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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Anand Madhukar Mayekar & Akansha Anand Mayekar**

Residential Flat No. 2401, 24th Floor, Building No D7, "**Dosti Vidisha**", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India.

Latitude Longitude : 19°12'23.1"N 72°57'31.7"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610

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

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2401, 24th Floor, Building No D7, "**Dosti Vidisha**", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India belongs to **Anand Madhukar Mayekar & Akansha Anand Mayekar**.

Boundaries of the property

North	: Dosti Vasudha Building
South	: Dosti Vrishti Building
East	: Internal Road
West	: Dosti Road / Garden & Parking Area

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 **₹ 1,68,32,822.00 (Rupees One Crore Sixty Eight Lakhs Thirty Two Thousands Eight Hundred And Twenty Two 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. 2401, 24th Floor, Building No D7, "Dosti Vidisha", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, 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 16.12.2024 for Bank Loan Purpose.
1	Date of inspection	14.12.2024
3	Name of the owner / owners	Anand Madhukar Mayekar & Akansha Anand Mayekar
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	Address: Residential Flat No. 2401, 24 th Floor, Building No D7, "Dosti Vidisha", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India. Contact Person : Anand Madhukar Mayekar (Owner) Contact No. 9322252229
6	Location, Street, ward no	Pokharan Road No. 1 Village - Panchpakhadi, District - Thane
7	Survey / Plot No. of land	Village - Panchpakhadi New Survey No - 144A/1P, 145/P, 146/5B,6B, 148/1B,2B,7,8B, 149/2B/3/3/3, 3/4, 4/1/3, 150/2,4,5 152/2,4, 165/4/5, 166/1, 169, 170, 171/1P, 2to9, 172/1,2,9, 173/A/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 869.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 803.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 963.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, Taluka - Thane, District - Thane, Pin - PIN Code - 400 606
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Anand Madhukar Mayekar & Akansha Anand Mayekar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Anand Madhukar Mayekar & Akansha Anand Mayekar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	35,800.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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	<i>COST OF CONSTRUCTION</i>	
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 16.12.2024 for Residential Flat No. 2401, 24th Floor, Building No D7, "**Dosti Vidisha**", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India belongs to **Anand Madhukar Mayekar & Akansha Anand Mayekar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.2662 / 2012 Dated 12.03.2012 between Messrs. Dosti Corporation (Vihar)(The Promoter) And Anand Madhukar Mayekar & Akansha Anand Mayekar(The purchaser).
2)	Copy of Deed of Correction / Rectification Document No.10607 / 2014 Dated 12.11.2014.
3)	Copy of Amended Commencement Certificate V.P. No..2007 / 23 / TMC / TDD / 332 Dated 31.01.2012 issued by Thane Municipal Corporation.
4)	Copy of Maintenance Bill Document No.89 Dated 01.04.2024 issued by SOCIETY.
5)	Copy of Electricity Bill Consumer No.000011437931 Dated 24.11.2024.
6)	Copy of Property Tax Receipt No.TMC242508100091 Dated 07.05.2024 issued by Thane Municipal Corporation.
7)	Copy of Occupancy Certificate V.P. No..2007 / 23 / TMC / TDD / 269 Dated 27.03.2015 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Panchpakhadi, Taluka - Thane, District - Thane, PIN Code - 400 606. The property falls in Residential Zone. It is at a traveling distance 4.7 from Thane Railway Station.



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Building

The building under reference is having 1 basement + Stilt + 1 Podium + 27 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. 24th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 24th Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage + Balcony.(i.e., 2.5 BHK) This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

Valuation as on 16th December 2024

The Carpet Area of the Residential Flat	:	803.00 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	:	963.60 Sq. Ft. X ₹ 2,700.00 = ₹ 26,01,720.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$:	13.50%
Amount of depreciation	:	₹ 3,51,378.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,615/- per Sq. M. i.e. ₹ 13,900/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,209/- per Sq. M. i.e. ₹ 13,026/- per Sq. Ft.
Value of property	:	803.00 Sq. Ft. X ₹ 21,400 = ₹1,71,84,200
Total Value of property as on 16th December 2024	:	₹1,71,84,200.00

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

Fair value of the property as on 16th December 2024	:	₹ 1,71,84,200.00 - ₹ 3,51,378.00 = ₹ 1,68,32,822.00
Total Value of the property	:	₹ 1,68,32,822.00
The realizable value of the property	:	₹1,51,49,540.00
Distress value of the property	:	₹1,34,66,258.00
Insurable value of the property (963.60 X 2,700.00)	:	₹26,01,720.00
Guideline value of the property (963.60 X 13026.00)	:	₹1,25,51,854.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2401, 24th Floor, Building No D7, "Dosti Vidisha", Dosti Vihar Complex, Behind Vedant Complex, Vartak Nagar, Pokharan Road No. 1,



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Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India for this particular purpose at **₹ 1,68,32,822.00 (Rupees One Crore Sixty Eight Lakhs Thirty Two Thousands Eight Hundred And Twenty Two Only)** as on 16th 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 **16th December 2024** is **₹ 1,68,32,822.00 (Rupees One Crore Sixty Eight Lakhs Thirty Two Thousands Eight Hundred And Twenty Two 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.



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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

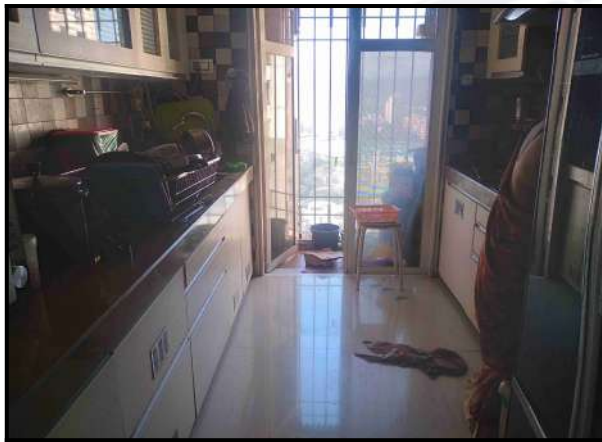
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Stilt + 1 Podium + 27 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 24 th Floor				
3	Year of construction	: 2015 (As per occupancy 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 with POP false Ceiling.				
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.					

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.	: 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	: 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

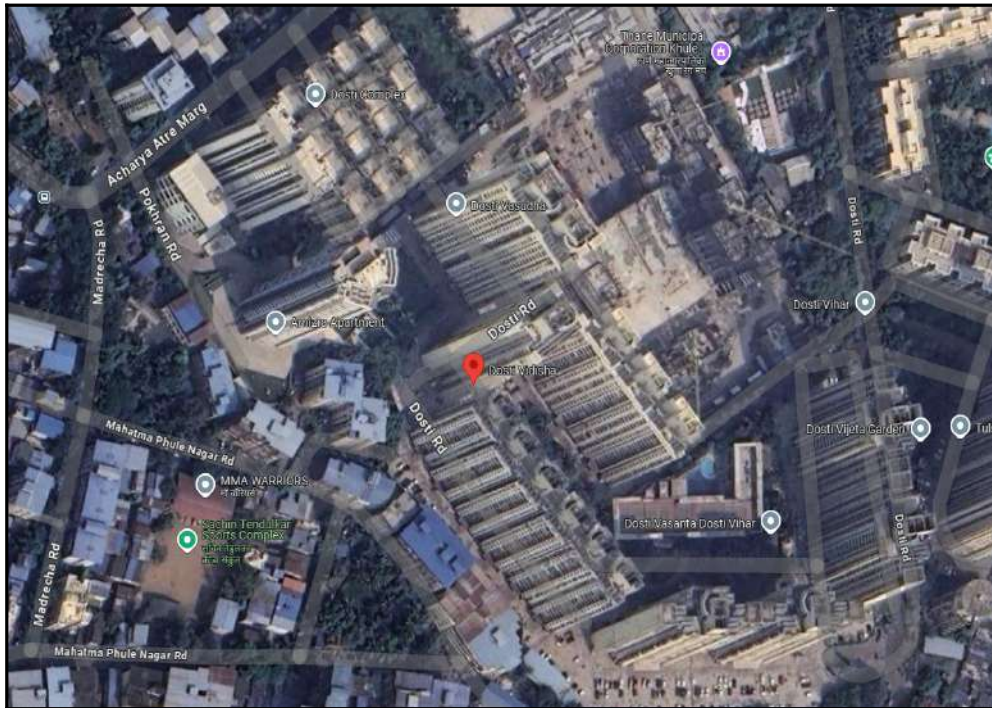
Actual Site Photographs



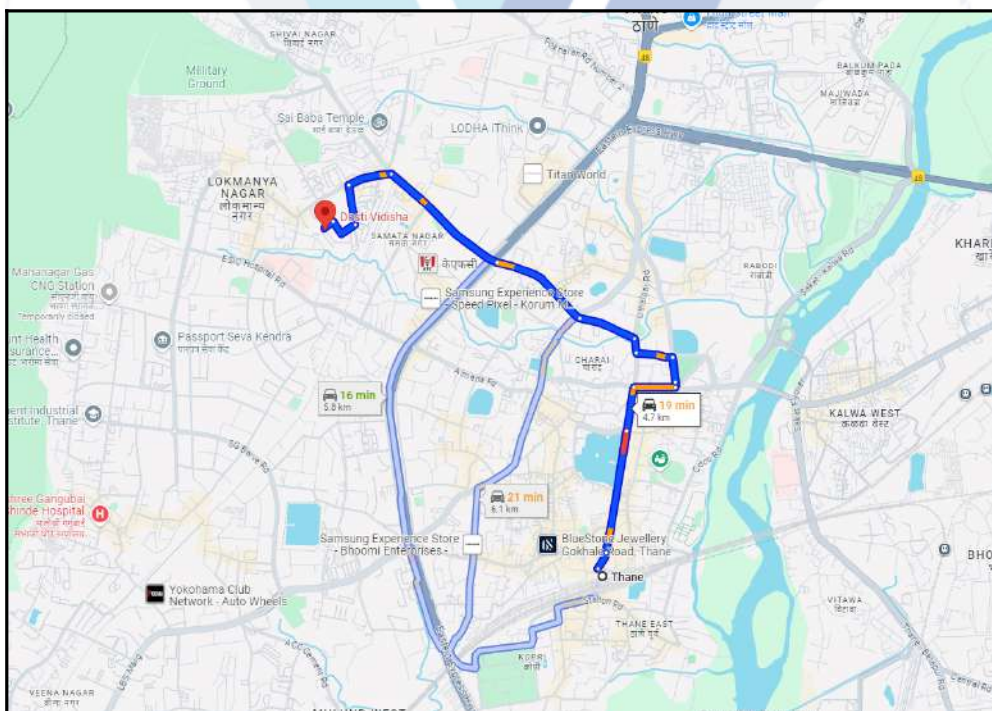
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'23.1"N 72°57'31.7"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.7).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs./)
SurveyNo	5/15-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक डी-टाईप	46000	101800	117500	127200	117500 चौ. मीटर
SurveyNo	5/15-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक इ-टाईप	46000	101800	117500	127200	117500 चौ. मीटर
SurveyNo	5/15-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक एफ-टाईप	46000	101800	117500	127200	117500 चौ. मीटर
SurveyNo	5/15-5ब) गावठाण गा.पाडा, डेअरी फार्म कॉफ व नर्सरी तलाव सर्वे नंबर	46000	101800	117500	127200	117500 चौ. मीटर
SurveyNo	5/16-5क) वागळे औद्योगिक वसाहत भुखंड ए-टाईप	45100	130100	143000	161400	143000 चौ. मीटर

1 2 3 4 5 6 7 8 9 10

Stamp Duty Ready Reckoner Market Value Rate for Flat	130100			
Increase by 15% on Flat Located on 24 th Floor	19515			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,49,615.00	Sq. Mtr.	13,900.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45100			
The difference between land rate and building rate(A-B=C)	104,515.00			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,40,209.00	Sq. Mtr.	13,026.00	Sq. Ft.

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



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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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	900.00	1,080.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,111.00	₹16,759.00	-

99acres

Enter Locality / Project / Society / Landmark

Post property

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Samata Nagar > 3 BHK Flats for sale in Samata Nagar

Posted on Dec 09, 2024 | Ready to move

₹1.81 Cr

@ 20,111 per sq.ft.

Estimated EMI ₹ 1,44,565

3BHK 2Baths

Flat/Apartment for Sale

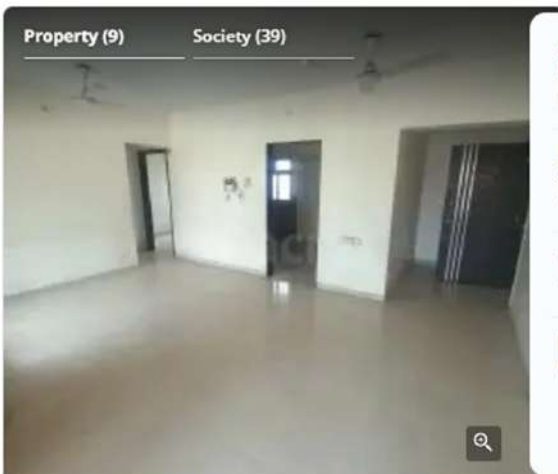
in Dosti Vihar, Samata Nagar, Thane West

Contact Dealer FREE

Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews



Area

Carpet area: 900 sq.ft. (83.61 sq.m.)

Configuration

3 Bedrooms, 2 Bathrooms, 1 Balcony

Price

₹ 1.81 Crore

@ 20,111 per sq.ft. [View Price Details](#)

Address

Dosti Vihar

Samata Nagar, Thane West

Floor Number

16th of 30 Floors

Facing

East

Overlooking

Club, Park/Garden, Main Road, Pool

Property Age

1 to 5 Year Old

Places nearby

Samata Nagar, Thane West View All (50)

Lakadi Pool Market

Sai Temple Vartak Nagar

Sai Dham Hospital

Siddhivinayak Hospital

Apeksha Maternity and

Why you should consider this property?


Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	756.00	907.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,444.00	₹16,204.00	-

nagicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Log

₹1.47 Cr EMI - ₹66k | [Can I afford it?](#)

2 BHK 1080 Sq-ft Flat For Sale [Vartak Nagar, Thane](#)



2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area	Project	Floor
756 sqft ~ ₹19,444/sqft	Dosti Vidisha	4(Out of 21 Floors)
Transaction Type	Status	Facing
Resale	Ready to Move	South -West
Furnished Status	Type Of Ownership	Age Of Construction
Unfurnished	Co-operative Society	5 to 10 years

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.47 Cr
Address	dosti vihar pokhran rd no 1, Vartak Nagar, Thane, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹66299 ⓘ Apply for Home Loan
Type of Ownership	Co-operative Society
Overlooking	Garden/Park, Pool

View all details ▾

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	850.00	1,020.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,765.00	₹18,137.00	-

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Samata Nagar > 3 BHK Flats for sale in Samata Nagar

Posted on Dec 12, 2024 | Ready to move

₹1.85 Cr

@ 21,764 per sq.ft.

Estimated EMI ₹1,47,760

3BHK 2Baths

Flat/Apartment for Sale

in Dosti Vihar, Samata Nagar, Thane West

Contact Dealer FREE

Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (11)

4 people viewed this property this week

+ Area

Carpet area: 850 sq.ft.

(78.97 sq.m.)

+ Configuration

3 Bedrooms, 2 Bathrooms, 1 Balcony

+ Price

₹ 1.85 Crore+ Govt Charges & Tax

@ 21,764 per sq.ft. [View Price Details](#)

+ Address

Dosti Vihar

Samata Nagar, Thane West

+ Floor Number

19th of 21 Floors

+ Facing

North

+ Overlooking

Park/Garden, Pool

+ Property Age

5 to 10 Year Old

+ **Places nearby**

1234, Samata Nagar, Thane West View All (50)

+ Lakadi Pool Market
+ Sai Temple Vartak Nagar
+ Sai Dham Hospital
+ Siddhivinayak Hospital
+ Apeksha Maternity and →

Transaction Type: + Resale

Gated Community: + Yes

Property Code: **U67783904**

Property Ownership: + Freehold

Parking: + 1 Covered

Flooring: + Marble

Water Source: + 24*7 Water

Furnishing: + Semifurnished

Power Backup: + None

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	803.00	963.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,174.00	₹16,812.00	-

12/14/24, 5:22 PM	igr_5232	
5232335	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 5
27-01-2024		दस्त क्रमांक : 5232/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :
		Regn:63m
गावाचे नाव : पांचपाखाडी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	16200000	
(3) बाजारभावभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	12099950.5	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 201,दुसरा मजला,दोस्ती विदिशा बिल्डींग,दोस्ती विदिशा(दोस्ती विहार)को-ऑप.हो.सो.लि.,दोस्ती विहार कॉम्प्लेक्स,ऑफ पोखरण रोड नं.1,वर्तकनगर,ठाणे प.,सदनिकेचे क्षेत्रफळ 74.60 चौ.मी. कार्पेट व सोबत बेसमेंट कार पार्किंग स्पेस नं. बी-46 सहीत,झोन नं.((Survey Number : Survey No. 144A/1(pt), 145(pt), 146/5B,6B, 148/1B,2B,3,7,8B, 149/2B, 149/3/2,4, 4/1, 4/3, 150/2,4,5, 152/4, 165/5, 166/1, 169, 170, 171/1(pt) to 9, 172/1,2, 173A/1, ;))	
(5) क्षेत्रफळ	74.60 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-डॉ. वैशाली उत्तम तांबे . . वय:-42 पत्ता:-प्लॉट नं. 201, माळा नं. दुसरा मजला, दोस्ती विदिशा बिल्डींग, इमारतीचे नाव: दोस्ती विदिशा (दोस्ती विहार) को-ऑप.हो.सो.लि., ब्लॉक नं. दोस्ती विहार कॉम्प्लेक्स, रोड नं. ऑफ पोखरण रोड नं.1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AIQPG2639D 2): नाव.-डॉ. उत्तम विष्णू तांबे . . वय:-44 पत्ता:-प्लॉट नं. 201, माळा नं. दुसरा मजला, दोस्ती विदिशा बिल्डींग, इमारतीचे नाव: दोस्ती विदिशा (दोस्ती विहार) को-ऑप.हो.सो.लि., ब्लॉक नं. दोस्ती विहार कॉम्प्लेक्स, रोड नं. ऑफ पोखरण रोड नं.1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AGDPT5892J 3): नाव.-विष्णू जिवाजी तांबे . . वय:-77 पत्ता:-प्लॉट नं. 201, माळा नं. दुसरा मजला, दोस्ती विदिशा बिल्डींग, इमारतीचे नाव: दोस्ती विदिशा (दोस्ती विहार) को-ऑप.हो.सो.लि., ब्लॉक नं. दोस्ती विहार कॉम्प्लेक्स, रोड नं. ऑफ पोखरण रोड नं.1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAOPT7519F	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रियरंजन माने . . वय:-36; पत्ता:-प्लॉट नं. 2603, 26 वा मजला, माळा नं. ए विंग, दास्ती वसुधा बिल्डींग, इमारतीचे नाव: दोस्ती वसुधा को-ऑप.हो.सो.लि., ब्लॉक नं. दोस्ती विहार कॉम्प्लेक्स, रोड नं. ऑफ पोखरण रोड नं.1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AVUPM8363R	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	05/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5232/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1134000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
https://api.real-value.co.in:5001/igrSearch/65b47b852c39752b95ba3f9a		
	1/2	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	803.00	963.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,435.00	₹14,529.00	-

12/14/24, 5:21 PM	igr_6287	
6287335 27-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 6287/2023 नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	14000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12686376.25	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 502,पाचवा मजला,दोस्ती विदीशा बिल्डींग,दोस्ती विदीशा(दोस्ती विहार)को-ऑप.हो.सो.लि.,दोस्ती विहार कॉम्प्लेक्स,वर्तकनगर,पोखरण रोड नं. 1,ठाणे प.,सदनिकेचे क्षेत्रफळ 803 चौ.फुट म्हणजेच 74.60 चौ.मी. कार्पेट व सोबत एक कार पार्किंग स्पेस नं. पी-855 सहीत,झोन नं.5/16G-5क((Survey Number : Survey No. 144A/1(pt), 145(pt), 146/5B,6B, 148/1B,2B,3,7,8B, 149/2B, 149/3/2.4, 4/1, 4/3, 150/2,4,5, 152/4, 165/5, 166/1, 169, 170, 171/1(pt) to 9, 172/1,2, 173A/1, :))	
(5) क्षेत्रफळ	803 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:-कार्थिक रेड्डीवार . वय:-35 पत्ता:-प्लॉट नं: 502, माळा नं: पाचवा मजला, दोस्ती विदीशा बिल्डींग, इमारतीचे नाव: दोस्ती विदीशा (दोस्ती विहार) को-ऑप.हो.सो.लि., ब्लॉक नं: दोस्ती विहार कॉम्प्लेक्स, रोड नं: वर्तकनगर, पोखरण रोड नं. 1, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AUJPR1484N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित सुभाष मुळे . वय:-44; पत्ता:-प्लॉट नं: डी/303, माळा नं: . इमारतीचे नाव: संकल्प 2 को-ऑप.हो.सो.लि., ब्लॉक नं: पिपरी पाडा कॉर्नर, गोकुळधाम मार्केट, रोड नं: मालाड पू., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGBPM5486F 2): नाव:-रेणुका अजित मुळे . वय:-39; पत्ता:-प्लॉट नं: डी/303, माळा नं: . इमारतीचे नाव: संकल्प 2 को-ऑप.हो.सो.लि., ब्लॉक नं: पिपरी पाडा कॉर्नर, गोकुळधाम मार्केट, रोड नं: मालाड पू., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AEPPI4696J	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6287/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	980000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th 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 **₹ 1,68,32,822.00 (Rupees One Crore Sixty Eight Lakhs Thirty Two Thousands Eight Hundred And Twenty Two 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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