

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Jayalakshmi Anand Bondre & Anand Janardan Bondre**

Residential Flat No. 503, 5<sup>th</sup> Floor, Building No 16, "**Clayton**", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°15'31.9"N 72°59'8.4"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 |
|  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**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, Building No 16, "**Clayton**", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India belongs to **Jayalakshmi Anand Bondre & Anand Janardan Bondre**.

| Boundaries | : | Building                       | Flat           |
|------------|---|--------------------------------|----------------|
| North      | : | Marvela Tower & Society Garden | Marginal Space |
| South      | : | Silver Link CHSL               | Passage & Lift |
| East       | : | Bankston Tower                 | Flat No. 502   |
| West       | : | Rodas Enclave Circular Road    | Flat No. 501   |

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 **₹ 3,01,82,900.00 (Rupees Three Crore One Lakh Eighty Two Thousands Nine 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. 503, 5<sup>th</sup> Floor, Building No 16, "Clayton", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

|    |  |  |
|----|--|--|
| 1  | Purpose for which the valuation is made  | To assess Fair Market Value as on 21.03.2025 for Housing Loan Purpose.   |
| 1  | Date of inspection   | 19.03.2025   |
| 3  | Name of the owner / owners   | <b>Jayalakshmi Anand Bondre &amp; Anand Janardan Bondre</b>  |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available   |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No 16, "Clayton", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India.<br><br><b>Contact Person :</b><br>Anagha Sinha (Tenant)<br>Contact No. 9833346969 |
| 6  | Location, Street, ward no  | Hiranandani Estate, Behind Commissioner Bungalow Village - Kavesar, Thane (West) District - Thane  |
| 7  | Survey / Plot No. of land  | Village - Kavesar, Plot No - A New Survey No - 52/4, 52/5, 67/1, 117/5, 55/6, 67/4, 318  |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area   |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class   |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity  |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private Cars   |
|    | <b>LAND</b>  |  |

|    |  |  |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | <p><b>Carpet Area in Sq. Ft. = 1200.19</b><br/><b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft.= 1074.00</b><br/><b>Dry Balcony Area in Sq. Ft.= 53.00</b><br/><b>Balcony Area in Sq. Ft.= 73.00</b><br/><b>Total Carpet Area in Sq. Ft. = 1200.00</b><br/><b>(Area as per Actual Site Measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 1183.00</b><br/><b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 1419.60</b><br/><b>(Carpet Area + 20%)</b></p> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Kavesar, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 607  |
| 14 | If freehold or leasehold land  | Free Hold.   |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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?  | Tenant Occupied - Anagha Sinha   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Tenant Occupied  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per TMC norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |  |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Tenant Occupied - Anagha Sinha   |
|    | (ii) Portions in their occupation  | Fully Tenant Occupied  |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each   | 55,000/- Present 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 | <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 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 | <b><i>COST OF CONSTRUCTION</i></b>  |  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2016 (As per occupancy certificate)   |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?  | N. A.  |
| 43 | For items of work done on contract, produce copies of agreements  | N. A.  |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.  | N. A.  |
|    | <b>Remark:</b>  |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 21.03.2025 for Residential Flat No. 503, 5<sup>th</sup> Floor, Building No 16, "**Clayton**", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India belongs to **Jayalakshmi Anand Bondre & Anand Janardan Bondre**.

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

|    |   |
|----|---|
| 1) | Copy of Occupancy Certificate Document No.V.P. No. S06 / 0063 / 2010 - TMC / TDD / OCC / 0231 / 16 Dated 17.02.2016 issued by Thane Municipal Corporation.                          |
| 2) | Copy of Agreement for sale Document No.800/2013 Dated 21.12.2012 between Roma Builders Pvt. Ltd.(The Promoter) And Jayalakshmi Anand Bondre & Anand Janardan Bondre(The purchaser). |
| 3) | Copy of Commencement Certificate Document No.V.P. No. S06 / 0063 / 2010 - TMC / TDD / 388 Dated 25.10.2010 issued by Thane Municipal Corporation.                                   |

### Location

The said building is located at bearing Plot No - A in Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607. The property falls in Residential Zone. It is at a traveling distance 9.1 Km. from Thane Railway Station.

### Building



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The building under reference is having 2 basements + Lower Ground + Upper Ground Floor + 1 Podium + 24 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 3 Residential Flat. The building is having 4 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 5 Passage + Pooja Room + 3 Toilet + Study Room. This Residential Flat is Partly Italian Marble & Partly Vitrified Tiles Flooring, Teak Wood Door Frame With Flush Shutters, Powder Coated Aluminium Sliding, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

### Valuation as on 21st March 2025

|   |   |                 |
|---|---|-----------------|
| The Carpet Area of the Residential Flat | : | 1183.00 Sq. Ft. |
|---|---|-----------------|

### Deduct Depreciation:

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 2016 (As per occupancy certificate)                    |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | 9 Years  |
| Cost of Construction  | : | 1419.60 Sq. Ft. X ₹ 3,000.00 = ₹ 42,58,800.00          |
| Depreciation $\{(100 - 10) \times (9 / 60)\}$                               | : | 13.50%   |
| Amount of depreciation  | : | ₹ 5,75,100.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,61,070/- per Sq. M.<br>i.e. ₹ 14,964/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,50,867/- per Sq. M.<br>i.e. ₹ 14,016/- per Sq. Ft. |
| Value of property   | : | 1183.00 Sq. Ft. X ₹ 26,000 = ₹3,07,58,000              |
| Total Value of property as on 21st March 2025                               | : | ₹3,07,58,000.00  |

(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 21st March 2025</b>     | : | <b>₹ 3,07,58,000.00 - ₹ 5,75,100.00 = ₹ 3,01,82,900.00</b> |
| <b>Total Value of the property</b>                          | : | <b>₹ 3,01,82,900.00</b>                                    |
| <b>The realizable value of the property</b>                 | : | <b>₹2,71,64,610.00</b>                                     |
| <b>Distress value of the property</b>                       | : | <b>₹2,41,46,320.00</b>                                     |
| <b>Insurable value of the property (1419.60 X 3,000.00)</b> | : | <b>₹42,58,800.00</b>                                       |
| <b>Guideline value of the property (1419.60 X 14016.00)</b> | : | <b>₹1,98,97,114.00</b>                                     |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5<sup>th</sup> Floor, Building No 16, "Clayton", Rodas Enclave, Plot No. A, Hiranandani Estate, Behind Commissioner Bungalow, Patlipada, Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, India

for this particular purpose at **₹ 3,01,82,900.00 (Rupees Three Crore One Lakh Eighty Two Thousands Nine Hundred Only)** as on 21st March 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 **21st March 2025** is **₹ 3,01,82,900.00 (Rupees Three Crore One Lakh Eighty Two Thousands Nine 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.
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

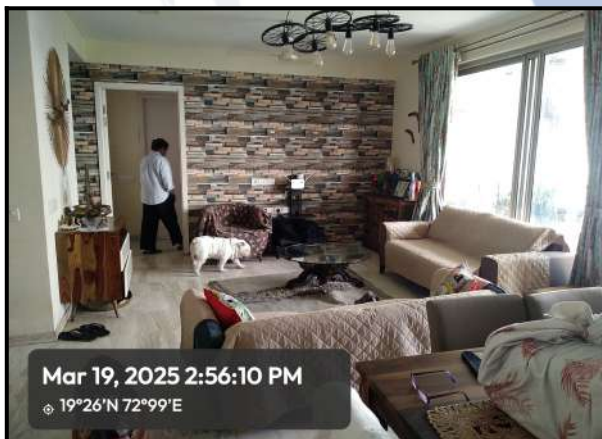
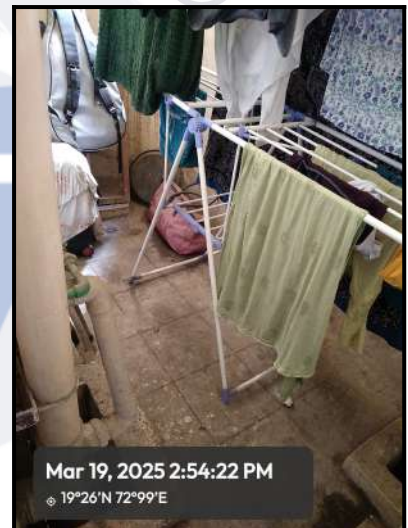
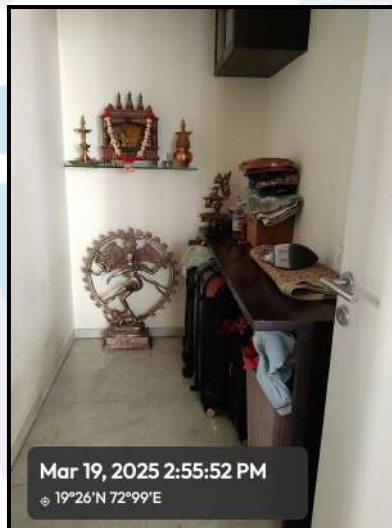
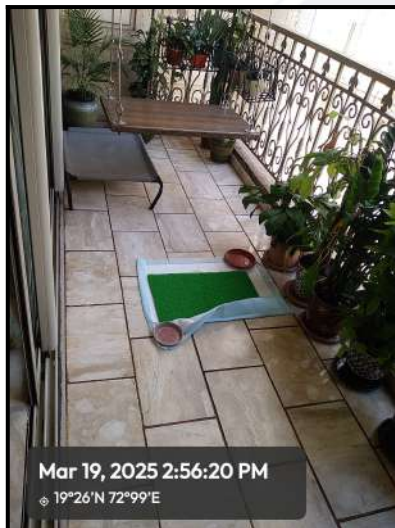
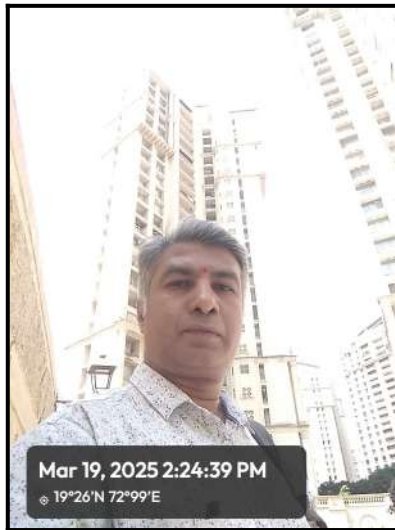
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;  
 b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

| Technical details |  | Main Building   |                                      |      |  |  |
|-------------------|--|---|--------------------------------------|------|--|--|
| 1                 | No. of floors and height of each floor   | : 2 basements + Lower Ground + Upper Ground Floor + 1 Podium + 24 Upper Floors      |                                      |      |  |  |
| 2                 | Plinth area floor wise as per IS 3361-1966   | : N.A. as the said property is a Residential Flat Situated on 5 <sup>th</sup> Floor |                                      |      |  |  |
| 3                 | Year of construction   | : 2016 (As per occupancy certificate)   |                                      |      |  |  |
| 4                 | Estimated future life  | : 51 Years Subject to proper, preventive periodic maintenance & structural repairs  |                                      |      |  |  |
| 5                 | Type of construction- load bearing walls/RCC frame/ steel frame  | : R.C.C. Framed Structure   |                                      |      |  |  |
| 6                 | Type of foundations  | : R.C.C. Foundation   |                                      |      |  |  |
| 7                 | Walls  | : All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.   |                                      |      |  |  |
| 8                 | Partitions   | : 6" Thk. Brick Masonery.   |                                      |      |  |  |
| 9                 | Doors and Windows  | : Teak Wood Door Frame With Flush Shutters, Powder Coated Aluminium Sliding, .      |                                      |      |  |  |
| 10                | Flooring   | : Partly Italian Marble & Partly Vitrified Tiles Flooring.                          |                                      |      |  |  |
| 11                | Finishing  | : Cement Plastering + POP Finish.   |                                      |      |  |  |
| 12                | Roofing and terracing  | : R. C. C. Slab.  |                                      |      |  |  |
| 13                | Special architectural or decorative features, if any   | : Yes   |                                      |      |  |  |
| 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. Concealed Electrical wiring |
| (i)               | Internal wiring – surface or conduit   |   |                                      |      |  |  |
| (ii)              | Class of fittings: Superior/Ordinary/Poor.   |   |                                      |      |  |  |

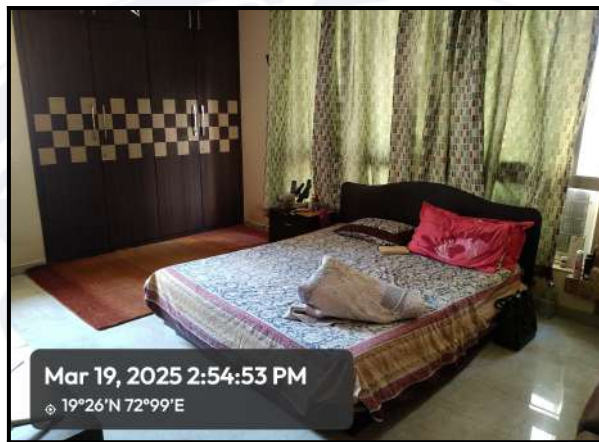
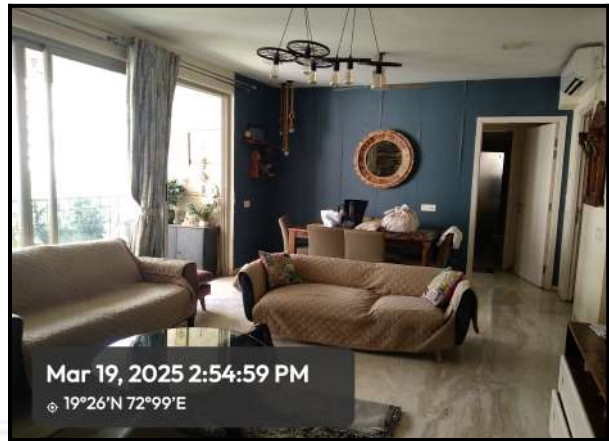
| Technical details |   | Main Building                                       |
|-------------------|---|---|
| 15                | Sanitary installations<br>(i) No. of water closets<br>(ii) No. of lavatory basins<br>(iii) No. of urinals<br>(iv) No. of sink | : As per Requirement                                |
| 16                | Class of fittings: Superior colored / superior white/ordinary.  | : Ordinary  |
| 17                | Compound wall<br>Height and length<br>Type of construction  | : 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18                | No. of lifts and capacity   | : 4 Lifts   |
| 19                | Underground sump – capacity and type of construction  | : RCC Tank  |
| 20                | Over-head tank<br>Location, capacity<br>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<br>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

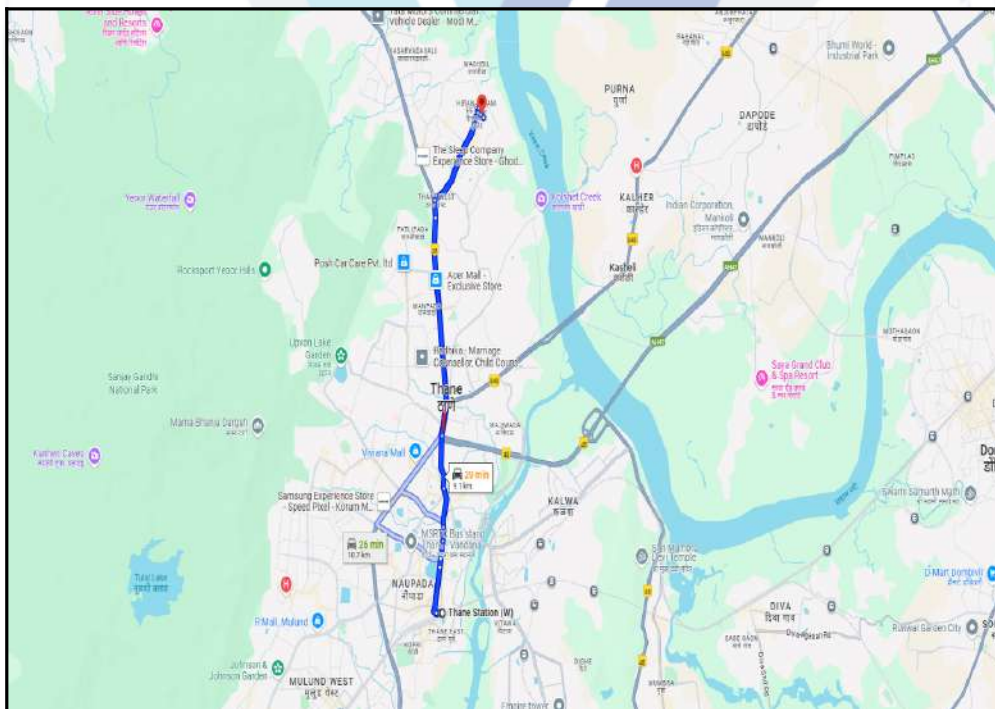




## Route Map of the property




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



**Longitude Latitude: 19°15'31.9"N 72°59'8.4"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 9.1 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 Village:

Search By:  Survey No.  Location

| Select   | उपविभाग   | खुली जमीन | निवासी सदनिका | ऑफिस   | दुकाने | औद्योगिक | एकक (Rs./) |
|----------|---|-----------|---------------|--------|--------|----------|------------|
| SurveyNo | 11/42-2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक मौजे कावेसर   | 24500     | 118800        | 136500 | 148600 | 136500   | चौ. मीटर   |
| SurveyNo | 11/43 - 2क-1) रस्त्यापासून दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण | 23600     | 115500        | 132500 | 143600 | 132500   | चौ. मीटर   |
| SurveyNo | 11/43 अ - हिरानंदानी इस्टेट विकसित सॅन्डे नंबर /सिटीएस  | 47700     | 153400        | 167200 | 218900 | 167200   | चौ. मीटर   |
| SurveyNo | 11/43 ई -कावेसर गावातील विकसित विभागाच्या पूर्वेकडील जमिनी  | 17000     | 85200         | 90200  | 99400  | 90200    | चौ. मीटर   |
| SurveyNo | 11/43ड-कावेसर गावातील ( गावठाण ) वाघबीळ व पाडा व परिसर- सैनिक शाळा व वृद्धाश्रम खाडी लगतचा भाग.                                   | 12600     | 66500         | 73500  | 83100  | 73500    | चौ. मीटर   |

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|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 153400             |                 |                  |                |
| Increase by 5% on Flat Located on 5 <sup>th</sup> Floor                          | 7670               |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>1,61,070.00</b> | <b>Sq. Mtr.</b> | <b>14,964.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 47700              |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 113,370.00         |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 9%                 |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,50,867.00</b> | <b>Sq. Mtr.</b> | <b>14,016.00</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 |



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|    |                        |  |
|----|------------------------|--|
| 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 |



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## Price Indicators

|                         |                                       |                 |                 |
|-------------------------|---------------------------------------|-----------------|-----------------|
| Property                | Hiranandani Rodas Enclave, Thane West |                 |                 |
| Source                  | magic bricks                          |                 |                 |
| Floor                   | 22nd                                  |                 |                 |
|                         | <b>Carpet</b>                         | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 1,300.00                              | 1,560.00        | -               |
| <b>Percentage</b>       | -                                     | 20%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹25,385.00                            | ₹21,154.00      | -               |

magicbricks

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Rent ▾
Sell ▾
Home Loans ▾

Login ▾
Post Property FREE
☰




Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Ghodbunder Road > 3 BHK Flats for Sale In Ghodbunder Road > 1850 Sq.ft.
Posted on: Mar 20, 25    Property ID: 63619947



₹3.30 Cr

EMI - ₹1,491 | [Get Loan offers from 34+ banks](#)

PREMIUM PROJECT

3 BHK 1850 Sq-ft Flat For Sale [Ghodbunder Road, Thane](#)

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Service/Coop...
Visitor Parking

|   |                                       |   |                                      |
|---|---------------------------------------|---|--------------------------------------|
| Carpet Area<br><b>1300 sqft</b><br>₹25,385/sqft | Developer<br><b>Hiranandani Group</b> | Project<br><b>Hiranandani Rodas Enclave</b> | Floor<br><b>22(Out of 32 Floors)</b> |
| Transaction Type<br><b>Resale</b>               | Status<br><b>Ready to Move</b>        | Additional Rooms<br><b>1 Store Room</b>     | Facing<br><b>East</b>                |

East Facing Property


Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

Contact Agent

Rohan Giri -91-91XXXXXXX

Get Phone No.




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## Price Indicators

|                  |                                       |                 |                 |
|------------------|---------------------------------------|-----------------|-----------------|
| Property         | Hiranandani Rodas Enclave, Thane West |                 |                 |
| Source           | https://www.99acres.com/              |                 |                 |
| Floor            | 10th                                  |                 |                 |
|                  | <b>Carpet</b>                         | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 727.00                                | 872.40          | -               |
| Percentage       | -                                     | 20%             | -               |
| Rate Per Sq. Ft. | ₹25,447.00                            | ₹21,206.00      | -               |

The screenshot displays a real estate listing on the 99acres website. The main heading is "2BHK 2Baths Flat/Apartment for Sale" located in Hiranandani Rodas Enclave, Thane. The price is listed as ₹1.85 Cr, with a rate of ₹25,447 per sq.ft. The listing is verified and has an estimated EMI of ₹1,47,760. The REPA status is "NOT AVAILABLE". The property details panel includes:

- Area:** Carpet area: 727 sq.ft. (67.54 sq.m.)
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony with Store Room
- Price:** ₹1.85 Crore+ Govt Charges & Tax @ 25,447 per sq.ft.
- Address:** Hiranandani Rodas Enclave, Hiranandani Estate, Thane
- Floor Number:** 10<sup>th</sup> of 18 Floors
- Facing:** North-East
- Overlooking:** Park/Garden, Pool, Club, Main Road
- Property Age:** 1 to 5 Year Old

## Sale Instances

|                  |                                       |                 |                 |
|------------------|---------------------------------------|-----------------|-----------------|
| Property         | Hiranandani Rodas Enclave, Thane West |                 |                 |
| Source           | Index no.2                            |                 |                 |
| Floor            | 4th                                   |                 |                 |
|                  | <b>Carpet</b>                         | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 1,152.00                              | 1,382.40        | -               |
| Percentage       | -                                     | 20%             | -               |
| Rate Per Sq. Ft. | ₹29,948.00                            | ₹24,957.00      | -               |

|   |   |          |                               |
|---|---|----------|-------------------------------|
| 20/03/2025, 15:33   |   | igr_2131 |                               |
| 213173  | <b>सूची क्र.2</b>   |          | दुय्यम निबंधक : दु.नि. ठाणे 1 |
| 19-03-2025  |   |          | दस्त क्रमांक : 2131/2025      |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office.   |   | नोंदणी : |                               |
|   |   | Regn:63m |                               |
| <b>गावाचे नाव : कावेसर</b>  |   |          |                               |
| (1)वित्तखाचा प्रकार   | करारनामा  |          |                               |
| (2)मोबदला   | 34500000  |          |                               |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 20778030  |          |                               |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला,बिल्डिंग नं. 16,प्लॉट ए, इमारतीचे नाव: क्लेटन को-ऑप. हौ. सो. लि., ब्लॉक नं: रोडास एन्क्लेव्ह,हिरानंदानी इस्टेट, रोड : घोडबंदर रोड,पातलीपाडा,ठाणे(प), इतर माहिती: सदनिकेचे क्षेत्रफळ 128.48 चौ मी बिल्टअप.स नं 67/1,4,318, सोबत एक पोटियम पार्किंग नं. सी - 1039 अप्पर बेसमेंट लेवल आणि एक पोटियम पार्किंग नं. सी - 342 लोअर बेसमेंट लेवल.(( Survey Number : ६७/१, ६७/४,३१८ ; ))   |          |                               |
| (5) क्षेत्रफळ   | 128.48 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:-कुंधवि कृष्णमूर्ति वय:-52 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फ्लॅट नं. 401, 4 था मजला, बिल्डिंग नं. 16, प्लॉट ए, क्लेटन को-ऑप. हौ. सो. लि., ब्लॉक नं: रोडास एन्क्लेव्ह,हिरानंदानी इस्टेट, रोड नं: घोडबंदर रोड, पातलीपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ABYPK7593D  |          |                               |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-नायर विनयकृष्णन वय:-44; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फ्लॅट नं. ए 9 - 302, ऋतु एनक्लेव, ब्लॉक नं: कासारवडवली, मुछाला कॉलेज समोर, रोड नं: घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ADRPN0631N<br>2): नाव:-रोधिका विनयकृष्णन नायर वय:-41; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फ्लॅट नं. ए 9 - 302, ऋतु एनक्लेव, ब्लॉक नं: कासारवडवली, मुछाला कॉलेज समोर, रोड नं: घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AKHPR9637D |          |                               |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 18/03/2025  |          |                               |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 18/03/2025  |          |                               |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 2131/2025   |          |                               |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 2415000   |          |                               |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |          |                               |
| (14)बेरा  |   |          |                               |

## Sale Instances

|                  |                                       |                 |                 |
|------------------|---------------------------------------|-----------------|-----------------|
| Property         | Hiranandani Rodas Enclave, Thane West |                 |                 |
| Source           | Index no.2                            |                 |                 |
| Floor            | 4th                                   |                 |                 |
|                  | <b>Carpet</b>                         | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 727.00                                | 872.40          | -               |
| Percentage       | -                                     | 20%             | -               |
| Rate Per Sq. Ft. | ₹25,791.00                            | ₹21,492.00      | -               |

|   |  |   |  |
|---|--|---|--|
| 20/03/2025, 15:32   |  | igr_4004  |  |
| 4004335<br>04-03-2025<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b>  | दुय्यम निबंधक : सह दु.नि.ठाणे 5<br>दस्त क्रमांक : 4004/2025<br>नोंदणी :<br>Regn:63m |  |
| <b>गावाचे नाव : कोलशेत</b>  |  |   |  |
| (1)विलेखाचा प्रकार  | सेल डीड  |   |  |
| (2)मोबदला   | 18750000   |   |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 12663043.4   |   |  |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे कोलशेत,सदनिका नं 403.4 था मजला.बि नं 13,प्लॉट नं ए.वुडविले,वुडविले को ऑप हो सो लि,रोडास एनक्लेव्ह प्रोजेक्ट,हिरानंदानी इस्टेट,घोडबंदर रोड,पातलीपाडा,ठाणे प,सदनिकेचे क्षेत्र 67.54 चौ मी कार्पेट म्हणजेच 727 चौ फुट कार्पेट,1 कव्हर्ड कार पार्किंग स्पेस नं 203,(झोन नं 10/41/अ)रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र.मुद्रांक - 2021/अनौ.सं.क्र. 12/प्र.क्र.107/म-1(धोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत(( Survey Number : 166/1A, 1B, 2A & 2B ; )) |   |  |
| (5) क्षेत्रफळ   | 67.54 चौ.मीटर  |   |  |
| (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:-अंजली शैलेन्द्र भातखंडे वय:-52 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पीकमेर , कनुस्टफोर्ड ,डेझी क्लोज, युनायटेड किंगडम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BEZPB5630K<br>2): नाव:-शैलेन्द्र श्रीपाद भातखंडे - वय:-58 पत्ता:-प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: वुडविले, ब्लॉक नं: रोडास एनक्लेव्ह, रोड नं: हिरानंदानी इस्टेट, घोडबंदर रोड, पातलीपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BMRPB9317B   |   |  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-सोनाली सुहास वढावकर - - वय:-77; पत्ता:-प्लॉट नं: 0, माळा नं: 17, इमारतीचे नाव: बी - 1703 रोडास एनक्लेव्ह, ब्लॉक नं: -, रोड नं: हिरानंदानी इस्टेट, घोडबंदर रोड, पातलीपाडा, ठाणे प, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AGNPV9971A   |   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 03/03/2025   |   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 03/03/2025   |   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 4004/2025  |   |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 1125000  |   |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |   |  |

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st March 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 **₹ 3,01,82,900.00 (Rupees Three Crore One Lakh Eighty Two Thousands Nine 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



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