



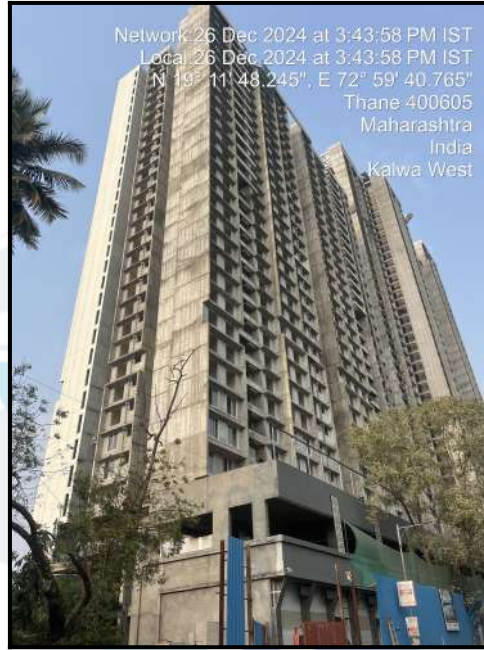
**VASTUKALA**  
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Prajakta Rajendra Solkar & Mr. Rajendra Shivram Solkar**

Residential Flat No. A-1212, 12<sup>th</sup> Floor, Wing - A, "**Ashar Arize N. M. M. Society Tower A**", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India.

Latitude Longitude : 19°11'51.0"N 72°59'43.4"E

### Intended User:

**Cosmos Bank**  
**APMC Vashi Branch**

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703

### Our Pan India Presence at :

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

### 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](mailto:mumbai@vastukala.co.in)

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



## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A-1212, 12<sup>th</sup> Floor, Wing - A, "Ashar Arize N. M. M. Society Tower A", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India belongs to **Mrs. Prajakta Rajendra Solkar & Mr. Rajendra Shivram Solkar.**

Boundaries	:	Building	Flat
North	:	Mumbai - Pune Highway	External visit only
South	:	Internal Road	External visit only
East	:	Ashar Arize Tower B	External visit only
West	:	Jai Trimurti CHSL	External visit only

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 **₹ 92,99,000.00 (Rupees Ninety Two Lakhs Ninety Nine Thousands Only) After completion of construction works.** As per Site Inspection 76% Construction Work is Completed.

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

### Our Pan India Presence at :

- Nanded
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- Pune
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- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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Residential Flat No. A-1212, 12<sup>th</sup> Floor, Wing - A, "Ashar Arize N. M. M. Society Tower A", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, 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 02.01.2025 for Housing Loan Purpose.
1	Date of inspection	26.12.2024
3	Name of the owner / owners	<b>Mrs. Prajakta Rajendra Solkar &amp; Mr. Rajendra Shivram Solkar</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. A-1212, 12 <sup>th</sup> Floor, Wing - A, "Ashar Arize N. M. M. Society Tower A", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Sachin Swamy (Site Engineer) Contact No. 8652208309
6	Location, Street, ward no	Old Mumbai - Pune Road Village - Kalwa, District - Thane
7	Survey / Plot No. of land	CTS No - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547 of Village - Kalwa New Survey No - 122/2, 120/1, 122/8, 122/9, 124, 125/1/1, 125/2, 126/2, 126/3/2, 127/1
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 547.00 (Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 601.70 (Carpet Area + 10%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Taluka - Thane, District - Thane, Pin - PIN - 400 605
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?	Building Under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Building Under Construction
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	Building Under Construction
	(ii) Portions in their occupation	Fully Building Under Construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 23,000/- Expected rental income per month after completion

	(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 – 2025 (As per site information)
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> As building is under construction internal visit not allowed at site, The details about the property has been provided by Site Engineer – Mr. Sachin Swamy (Contact No. 8652208309)</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 02.01.2025 for Residential Flat No. A-1212, 12<sup>th</sup> Floor, Wing - A, "**Ashar Arize N. M. M. Society Tower A**", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India belongs to **Mrs. Prajakta Rajendra Solkar**.

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

1)	Copy of Agreement for sale Registration No. 28919/2022 Dated 30.12.2022 between M/s. Ashar Ventures(The Promoter) And Mrs. Prajakta Rajendra Solkar & Mr. Rajendra Shivram Solkar(The Allottee).
2)	Copy of Commencement Certificate V.P. No.. S08/0114/21/TMC/TDD/4209/22 Dated 27.09.2022 issued by Thane Municipal Corporation.
3)	Copy of RERA Certificate No. P51700034565 Dated 11.04.2022.

### Location

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

### Building

The building under reference is having Stilt + 3 Podiums + 30 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and Proposed 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 12th Floor is having 14 Residential Flat. The building is having 6 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 12<sup>th</sup> Floor As per Agreement Sale Plan, the composition of Residential Flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets (i.e 2 BHK). This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.etc.

### Valuation as on 2nd January 2025

The Carpet Area of the Residential Flat	:	547.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2025 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	601.70 Sq. Ft. X ₹ 2,500.00 = ₹ 15,04,250.00
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	:	₹ 79,750/- per Sq. M. i.e. ₹ 7,409/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	547.00 Sq. Ft. X ₹ 17,000 = ₹92,99,000
Total Value of property as on 2nd January 2025	:	₹92,99,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 2nd January 2025</b>	:	<b>₹ 92,99,000.00 - ₹ 0.00 = ₹ 92,99,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 92,99,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹83,69,100.00</b>
<b>Distress value of the property</b>	:	<b>₹74,39,200.00</b>
<b>Insurable value of the property (601.70 X 2,500.00)</b>	:	<b>₹15,04,250.00</b>
<b>Guideline value of the property (601.70 X 7409.00)</b>	:	<b>₹44,57,995.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-1212, 12<sup>th</sup> Floor, Wing - A, "**Ashar Arize N. M. M. Society Tower A**", Tower A, Old Mumbai - Pune Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India for this particular purpose at **₹ 92,99,000.00 (Rupees Ninety Two Lakhs Ninety Nine Thousands Only)** as on 2nd January 2025

**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 **2nd January 2025** is **₹ 92,99,000.00 (Rupees Ninety Two Lakhs Ninety Nine 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.



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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:

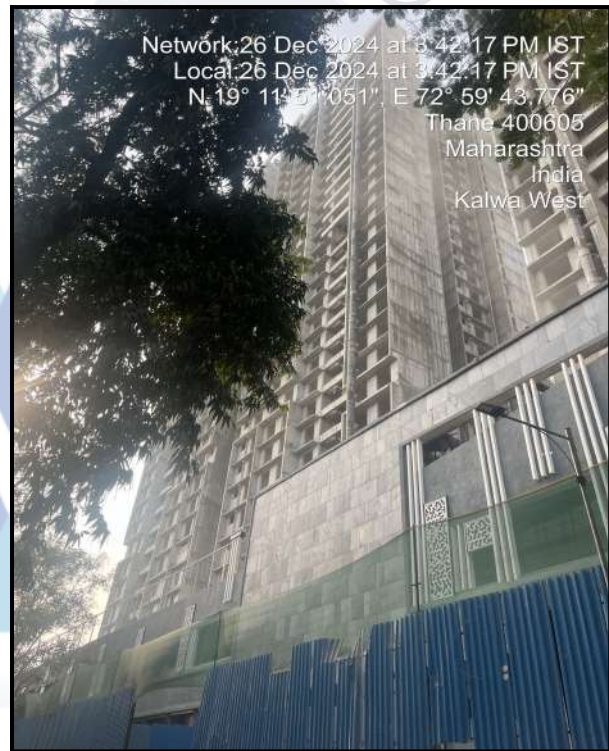
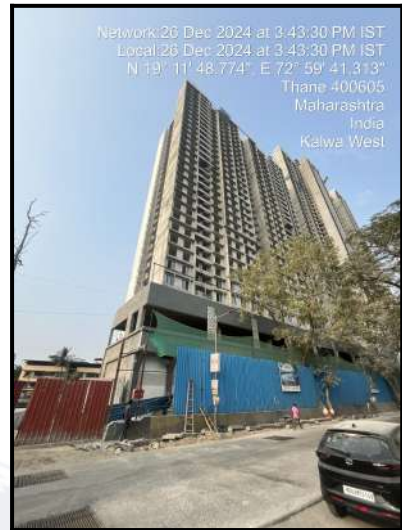
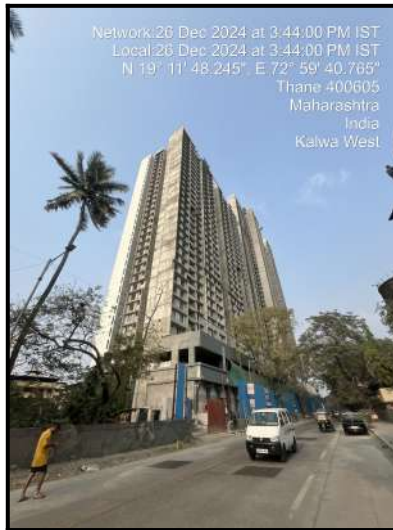
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 3 Podiums + 30 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 12 <sup>th</sup> Floor				
3	Year of construction	: 2025 (As per site information)				
4	Estimated future life	: 0 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 Proposed 6" Thk. Brick Masonery.				
8	Partitions	: Proposed 6" Thk. Brick Masonery.				
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Proposed Vitrified tiles flooring.				
11	Finishing	: Proposed Cement Plastering.				
12	Roofing and terracing	: Proposed 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.	: Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: Proposed 6 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	: Proposed Connected to Municipal Sewerage System

# Actual Site Photographs



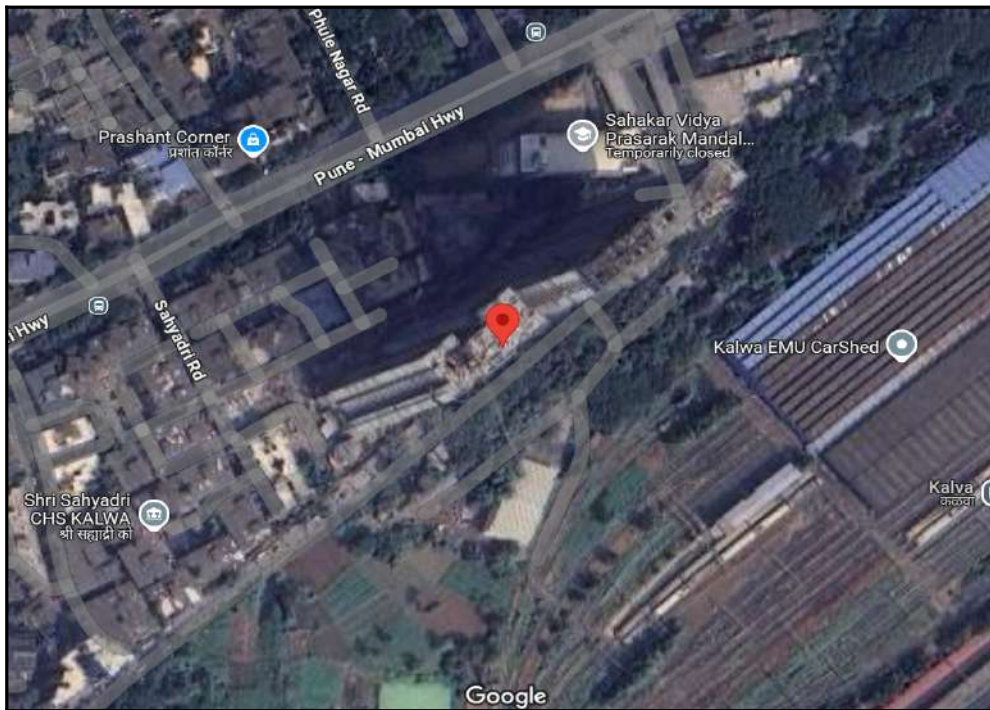
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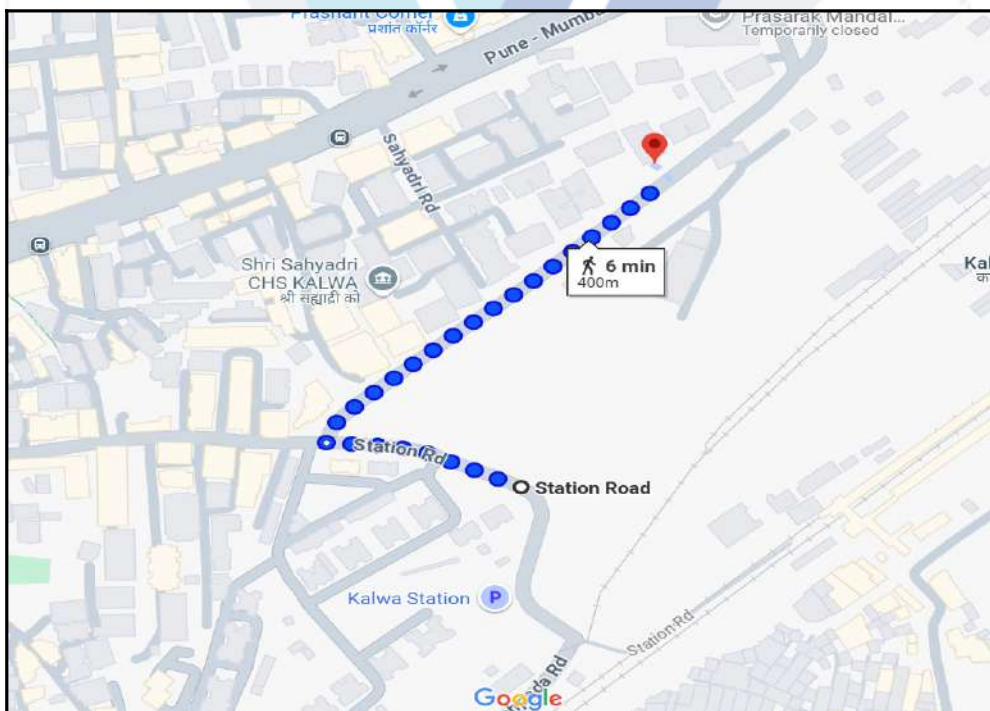
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## Route Map of the property



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



**Longitude Latitude: 19°11'51.0"N 72°59'43.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 400m).

## Ready Reckoner Rate

DIVISION / VILLAGE : KALWA 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	10C) Triangular Portion between Railway Line and Highway. (Tika No. 5)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/53/C	26600	72500	83100	103900	83100
<small>Tika No. 5. C. T. S. No. 5/650, 5/651, 5/652, 5/653, 5/654, 5/655, 5/804, 5/805, 5/806, 5/807, 5/808, 5/809, 5/810, 5/811, 5/1168, 5/1169, 5/1170, 5/1171, 5/1172, 5/1173, 5/1174, 5/1175, 5/1176, 5/1177, 5/1178, 5/1179, 5/1180, 5/1181, 5/1182, 5/1183, 5/1184, 5/1185, 5/1186, 5/1187, 5/1188, 5/1189, 5/1190, 5/1191, 5/1192, 5/1193, 5/1194, 5/1195, 5/1196, 5/1197, 5/1198, 5/1199, 5/1200, 5/1201, 5/1202, 5/1203, 5/1204, 5/1205, 5/1206, 5/1207, 5/1208, 5/1209, 5/1210, 5/1211, 5/1212, 5/1213, 5/1228, 5/1227, 5/1228, 5/1229, 5/1230, 5/1231, 5/1232, 5/1233, 5/1234, 5/1235, 5/1236, 5/1237, 5/1238, 5/1239, 5/1240, 5/1241, 5/1242, 5/1243, 5/1244, 5/1245, 5/1246, 5/1205, 5/1305, 5/1307, 5/1308, 5/1309, 5/1310, 5/1311, 5/1312, 5/1313, 5/1314, 5/1315, 5/1316, 5/1317, 5/1318, 5/1319, 5/1320, 5/1321, 5/1322, 5/1323, 5/1324, 5/1325, 5/1327</small>						
<a href="#" style="color: blue; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	72500			
Increase by 10% on Flat Located on 12 <sup>th</sup> Floor	7250		T.M.	
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>79,750.00</b>	<b>Sq. Mtr.</b>	<b>7,409.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26600			
The difference between land rate and building rate(A-B=C)	53,150.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>79,750.00</b>	<b>Sq. Mtr.</b>	<b>7,409.00</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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	635.00	698.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,835.00	₹20,759.00	-

The screenshot displays the 99acres website interface for the 'Ashar Arize' project. Key elements include:

- Header:** 99acres logo, search bar with 'Thane X' and 'Add more' options, and a 'Post property' button.
- Project Overview:** 'Ashar Arize' located in Kalwa, Thane. It features a 'View Number' button and a 'Contact Builder' button.
- Construction Status:** 'Under Construction' with a completion date of 'Dec, 2027'.
- Price Range:** ₹ 89 L - 1.45 Cr + Charges.
- Apartment Options:**
  - 1 BHK Apartment:** Carpet Area 457 - 477 sq.ft. (42.46 - 44.31 sq.m.), Price ₹ 89 L + Charges.
  - 2 BHK Apartment:** Carpet Area 645 - 663 sq.ft. (59.92 - 61.59 sq.m.), Price ₹ 1.45 Cr + Charges.
- Why you should consider Ashar Arize?:**
  - Located at very prime location in Kalwa, 7mins from Thane station & 2 mins from Kalwa station.
  - Expansive 47,000 sqft amenity space curated for comfort and leisure.
  - Unobstructed hill and city views.

## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	477.00	524.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹17,820.00	₹16,200.00	-

HOUSING.COM Buy In Thane Download App List Property Free Saved

+ Add

Overview Promotions Furnishings Amenities Ratings and Reviews Price Trends Locality Project Q&A

**Property Location**  
Ashar Arize, Kharegaon, Kalwa, Thane

**Around This Property**

**School**  
Sahakar Vidya Prasarak  
Mandal Secondary School  
**2 mins**  
(0.6 km)

**Hospital**  
Chhatrapati Shivaji Maharaj  
Hospital, Kalwa  
**1 min**  
(0.6 km)

[View more on Maps](#)

**Contact Seller**

**GIRISH S BAJAJ**  
HOUSING EXPERT  
+9170211....

**Please share your contact**

Name

+91 Phone

Email

I agree to be contacted by Housing and agents via  
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

**Still deciding?**  
Shortlist this property for now & easily come back to it later.

Share

**Property Overview**

<p>Project Name <b>Ashar Arize</b></p> <p>Price <b>₹85.0 L</b></p> <p>Bedrooms <b>1</b></p> <p>Parking <b>1 Covered and 1 Open Parking</b></p> <p>Added <b>More than a month ago</b></p>	<p>Brokerage <b>No Charge</b> <a href="#">Access Zero Brokerage Properties &gt;</a></p> <p>Carpet Area <b>477 sq.ft</b></p> <p>Bathrooms <b>1</b></p> <p>Balcony <b>1</b></p>
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**About this property**

Best 1 BHK Flat for modern-day lifestyle is now available for sale. Grab this 1 BHK property for sale in one of Thane's top location, Kalwa. It is situated on floor 12. The total number of floors in this Flat is 45. The property price of this unit is Rs 85.0 L. Monthly maintenance costs Rs 8. The carpet

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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	457.00	502.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,378.00	₹14,889.00	-

12/26/24, 3:02 PM		freesearchgrsvice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx	
20536	<b>सूची क्र.2</b>		दुय्यम निबंधक : दु.नि. ठाणे 9
28-12-2024			दस्त क्रमांक : 20/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:83m
<b>गावाचे नाव : कळवा</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7488000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3811506		
(4) भू-मापन,पोटहिसा व परकमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: बी - 702, माळा नं: 7 वा मजला, इमारतीचे नाव: आशर अराइज टॉवर बी आणि सी, ब्लॉक नं: कळवा पश्चिम,ठाणे, रोड नं: जुना मुंबई पूना रोड, इतर माहिती: सदनिकेचे क्षेत्र - 40.00 चौ मीटर कार्पेट + वापरण्यायोग्य बाल्कनी क्षेत्र - 2.50 चौ मीटर, 1 कार पार्किंग सहित(झोन नं - 14 / 53 /क - 10 क)(( C.T.S. Number : सी एस नं - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547 ; ))		
(5) क्षेत्रफळ	42.50 चौ.मीटर		
(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.-मे आशर व्हॅचर्स तर्फे अधिकृत स्वीक्षरीकर्ता आयूसी अजय आशर तर्फे कबुलीजबाबा करिता कु मु म्हणून लता सुंदरम वय:-61 पत्ता.-प्लॉट नं. -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, अॅग्रीकल्चर ऑफिस जवळ, ठाणे पश्चिम, रोड नं: 16 सेठ, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAXFA5020H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सदिच्छा विनोद कोळवणकर वय:-31; पत्ता.-प्लॉट नं: रूम नं - 16, माळा नं. -, इमारतीचे नाव: सहाद्री सोसायटी, ब्लॉक नं: बिल्डिंग नं. 06, कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CFDPK9841M 2): नाव.-प्रसाद प्रकाश पवार वय:-38; पत्ता.-प्लॉट नं: रूम नं - 16, माळा नं: -, इमारतीचे नाव: सहाद्री सोसायटी, ब्लॉक नं: बिल्डिंग नं. 06, कळवा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASYPP7427N 3): नाव.-प्रकाश दत्ताराम पवार वय:-68; पत्ता.-प्लॉट नं: रूम नं - 16, माळा नं: -, इमारतीचे नाव: सहाद्री सोसायटी, ब्लॉक नं: बिल्डिंग नं 06, कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFYPP6367G		
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	01/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	20/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	524200		
(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.		
https://freesearchgrsvice.maharashtra.gov.in/IsaritaHTMLReportSuchiKramank2_RegLive.aspx		1/2	

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	645.00	709.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,925.00	₹15,386.00	-

12/26/24, 3:04 PM		freesearchignrsvrvice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
575536	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9	
26-12-2024		दस्ता क्रमांक : 575/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
<b>गावाचे नाव : कळवा</b>			
(1)वित्तखाचा प्रकार	करारनामा		
(2)मोबदला	10916500		
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5386439		
(4) भू.मापन,पोटहिसा व परकमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: बी - 1908, माळा नं: 19 वा मजला, इमारतीचे नाव: आशर अराइज टॉवर बी आणि सी, ब्लॉक नं: कळवा पश्चिम,ठाणे, रोड नं: जुना मुंबई पूना रोड, इतर माहिती: सदनिकेचे क्षेत्र - 57.18 चौ मीटर कार्पेट + वापरण्यायोग्य बाल्कनी क्षेत्र - 2.70 चौ मीटर.,1 कार पार्किंग सहित(झोन नं - 14 / 53 /क - 10 क),( ( C.T.S. Number : सी एस नं - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547; ) )		
(5) क्षेत्रफळ	59.88 चौ मीटर		
(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:-मे आशर व्हॅचर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयूशी अजय आशर तर्फे कबुलीजबाबा करिता कु मु म्हणून लता सुंदरम वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, ऑफिस जवळ, ठाणे पश्चिम, रोड नं: 16 रोड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAAXFA5020H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परशराम भाऊपाटील रोळके वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पोस्ट नांदुर शिंगोटे, तालुका सिन्नर, जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, गास:ईक. पिन कोड:-422606 पॅन नं:-CHEP95575F 2): नाव:-रोहिणी परशराम रोळके वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पोस्ट नांदुर शिंगोटे, तालुका सिन्नर, जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, NASHIK. पिन कोड:-422606 पॅन नं:-MDSP50871A		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	09/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	575/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	764200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सोरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchignrsvrvice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx		1/2	



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd January 2025**

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 **₹ 92,99,000.00 (Rupees Ninety Two Lakhs Ninety Nine 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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