रफळ	567.96 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:-रुणवाल डेव्हलपर्स प्रा.लि.चे संचालक/अधिकृत स्वाक्षरीकार सुजाता राव यांच्यातर्फे कु मु म्हणून रुणवाल डेव्हलपर्स प्रा.लि.तर्फे अधिकृत स्वाक्षरीकार खीना नायर यांच्यातर्फे कु मु म्हणून सुधीर पालव वय:- पत्ता:-प्लॉट नं. -, माळी नं: 5 वा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार स्केअर, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: सायन पुर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACR0395J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष गणपत सावंत वय:-52; पत्ता:-प्लॉट नं: 65, सदनिका नं.ए-201 , माळी नं. -, इमारतीचे नाव: गार्डन व्ह्यु को ऑ हो सो लि , ब्लॉक नं: -, रोड नं: सेक्टर-19 ऐरोली,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AWLPS8146E 2): नाव:-सोनाली संतोष सावंत वय:-45; पत्ता:-प्लॉट नं: 65, सदनिका नं.ए-201 , माळी नं. -, इमारतीचे नाव: गार्डन व्ह्यु को ऑ हो सो लि , ब्लॉक नं: -, रोड नं: सेक्टर-19 ऐरोली,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AWPPP2143J	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/11/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	20865/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	672600	
(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 **12th December 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.

## 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 **₹ 76,14,000.00 (Rupees Seventy Six Lakhs Fourteen Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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



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