

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Tarun Virji Gada & Smt. Priti Tarun Gada**

Residential Flat No. 604, 6th Floor, "Manas Residency Co-op. Hsg. Soc. Ltd.", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, India.

Latitude Longitude : 19°11'34.9"N 72°58'14.7"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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|  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

 www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, "**Manas Residency Co-op. Hsg. Soc. Ltd.**", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, India belongs to **Shri. Tarun Virji Gada & Smt. Priti Tarun Gada.**

Boundaries	:	Building	Flat
North	:	Veer Savarkar Road	Flat No. 606, Lift & Passage
South	:	Under Construction Building	Flat No. 605
East	:	Ghantali Devi Road	Flat No. 603
West	:	Wing - B & HP Petrol Pump	Passage

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 **₹ 75,37,500.00 (Rupees Seventy Five Lakhs Thirty Seven Thousands Five Hundred 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

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Residential Flat No. 604, 6th Floor, "**Manas Residency Co-op. Hsg. Soc. Ltd.**", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, 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 24.02.2025 for Housing Loan Purpose.
1	Date of inspection	20.02.2025
3	Name of the owner / owners	Shri. Tarun Virji Gada & Smt. Priti Tarun Gada
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. 604, 6 th Floor, " Manas Residency Co-op. Hsg. Soc. Ltd. ", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, India. Contact Person : Mr. Jainam Gada (Owner's Relative) Contact No. 9920996699
6	Location, Street, ward no	Near Teen Petrol Pump Village - Panchpakhadi, Thane (West) District - Thane
7	Survey / Plot No. of land	CTS No - 15, Tika No. 15 of Village - Panchpakhadi
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. = 377.24 (Area as per Site measurement) Carpet Area in Sq. Ft. = 375.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 450.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 602
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 - Shri. Tarun Virji Gada & Smt. Priti Tarun Gada
	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 - Shri. Tarun Virji Gada & Smt. Priti Tarun Gada
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	16,000/- 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?	N.A.
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 flat in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2005 (Approx.)

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, Naupada to assess Fair Market Value as on 24.02.2025 for Residential Flat No. 604, 6th Floor, "**Manas Residency Co-op. Hsg. Soc. Ltd.**", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, India belongs to **Shri. Tarun Virji Gada & Smt. Priti Tarun Gada.**

We are in receipt of the following documents:

1)	Copy of Agreement Document No.3903/2002 Dated 13.06.2002 between M/s. Krishna Developers(The Developers) And Shri. Tarun Virji Gada & Smt. Priti Tarun Gada(The Purchaser).
2)	Copy of Development Permission Document No.P. NO. 94 / 115 / TMC / TDD / 1956 Dated 26.02.2002 issued by Thane Municipal Corporation.
3)	Copy of Society Share Certificate Document No.- Dated 17.01.2010 And Shri. Tarun Virji Gada & Smt. Priti Tarun Gada.
4)	Copy of Society Maintenance Bill Document No.- Dated 01.07.2005.
5)	Copy of Electricity Bill Consumer No.000019173925 Dated 20.01.2025.

Location

The said building is located at Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602. The property falls in Residential Zone. It is at a traveling distance 1.9 Km. from Thane Railway Station.

Building

The building under reference is having Stilt + 9 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 normal. The building is used for Residential purpose. 6th Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 24th February 2025

The Carpet Area of the Residential Flat	:	375.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (Approx.)
Expected total life of building	:	60 Years
Age of the building	:	20 Years
Cost of Construction	:	450.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,25,000.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$:	30.00%
Amount of depreciation	:	₹ 3,37,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,745/- per Sq. M. i.e. ₹ 11,403/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,10,676/- per Sq. M. i.e. ₹ 10,282/- per Sq. Ft.
Value of property	:	375.00 Sq. Ft. X ₹ 21,000 = ₹78,75,000.00
Total Value of property as on 24th February 2025	:	₹78,75,000.00

(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)

Fair value of the property as on 24th February 2025	:	₹ 78,75,000.00 - ₹ 3,37,500.00 = ₹ 75,37,500.00
Total Value of the property	:	₹ 75,37,500.00
The realizable value of the property	:	₹67,83,750.00
Distress value of the property	:	₹60,30,000.00
Insurable value of the property (450.00 X 2,500.00)	:	₹11,25,000.00
Guideline value of the property (450.00 X 10282.00)	:	₹46,26,900.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 604, 6th Floor, "Manas Residency Co-op. Hsg. Soc. Ltd.", Near Teen Petrol Pump, Veer Savarkar Marg, Naupada, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, India for this particular purpose at **₹ 75,37,500.00 (Rupees Seventy Five Lakhs Thirty Seven Thousands Five Hundred Only)** as on 24th February 2025

NOTES

- 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 **24th February 2025** is **₹ 75,37,500.00 (Rupees Seventy Five Lakhs Thirty Seven Thousands Five Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

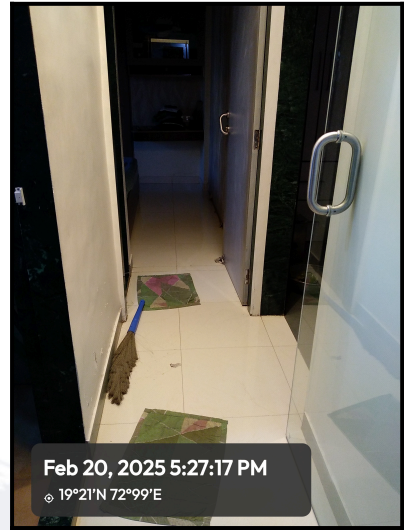
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

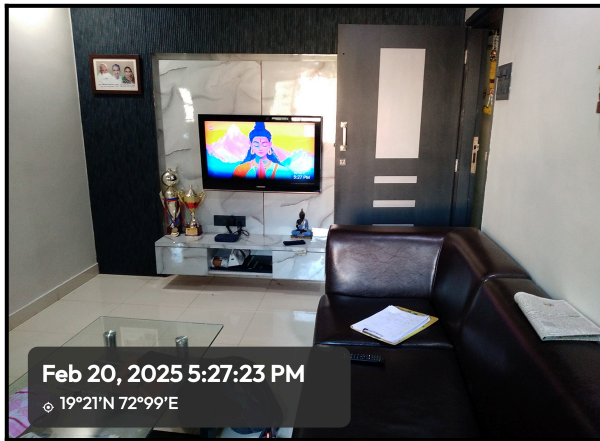
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 9 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 2005 (Approx.)				
4	Estimated future life	: 40 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, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	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	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

Actual Site Photographs



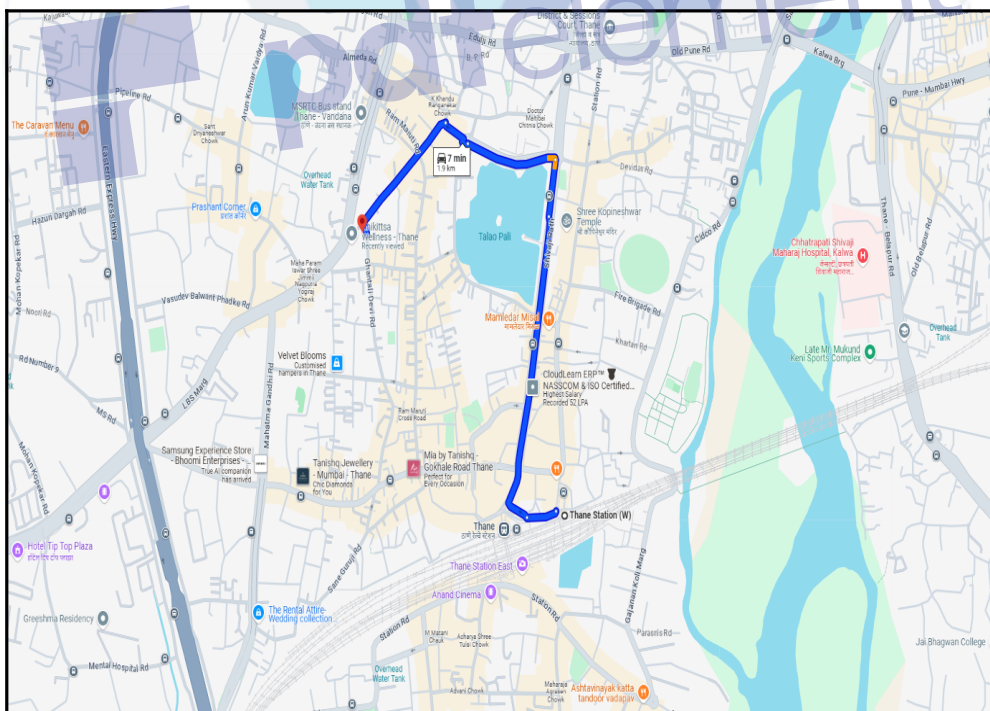
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'34.9"N 72°58'14.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.9 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	5/19/4/A-गौतम सिंधू मोनालीसा या निवासी संकूला करीता	52500	106000	127800	153200	127800	चौ. मीटर
SurveyNo	5/19/5-5फ) उत्तरेस पाचपाखाडी गावाची हदद, दक्षिणेस नुरी बाग रोडवरुन अल्मेडा रोडने पूर्व द्रुतगती महामार्गापर्यंत पश्चिमेस पूर्व द्रुतगती महामार्ग, पूर्वस लालबहादूर शास्त्री मार्ग यातील भूभाग	62400	116900	135800	178300	135800	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	116900			
Increase by 5% on Flat Located on 6 th Floor	5845			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,22,745.00	Sq. Mtr.	11,403.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	62400			
The difference between land rate and building rate(A-B=C)	60,345.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,10,676.00	Sq. Mtr.	10,282.00	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
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	Naupada, Thane West		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	343.00	411.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,866.00	₹18,222.00	-

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1 RK Flat In Amar Vaishali Chs For Sale In Na...
Ram Maruti Rd Chowk near Shri Gajanan Maharaj Temple

₹ 75 Lacs
Negotiable

₹ 42,985/Month
Estimated EMI

490
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1rk Flat for Sale in Thane / Property Details

Photos
Location

Shortlist
+11

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

3
Balcony

Car
Parking

Oct 27, 2024
Posted On

Immediately
Possession

Amar Vaishali Chs
Apartment

Partial
Power Backup

The owner will be showing this property at 11:00 AM on 23 February!! Join Visit >

Contact
Schedule Visit

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: Bank Of Baroda Mulund East Railway Station Bus Stop Mango Hotels - Airoli, Navi Mumbai

Jupiter Hospital Thane MovieMax - Wonder Mall

Overview

<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Age of Building</p> <p style="margin: 0;">1-3 Years</p> </div> </div>	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Ownership Type</p> <p style="margin: 0;">Self Owned</p> </div> </div>
<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Maintenance Charges</p> <p style="margin: 0;">₹10.6 Per Sq.Ft/M</p> </div> </div>	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Flooring</p> <p style="margin: 0;">Vitrified Tiles</p> </div> </div>
<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Builtup Area</p> <p style="margin: 0;">490 Sq.Ft</p> </div> </div>	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div> <p style="font-size: 0.8em; margin: 0;">Carpet Area</p> <p style="margin: 0;">343 Sq.Ft</p> </div> </div>

Activity On This Property

🔍 199

Unique Views

♥ 4

Shortlists

📞 6

Contacted

Powered By: NBEstimate

Sale Trend in mumbai

VASTUKALA
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Price Indicators

Property	Manas Residency, Thane West		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	451.00	541.20	649.44
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,173.00	₹18,477.00	₹15,398.00

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Sign up
Log in
Menu

1 BHK Flat In Manas Residency For Sale I...

Manas Residency, CHS, Near Teen Petrol Thane West, ...

Loan Verified

₹ 1 Crore

Negotiable

₹ 57,314/Month

Estimated EMI

650

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bhk Flat for Sale in Thane / Property Details

Photos
Location

Shortlist

1 Bedroom

No. of Bedroom

Jan 20, 2025

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

1

Balcony

Manas Residency

Apartment

Bike and Car

Parking

Partial

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: Bank Of Baroda Mulund East Railway Station Bus Stop Mango Hotels - Airoli, Navi Mumbai

Jupiter Hospital Thane MovieMax - Wonder Mall

Overview

<p> Age of Building 5-10 Years</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges ₹2.6 Per Sq.Ft/M</p>	<p> Flooring Marble/Granite</p>
<p> Builtup Area 650 Sq.Ft</p>	<p> Furnishing Status Semi Furnish Now</p>

Activity On This Property

54

Unique Views

0

Shortlists

1

Contacted

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Sale Trend in mumbai

Sale Instances

Property	Naupada Thane West		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	601.00	721.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,208.00	₹15,173.00	-

24/02/2025, 10:47	igr_3649	
3649536 18-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 3649/2025 नोदणी : Regn:63m
गावाचे नाव : नौपाडा		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10943000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8076362	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: झोन नं. 3/12/सी-6ब-2, मौजे नौपाडा, ता. जि. ठाणे येथील टिका नं. 18, सिटी सर्व्हे नं. 84, 86बी, 90, सर्व्हे नं 17, हिस्सा नं 1 पार्ट, 1 सी. सदनिका क्र. 1203, 12 वा मजला, नवयुग को-ऑपरेटिव्ह हौसिंग सोसायटी, छत्रपती संभाजी रोड, नौपाडा, ठाणे - 400602... सदनिका क्षेत्र 601 चौ.फुट कार्पेट म्हणजेच 55.83 चौ.मी. कार्पेट व सोबत 1 कवर्ड कार पार्किंगसह, ((C.T.S. Number : 84, 86B, 90, TIKANO. 18, S. NO. 17/IPART, 17/1C ;))	
(5) क्षेत्रफळ	601 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आराधना बिल्डर्स अँड डेव्हलपर्स एलएलपी तर्फे भागिदार केदार बी. बापट वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ए/203, ईरिस बिल्डिंग, लोढा पराडाईज, माजिवडे, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- ABCFA1160E 2): नाव:-मे. आराधना बिल्डर्स अँड डेव्हलपर्स एलएलपी तर्फे भागिदार मनिष लक्ष्मण पाटील वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ए/203, ईरिस बिल्डिंग, लोढा पराडाईज, माजिवडे, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- ABCFA1160E 3): नाव:-मान्यता देणार - नवयुग को-ऑपरेटिव्ह हौसिंग सोसायटी यांच्या तर्फे कु. मु. म्हणून मे. आराधना बिल्डर्स अँड डेव्हलपर्स एलएलपी तर्फे भागिदार केदार बी. बापट वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: नवयुग को-ऑपरेटिव्ह हौसिंग सोसायटी लि., सिटीएस नं. 84, 86ए, 86बी, 90, छत्रपती संभाजी रोड, विष्णु नगर, नौपाडा, ठाणे पश्चिम, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:- 4): नाव:-मान्यता देणार - नवयुग को-ऑपरेटिव्ह हौसिंग सोसायटी यांच्या तर्फे कु. मु. म्हणून मे. आराधना बिल्डर्स अँड डेव्हलपर्स एलएलपी तर्फे भागिदार मनिष लक्ष्मण पाटील वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: नवयुग को-ऑपरेटिव्ह हौसिंग सोसायटी लि., सिटीएस नं. 84, 86ए, 86बी, 90, छत्रपती संभाजी रोड, विष्णु नगर, नौपाडा, ठाणे पश्चिम, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विराग केशवजी गाला वय:-41; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी - 703, रौनक टॉवर, गोखले रोड, गोखले हॉल, ठाणे पश्चिम, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-A1YPGS849B 2): नाव:-स्वीटी विराग गाला वय:-40; पत्ता:-प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: बी - 703, रौनक टॉवर, गोखले रोड, गोखले हॉल, ठाणे पश्चिम, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-APCPG4292B	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2025	
(10) दस्त नोदणी केल्याचा दिनांक	18/02/2025	

Sale Instances

Property	Naupada Thane West		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	823.00	987.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,264.00	₹17,720.00	-

24/02/2025, 10:42 3164335 19-02-2025 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 : 3164/2025 नोंदणी : Regn:63m	
गावाचे नाव : नौपाडा		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	17500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9931033	
(4) भू-मापन,पोलहिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: तुलसी वृंदावन को. ऑप.हौ.सो.लि., ब्लॉक नं: हरेकृष्णा पेंडसे लेन, ब्राम्हण सोसायटी, रोड नं: नौपाडा, ठाणे प., इतर माहिती: झोन नं. 3/12/आय 6ब-2,सदनिकेचे क्षेत्रफळ 64.20 चौ.मीटर कारपेट अधिक 12.35 चौ.मीटर कारपेट टेरेस. सोबत अलोटेड पार्किंग स्पेस बिअरिंग नं. 21 सहित असून अशा मिळकतीचे नोंदणीकृत दस्त क्रमांक टनन-2/4407/2025 दिनांक 12/02/2025 रोजी नोंदणीकृत करण्यात आलेल्या करारनाम्यात बाजारभाव रक्कम रुपये 99,31,033/- मोबदल्याची रक्कम रूपये 1,75,00,000/- असे असून त्यावर मोबदला प्रमाणे मुद्रांक शुल्क रक्कम रूपये 12,25,000/- व नोंदणी फी रक्कम रूपये 30,000/- असे वसूल करण्यात आले असून सदरच्या दस्तात उर्वरित बाकी रक्कम रूपये या अंतीम खरेदीखतद्वारे देण्यात आलेली असून सादर दस्ताचे अंतीम खरेदीखत आज रोजी नोंदणीकृत करण्यात येत आहे.((Survey Number : सिटीएस नं. 595, टिका नं. 3, टीपीएस 2 ;))	
(5) क्षेत्रफळ	64.20 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:-रेखा किरण मुळे - वय:-71 पत्ता:-प्लॉट नं: सदनिका क्रं. ए-4, माळा नं: -, इमारतीचे नाव: श्री मेघ मल्हार को. ऑप.हौ.सो.लि., ब्लॉक नं: गावंड पथ, मल्हार थियेटर जवळ, रोड नं: नौपाडा, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAVPM8537F 2): नाव:-निरंजन किरण मुळे तर्फे कु मु म्हणून रेखा किरण मुळे - वय:-71 पत्ता:-प्लॉट नं: सदनिका क्रं. ए-4, माळा नं: -, इमारतीचे नाव: श्री मेघ मल्हार को. ऑप.हौ.सो.लि., ब्लॉक नं: गावंड पथ, मल्हार थियेटर जवळ, रोड नं: नौपाडा, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AFLPM4905L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राधिका सुबोध कुंटे - वय:-30; पत्ता:-प्लॉट नं: प्लॉट क्रं. 29, माळा नं: -, इमारतीचे नाव: मानस, कांजूर को. ऑप.हौ.सो.लि., ब्लॉक नं: वीर सावरकर रोड, रोड नं: भांडूप पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-CQFPK5246R 2): नाव:-अनुराग अनिरुध्द गाडगीळ - वय:-33; पत्ता:-प्लॉट नं: सदनिका क्रं. 301, माळा नं: -, इमारतीचे नाव: वटवृक्ष, ब्लॉक नं: हरी पेंडसे लेन, रोड नं: ब्राम्हण सोसायटी, नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BEEPG0612R	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	18/02/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	3164/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th February 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 **₹ 75,37,500.00 (Rupees Seventy Five Lakhs Thirty Seven Thousands Five Hundred 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.

An ISO 9001 : 2015 Certified Company

