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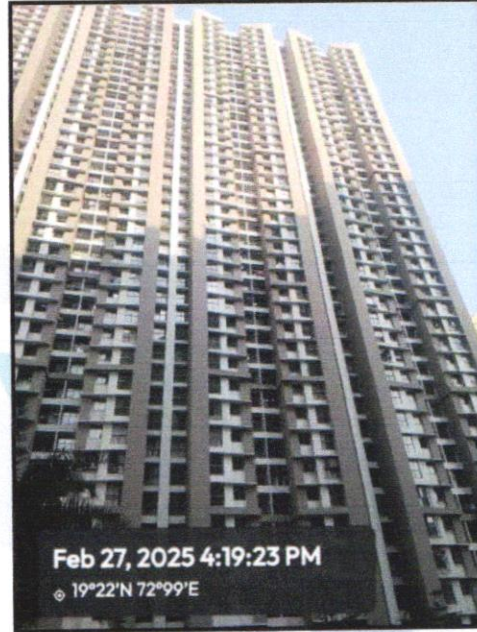
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Vivek Pandey & Mrs. Sadhana Pandey**

Residential Flat No. 2802, 28<sup>th</sup> Floor, Wing - T6B, "**Miyana**", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India.

Latitude Longitude : 19°13'26.1"N 72°59'17.4"E

### Intended User:

**Bank Of Maharashtra**

**T M C Branch Thane**

Thane Muncpal Corporation Building, Ground Floor, Panchpakhadi Thane (West)-400602

**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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

☎ +91 2247495919

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2802, 28<sup>th</sup> Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India belongs to **Mr. Vivek Pandey & Mrs. Sadhana Pandey**.

Boundaries	:	Building	Flat
North	:	Wing - T6C	Lift / Staircase
South	:	Wing - T6A	Lift / Staircase
East	:	Internal Road	Flat No. 2803 / 2804
West	:	Garden & Play Area	Flat No. 2801

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 **₹ 1,02,24,000.00 (Rupees One Crore Two Lakh Twenty Four Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.03.01 16:08:23 +05'30'

*Avind*  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

Encl.: Valuation report

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**Vastukala Consultants India Pvt. Ltd.**

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

**The Branch Manager,****Bank Of Maharashtra****T M C Branch Thane**

Thane Municipal Corporation Building, Ground Floor,

Panchpakhadi Thane ( West)-400602

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 27.02.2025
	b) Date of which the valuation is made : 01.03.2025
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.2243 / 2025 Dated 03.02.2025 between Runwal Developers Private Limited(The Owner) And Mr. Vivek Pandey & Mrs. Sadhana Pandey(The purchaser). II) Copy of RERA Certificate No.P51700004574 Dated 07.11.2024 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate V.P. No..S05 / 0106 / 16 / TMC / TDD / 2527 / 18 Dated 07.03.2018 issued by Thane Municipal Corporation. IV) Copy of Occupancy Certificate V.P. No..TMCB / PO / 2024 / APL / 00118 Dated 28.06.2024 issued by Thane Municipal Corporation.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Vivek Pandey &amp; Mrs. Sadhana Pandey</b>  Residential Flat No. 2802, 28 <sup>th</sup> Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Vivek Pandey (Owner) Mobile No. 9870915144  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 28 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony. (2 BHK) The property is at 5.7 Km distance from Thane Railway Station.
6	Location of property

a)	Plot No. / Survey No.	:	New Survey No - 43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, 46/3A & Others	
b)	Door No.	:	Residential Flat No. 2802	
c)	C.T.S. No. / Village	:	Village - Dhokali	
d)	Ward / Taluka	:	Taluka - Thane	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 2802, 28 <sup>th</sup> Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India.	
8	City / Town	:	City - Thane (West)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dhokali Thane Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Wing - T6C	Details not available
	South	:	Wing - T6A	Details not available
	East	:	Internal Road	Details not available
	West	:	Garden & Play Area	Details not available



13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
	North	:	Details not available	Lift / Staircase
	South	:	Details not available	Lift / Staircase
	East	:	Details not available	Flat No. 2803 / 2804
	West	:	Details not available	Flat No. 2801
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 536.00 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 568.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 624.80 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'26.1"N 72°59'17.4"E	
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 568.00 (Area As Per Other)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Dhokali, Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2802, 28 <sup>th</sup> Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2024 (As per occupancy certificate)	
5.	Number of Floors	:	1 Basement + Lower Ground + Upper Ground Floor + 40 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	28 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	New Building
11.	Facilities Available		
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	28 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 2802
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door Frame With Flush Shutters
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Concealed Plumbing with Conduit & Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Vivek Pandey &amp; Mrs. Sadhana Pandey</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 625.00 (Carpet Area + 10%)



10.	What is the floor space index (app.)	:	As per TMC norms
11.	What is the Carpet area of the Flat?	:	<p>Carpet Area in Sq. Ft. = 536.00 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 516.00 Balcony Area in Sq. Ft.= 20.00</p> <p>Carpet Area in Sq. Ft. = 568.00 (Area As Per Agreement For Sale) Carpet Area in Sq. Ft. = 520.00 Balcony Area in Sq. Ft.= 33.00 Flowerbed Area in Sq. Ft.= 15.00</p> <p>All the above areas are within 6% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Ordinary
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 21,300/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 17506/- to ₹ 18486/- per Sq. Ft. on Carpet Area ₹ 15915/- to ₹ 16806/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 18,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.

	II. Land + others	:	₹ 15,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,29,100/- per Sq. M. i.e. ₹ 11,994/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	1 year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 18,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	568.00 Sq. Ft.	18,000.00	<b>1,02,24,000.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			



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8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others			
<b>Fair market value of the property</b>				<b>1,02,24,000.00</b>
<b>Realizable value of the property</b>				<b>92,01,600.00</b>
<b>Distress value of the property</b>				<b>81,79,200.00</b>
<b>Insurable value of the property (624.80 X 2,500.00)</b>				<b>15,62,000.00</b>
<b>Guideline value of the property (624.80 X 11,994.00)</b>				<b>74,93,851.00</b>



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## Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

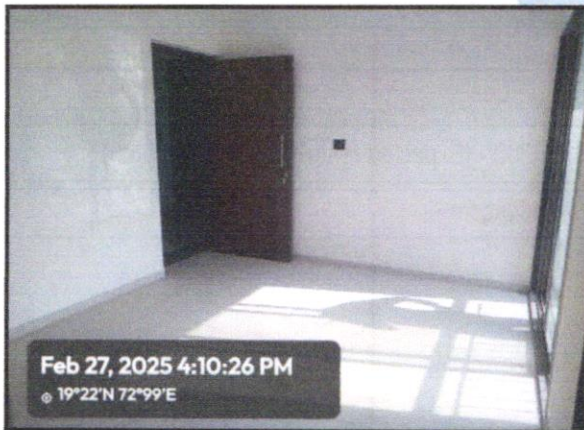
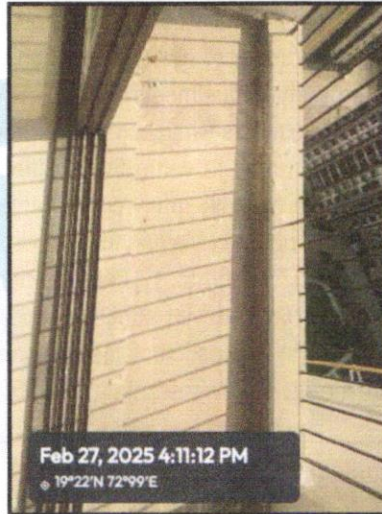
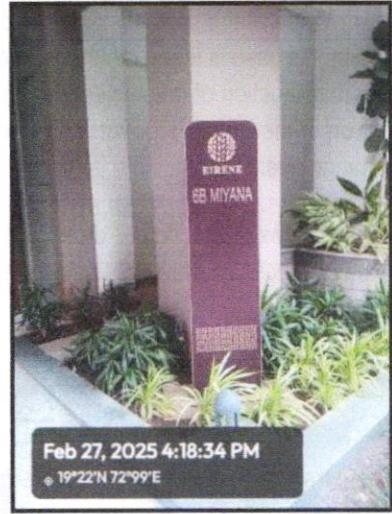
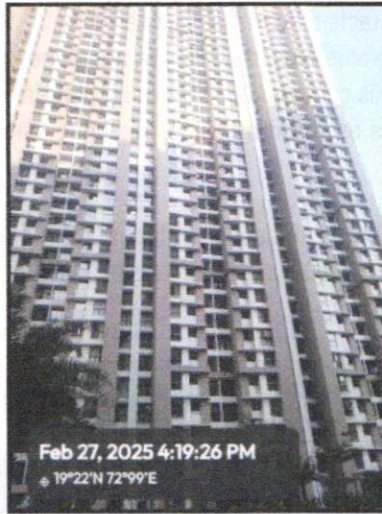
## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 17506.00 to ₹ 18486.00 per Sq. Ft. on Carpet Area / ₹ 15915.00 to ₹ 16806.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹18,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 21,300/- (Expected rental income per month)
Any likely income it may generate	Rental Income

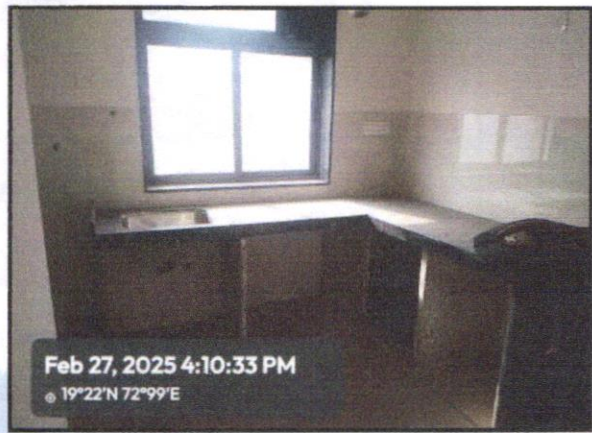
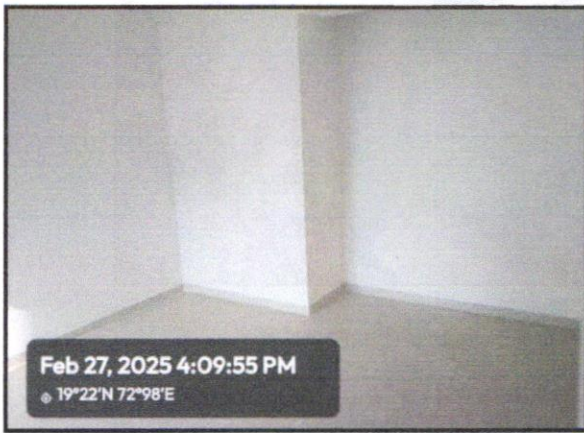
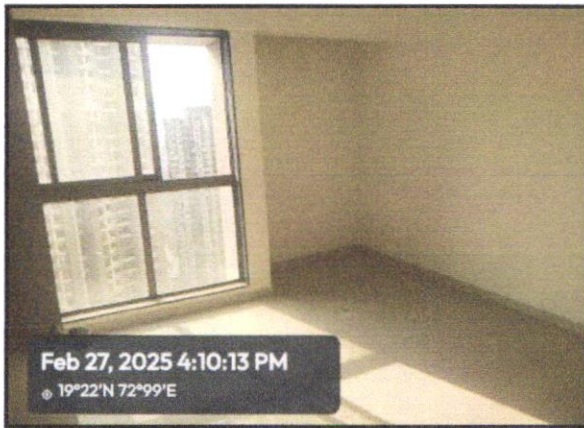


## Actual Site Photographs





## Actual Site Photographs

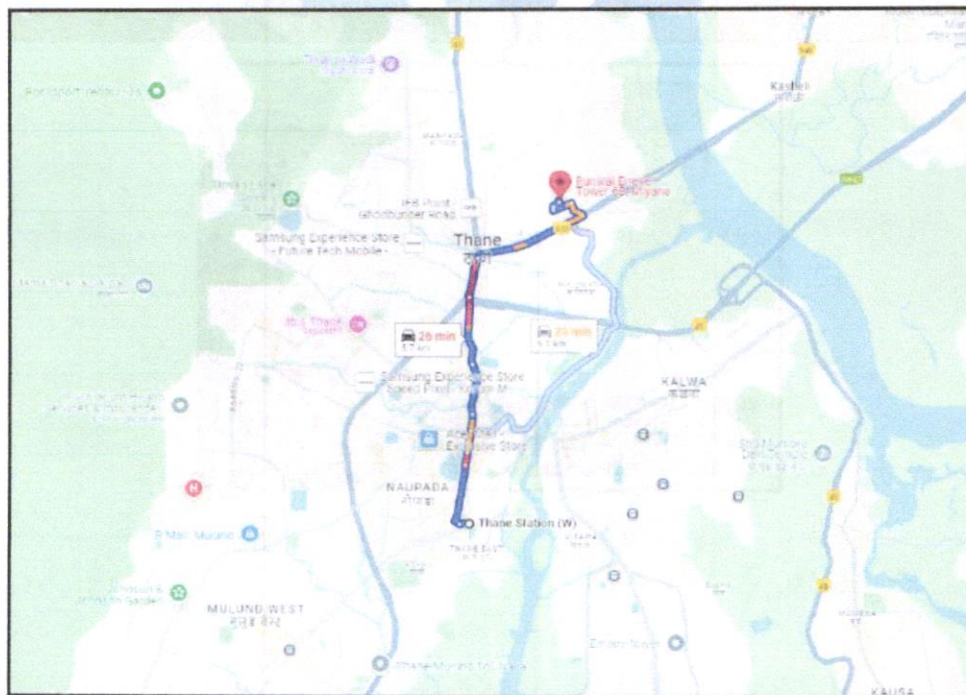




## Route Map of the property



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




**Longitude Latitude: 19°13'26.1"N 72°59'17.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.7 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 )

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Dhokali (Thane Mahanag)

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8/33/2-मिधेकर गार्डन ही.कॉ.	39800	110500	126900	154500	126900	चौ. मीटर
SurveyNo	8/33/3-रणवाल गार्डन ही.कॉ.	51500	129100	138500	160900	138500	चौ. मीटर
SurveyNo	8/33/4-कान्बधारा ही.कॉ.	39800	108300	126600	170300	126600	चौ. मीटर
SurveyNo	8/33/5-हावलन्ट रेसीडन्सी ही.कॉ.	38400	119300	136600	158000	136600	चौ. मीटर

12

Stamp Duty Ready Reckoner Market Value Rate for Flat	129100			
Increase by 15% on Flat Located on 28 <sup>th</sup> Floor	19365			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,48,465.00</b>	<b>Sq. Mtr.</b>	<b>13,793.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	51500			
The difference between land rate and building rate(A-B=C)	96,965.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,29,100.00</b>	<b>Sq. Mtr.</b>	<b>11,994.00</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



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d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	568.00	624.80	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹17,958.00	₹16,325.00	-

**99acres** Buy - Enter locality / Project / Society / Landmark Post property

Home > Property > Thane > Flats for sale in Thane > Flats for sale in Thane > Flats for sale in Baikum > 2BHK Flats for sale in Baikum Posted on Nov 01, 2024 | Ready to move

**₹1.02 Cr** @ 17,957 per sq.ft. **2BHK 2Baths** [Contact Owner FREE](#)

Estimated EMI ₹ 81,468 [Shortlist](#)

Flat/Apartment for Sale in Runwal Eirene, Baikum, Thane

**RERA STATUS** REGISTERED Registration No: P51700004374 Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

**Property (6)** **Society (63)**

**Area**  
Carpet area: 568 sq.ft. (approx.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony

**Price**  
₹ 1.02 Crore+ Govt Charges & Tax @ 17,957 per sq.ft. (Negotiable)

**Address**  
Runwal Eirene Baikum, Thane

**Floor Number**  
9<sup>th</sup> of 42 Floors

**Facing**  
East

**Overlooking**  
Park/Garden, Club

**Property Age**  
0 to 1 Year Old

**Places nearby** [View All \(15\)](#)

Thane Station R-Mall Thane west BKC Sky Way Bridge, Ghodbunder Service Rd CBD Belapur Vikhroli



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## Price Indicators




Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	568.00	624.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹18,486.00	₹16,805.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾

₹1.05 Cr EMI - ₹47k | [Get Loan offers from 3+ banks](#)

[Validate Market Price with PropWorth](#)

2 BHK Flat For Sale in Runwal Eirene, [Balkum Pada, Thane](#)

+7 Photos

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area 568 sqft • ₹15-86/sqft	Developer <a href="#">Runwal Group</a>	Project <a href="#">Runwal Eirene</a>
Floor 3 (Out of 29 Floors)	Transaction Type Resale	Status Ready to Move
Facing West	Furnished Status Semi-Furnished	Type Of Ownership Freehold

Contact Owner

anup sitani - 91

Get P


Download

Contact Owner

Get Phone No.

👤 Last contact made 1 day ago

### More Details

Price Breakup	₹1.05 Cr
Address	Balkum Pada, Thane, Maharashtra
Furnishing	Semi-Furnished
Loan Offered	Estimated EMI: ₹47357 <small>👤</small> <a href="#">Apply for Home Loan</a>
	 +2
Type of Ownership	Freehold
Overlooking	Garden/Park, Pool
Age of Construction	Less than 5 years

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	568.00	624.80	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹17,606.00	₹16,005.00	-

The screenshot displays a property listing on the 99acres website. The main heading is '₹1 Cr @ 17,605 per sq.ft. 2BHK 2Baths'. Below this, it states 'Flat/Apartment for Sale in Runwal Eirene, Balkum, Thane'. The listing includes a 'REBA STATUS' of 'REGISTERED' with registration number 'PS1700004374'. A 'Contact Dealer' button for 'Shashank' is visible. The listing is categorized as 'Ready to move Property' and was posted on Feb 14, 2025. A detailed sidebar on the right lists: Area (Carpet area: 568 sq.ft), Configuration (2 Bedrooms, 2 Bathrooms, No Balcony), Address (Runwal Eirene, Balkum, Thane), Facing (East), and Property Age (1 to 5 Year Old). A video player shows a view of the apartment building. At the bottom, there are 'Places nearby' including Thane Station, B.Mall Thane west, BKC, Sky Way Bridge, Ghodhunder Service Rd, CBD Belapur, and Vikhroli.



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	541.00	595.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹17,560.00	₹15,964.00	-

<p>3/12/25 11:45 AM <span style="float: right;">igr_1125</span></p> <p style="text-align: center;"><b>सूची क्र.2</b></p> <p style="text-align: right;">दस्तावेज क्र. दु.नि. ठाणे 1 दस्तावेज क्र. 1125/2025 पोस्टी Regn:63m</p> <p style="text-align: center;"><b>गावाचे नाव : दोकाळी</b></p>	
(1) इतिहासा प्रकार	सेल डीड
(2) मीटरदरा	9500000
(3) बाजारभावाचा घट्टेपट्ट्याचा बाबतचा घट्टेपट्ट्याचा आकारणी देणे की पट्टेदार ते नमुद करावे)	8129304 4444
(4) भू.मापन चौकटिस्ता व प्रक्रियात्मक असल्यास)	1) पालिकेचे नाव ठाणे म.न.पा. इतर वर्णन -सदनिका नं. सदनिका नं टी 12-1901. माळा नं. 19 वा माजला बिल्डिंग आर्टिफिस टॉवर 12, इमारतीचे नाव. रुनवाल आयरिन टॉवर 12 आर्टिफिस को ऑप ही सो लि. ब्लॉक नं. आयरिन प्रोजेक्ट, कलर केम समोर, पिरामल हेल्थकेअर जवळ. रोड नं. दोकाळी, ठाणे. इतर माहिती. सदनिकेचे क्षेत्र 44.78 चौ मी. कार्पेट म्हणजेच 482 चौ फुट कार्पेट, एन्क्लीझ बाल्कनी 4.13 चौ मी क्षेत्र म्हणजेच 44.45 चौ फुट क्षेत्र आणि फ्लोअर बेड बाल्कनी 1.4 चौ मी क्षेत्र म्हणजेच 15.02 चौ फुट क्षेत्र, एक कार पार्किंग स्पेस नं 3 ब्लॉक नं बी 1 पौडीयम लेवल सह, (प्लॉन नं. 8/33/3) मुंबई मुद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत सल्लेखास दि. 04/03/2021 रोजी करण्यात आलेल्या सुधारणेनुसार पार 1 मधील अनुच्छेद 57. अ) यास जबादा दाखल केलेला उपखंड क्र.2) अन्वये मिल्कतीच्या मोबादल्याचे मूल्यांकन रु 9500000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु.66,50000/- इतके मुद्रांक शुल्कामध्ये दि. 11/08/2023 रोजी विकासक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन 1-19494/2021 दि. 11/08/2023 रु. 3800000/- इतके मुद्रांक शुल्कामधील रु. 100/- इतके मुद्रांक शुल्क मूळ करारास समायाोजित करून उर्वरीत रक्कम रु. 2850000/- इतके मुद्रांक शुल्क भरण्यात आले आहे ( Survey Number: Survey No. 208 (P) To 212 (P), 214, 215 (P) To 221 and New S. No. 43, H. No. 2, 3, 4A, 4B, 4C, 4D, S. No. 44, H. No. 1, 2A, 2B, S. No. 45, H. No. 1A, 1B & 2 To 8, S. No. 46, H. No. 1, 2, 3A, 3B, 4 To 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, H. No. 50, H. No. 1 & 2, S. No. 51, H. No. 1 To 5, 6A & 6B, 7 To 15, S. No. 52, H. No. 1 To 3, S. No. 53, H. No. 1 To 3, S. No. 54, H. No. 1 To 4, 5A To 6, 5B, 5C, 5G, 5D, & 8A S. No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To 6, )
(5) क्षेत्रफळ	541.47 चौ फुट
(6) आकारणी किंवा जुद्धी दिग्दर्श असले किंवा	
(7) दस्तऐवज करून देणा. या तिहुन ठेवणा. या पत्रकाराचे नाव किंवा दिवाणी मारालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिकारिचे नाव व पत्ता	1) ना. चं.दर चौकट क्र. 59 पत्ता- पॅरि नं. टी 12-1901, माळा नं. 19 वा माजला, इमारतीचे नाव. बिल्डिंग आर्टिफिस टॉवर 12, ब्लॉक नं. आयरिन प्रोजेक्ट, कलर केम समोर, रोड नं. पिरामल हेल्थकेअर जवळ, दोकाळी, ठाणे. महाराष्ट्र, ठाणे पिन कोड - 400607 पिन नं. BAJPS6692N
(8) दस्तऐवज करून देणा. या पत्रकाराचे व किंवा दिवाणी मारालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिकारिचे नाव व पत्ता	1) ना. से.हल सुबोध कुबल वय. 64 पत्ता- पॅरि नं. 2005/2006, माळा नं. 20, इमारतीचे नाव. बुडबाईन एवरेस्ट वर्ड बिल्डिंग नं 11, ब्लॉक नं. कोलसेल रोड, रोड नं. दोकाळी ठाणे, महाराष्ट्र, ठाणे पिन कोड - 400607 पिन नं. AFJPK3632H 2) ना. सुबोध म्हादेव कुबल वय. 71 पत्ता- पॅरि नं. 2005/2006, माळा नं. 20, इमारतीचे नाव. बुडबाईन एवरेस्ट वर्ड बिल्डिंग नं 11, ब्लॉक नं. कोलसेल रोड, रोड नं. दोकाळी ठाणे, महाराष्ट्र, ठाणे पिन कोड - 400607 पिन नं. ABKPK2286K
<p>https://gr.nepi.nepi.value.co.in/SO1/igr/Search/6748696/1675000/9521202</p>	
<p>3/12/25 11:45 AM <span style="float: right;">igr_1125</span></p>	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2025
(10) दस्ता नोंदणी केल्याचा दिनांक	10/02/2025
(11) अनुक्रमांक खंड व पृष्ठ	1125/2025
(12) बाजारभावाचा घट्टेपट्ट्याचा मुद्रांक शुल्क	2850000
(13) बाजारभावाचा घट्टेपट्ट्याचा नोंदणी शुल्क	300000

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	874.00	961.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹17,506.00	₹15,914.00	-

3/1/25, 11:47 AM	4596
459674 14-02-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुयम निबंधक सह दु.नि.ठाणे 2 दस्त क्रमांक - 4596/2025 नोंदणी : Regn.63m
<b>गावाचे नाव : ढोकाळी</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	15300000
(3) बाजारभावाक भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	13662459.35
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे ढोकाळी, सदनिका नं.1001.10 वा मजला बिल्डींग नं.सी-1, सनफ्लॉवर, रुनवाल गार्डन सिटी सी। आणि सी2 को ऑ हो सो लि, फेज-1, रुनवाल गार्डन सिटी कॉम्प्लेक्स, कलर केम समोर, निकोलस पिरामल जवळ, बाळकूम, ठाणे प. सदनिकेचे क्षेत्र 874 चौ.फुट कार्पेट, सोबत एक पोडीअम कार पार्किंग स्पेस नं.158, (झोन नं.- 8/33/3) ( Survey Number : 43/2, 3, 4/A, 4/B, 4/C, 4/D, 44/1,2/A, 2/B, 45/1/A, 1/B, 2 to 8, 46/1,2,3/A3/B, 4 to 16,17/A, 47/2 to 5, 7, 49/3 to 6 & 9, 50/1 & 2, 51/1 to 5, 6/A, 6/B 7 to 15, 52/1 to 3, 53/1 to 3, 54/1 to 4, 5/A to 6, 5/B, 5/C, 5/D, 5/G, 8/A, 55/1/A, 1/B & 2, 56/1 to 6 ; )
(5) क्षेत्रफळ	874 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -रविंद्र जी ठाकरे वय -62 पत्ता -प्लॉट नं. 1001, माळा नं. 10, इमारतीचे नाव बिल्डींग नं.सी-1, सनफ्लॉवर, रुनवाल गार्डन सिटी सी। व सी2 को ऑ हो सो लि, ब्लॉक नं. - , रोड नं. कलर केम समोर, निकोलस पिरामल जवळ, बाळकूम, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड -400608 पॅन नं.-AAVPT4864J 2) नाव -धवल आर ठाकरे वय -37 पत्ता -प्लॉट नं. 1001, माळा नं. 10, इमारतीचे नाव बिल्डींग नं.सी-1 सनफ्लॉवर, रुनवाल गार्डन सिटी सी। व सी2 को ऑ हो सो लि, ब्लॉक नं. - , रोड नं. कलर केम समोर, निकोलस पिरामल जवळ, बाळकूम, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड -400608 पॅन नं.-AEVPT1486M 3) नाव -स्वीटी डी ठाकरे वय -36 पत्ता -प्लॉट नं. 1001, माळा नं. 10, इमारतीचे नाव बिल्डींग नं.सी-1 सनफ्लॉवर, रुनवाल गार्डन सिटी सी। व सी2 को ऑ हो सो लि, ब्लॉक नं. - , रोड नं. कलर केम समोर, निकोलस पिरामल जवळ, बाळकूम, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड -400608 पॅन नं.-AOXPB8639K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -नरेश वसंत शिंदे - वय -49; पत्ता -प्लॉट नं. 602, माळा नं. - , इमारतीचे नाव बिल्डींग नं.डी2, हायलीण्ड गार्डन्स, ब्लॉक नं. - , रोड नं. ढोकाळी बाळकूम रोड, ढोकाळी, ठाणे प, महाराष्ट्र, THANE. पिन कोड -400608 पॅन नं.-BDJPS0867C 2) नाव -मिनल नरेश शिंदे - वय -39; पत्ता -प्लॉट नं. 602, माळा नं. - , इमारतीचे नाव बिल्डींग नं.डी2, हायलीण्ड गार्डन्स, ब्लॉक नं. - , रोड नं. ढोकाळी बाळकूम रोड, ढोकाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड -400608 पॅन नं.-ASNPK3901B
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4596/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1071000
https://ap.real-value.co.in:5001/qr/Search/67aec2a98887e50c6f5fb9ad	



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,02,24,000.00 (Rupees One Crore Two Lakh Twenty Four Thousand Only)**. The **Realizable Value** of the above property is **₹92,01,600.00 (Rupees Ninety Two Lakh One Thousand Six Hundred Only)**. The **Distress Value** is **₹81,79,200.00 (Rupees Eighty One Lakh Seventy Nine Thousand Two Hundred Only)**.

Place : Thane

Date : 01.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.03.01 16:08:32 +05'30'

Arind

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature

(Name &amp; Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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**(Annexure-IV)**

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 01.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I/My authorized representative has personally inspected the property on 27.02.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Vivek Pandey & Mrs. Sadhana Pandey from Runwal Developers Private Limited vide Agreement For Sale dated 03.02.2025.
2	purpose of valuation and appointing authority	As per the request from Bank Of Maharashtra, T M C Branch Thane to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Vaibhav Bhagat - Valuation Engineer Vinita Surve - Technical Manager Pratibha Shilvanta - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 27.02.2025 Valuation Date - 01.03.2025 Date of Report - 01.03.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 27.02.2025
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **1st March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Thane (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **568.00 Sq. Ft. Carpet Area** in the name of **Mr. Vivek Pandey & Mrs. Sadhana Pandey**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vivek Pandey &**



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**Mrs. Sadhana Pandey.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **568.00 Sq. Ft. Carpet Area.**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.



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(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



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**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
 DN: cn=Manoj Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
 email=manoj@vastukala.org, c=IN  
 Date: 2025.03.01 16:08:41 +05'30'

Avinid

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20



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