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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali**

Residential Flat No. 103 SG, 1<sup>st</sup> Floor, Wing - B, "**Fairfield - B**", Fairfield Co.-Op. Hsg. Soc. Ltd.,  
Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village -  
Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State -  
Maharashtra, India.

**Latitude Longitude : 19°12'49.2"N 72°59'15.5"E**

### Intended User:

**Cosmos Bank  
Ghodbandar Road**

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

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### Regd. Office

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

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✉️ **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103 SG, 1<sup>st</sup> Floor, Wing - B, "**Fairfield - B**", Fairfield Co.-Op. Hsg. Soc. Ltd., Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali.**

Boundaries	:	Building	Flat
North	:	Lodha Playground	Open Space
South	:	Lodha Luxuria Road	Lift
East	:	Fairfield C Wing Apartment	Flat No. 103 & 104
West	:	Fairfield A Wing Apartment	Flat No. 101 & 102

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 **₹ 1,34,47,284.00 (Rupees One Crore Thirty Four Lakhs Forty Seven Thousands Two Hundred And Eighty Four 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/67/ 2019-20

Encl.: Valuation report



Residential Flat No. 103 SG, 1<sup>st</sup> Floor, Wing - B, "Fairfield - B", Fairfield Co.-Op. Hsg. Soc. Ltd., Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, 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 08.11.2024 for Housing Loan Purpose.
1	Date of inspection	05.11.2024
3	Name of the owner / owners	<b>Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali &amp; Mrs. Akshada Bapusaheb Gawali</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 103 SG, 1 <sup>st</sup> Floor, Wing - B, "Fairfield - B", Fairfield Co.-Op. Hsg. Soc. Ltd., Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Bapusaheb Dinkar Gawali (Owner) Contact No. 9870000626
6	Location, Street, ward no	Eastern Express Highway Village - Majiwade & Balkum, District - Thane
7	Survey / Plot No. of land	Village - Majiwade & Balkum New Survey No - 23, 24/5,6,7,8A,8B,9,10,1,2,3,4, 25/10,10,8,2,7,11, 26/2,4,9,11,12,7, 27/9,10,1,2,4,5,6,7,8, 28/2,3,4,5, 29/7,8,9 & 31/4,5,6,7,8
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>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 736.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 682.00</b>  <b>Balcony Area in Sq. Ft. = 26.00</b>  <b>Dry Balcony Area in Sq. Ft. = 28.00</b></p> <p><b>Carpet Area in Sq. Ft. = 762.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 914.40</b>  <b>(Carpet Area + 20%)</b>  <b>All the above areas are within 4% 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.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Pin - PIN Code - 400 601
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available

23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	28,600.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.

37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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, Ghodbandar Road Branch to assess Fair Market Value as on 08.11.2024 for Residential Flat No. 103 SG, 1<sup>st</sup> Floor, Wing - B, "**Fairfield - B**", Fairfield Co.-Op. Hsg. Soc. Ltd., Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali.**

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

1)	Copy of Agreement for sale No.14694/2022 Dated 06.09.2022 between Mr. Yogesh S. Pathak & Mrs. Chetana Y. Pathak(The Transferor) And Smt. Jayashree Dinkar Gawali, Mr. Bapusaheb Dinkar Gawali & Mrs. Akshada Bapusaheb Gawali(The transferee).
2)	Copy of Amended Commencement Certificate V.P. No..2005 / 140 / TMC / TDD / 445 Dated 14.10.2008 issued by Thane Municipal Corporation.

3)	Copy of Occupancy Certificate V.P. No..New S05 / 0104 / 16 / TMC / TDD / OCC / 0358 / 17 Dated 25.05.2017 issued by Thane Municipal Corporation.
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### Location

The said building is located at Village - Majiwade & Balkum, Taluka - Thane, District - Thane, PIN Code - 400 601. The property falls in Residential Zone. It is at a traveling distance 4.6 Km from Thane Railway Station.

### Building

The building under reference is having 1 basement + Part Ground + Part Stilt + 27 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is having 3 lifts.

### Residential Flat:

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

### Valuation as on 8th November 2024

The Carpet Area of the Residential Flat	:	762.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	914.40 Sq. Ft. X ₹ 2,800.00 = ₹ 25,60,320.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 2,68,716.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,600/- per Sq. M. i.e. ₹ 12,783/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,30,866/- per Sq. M. i.e. ₹ 12,158/- per Sq. Ft.
Value of property	:	762.00 Sq. Ft. X ₹ 18,000 = ₹1,37,16,000
Total Value of property as on 8th November 2024	:	₹1,37,16,000.00

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

Fair value of the property as on 8th November 2024	:	₹ 1,37,16,000.00 - ₹ 2,68,716.00 = ₹ 1,34,47,284.00
Total Value of the property	:	₹ 1,34,47,284.00
The realizable value of the property	:	₹1,21,02,556.00



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<b>Distress value of the property</b>	:	<b>₹1,07,57,827.00</b>
<b>Insurable value of the property (914.40 X 2,800.00)</b>	:	<b>₹25,60,320.00</b>
<b>Guideline value of the property (914.40 X 12158.00)</b>	:	<b>₹1,11,17,275.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103 SG, 1<sup>st</sup> Floor, Wing - B, "Fairfield - B", Fairfield Co.-Op. Hsg. Soc. Ltd., Lodha Luxuria (Pavilion) Complex, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade & Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India for this particular purpose at **₹ 1,34,47,284.00 (Rupees One Crore Thirty Four Lakhs Forty Seven Thousands Two Hundred And Eighty Four Only)** as on 8th November 2024

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **8th November 2024** is **₹ 1,34,47,284.00 (Rupees One Crore Thirty Four Lakhs Forty Seven Thousands Two Hundred And Eighty Four 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.

## PART III- VALUATION

I, hereby declare that

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

## ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	1 basement + Part Ground + Part Stilt + 27 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 Years Subject to proper, preventive periodic maintenance & structural repairs



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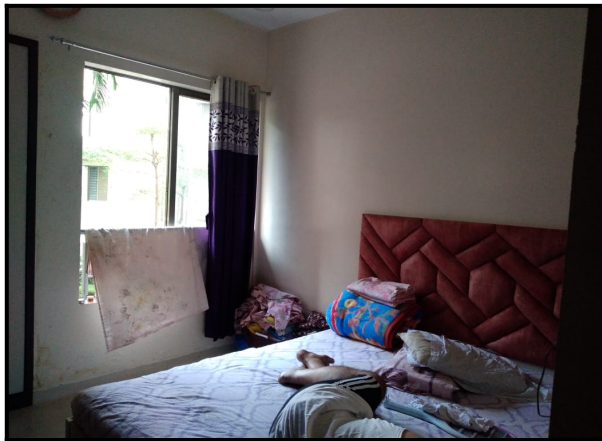


Technical details		Main Building								
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure								
6	Type of foundations	: R.C.C. Foundation								
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	: 6" Thk. Brick Masonery.								
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering with POP false Ceiling.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 3 Lifts								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

# Actual Site Photographs



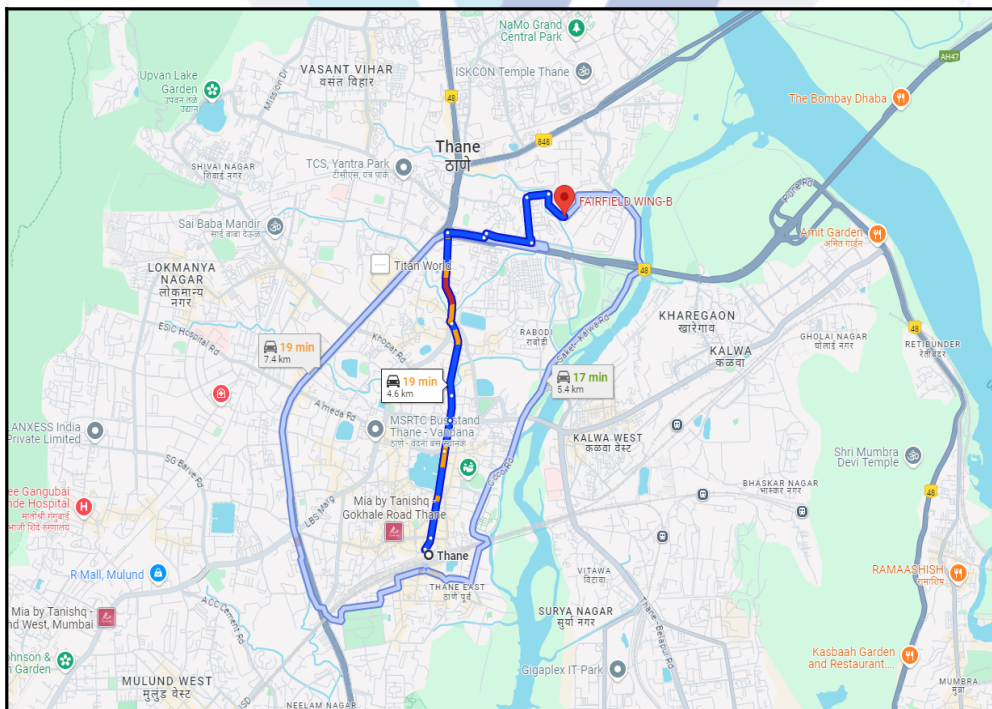
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°12'49.2"N 72°59'15.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.6 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  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/27-4ब) ठाणे खाडी लगतचा माजिवडेच्या भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर
6/28-4क) ठाणे खाडी लगतचा माजिकडे गावचा संपुर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	137600			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,37,600.00</b>	<b>Sq. Mtr.</b>	<b>12,783.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	41400			
The difference between land rate and building rate(A-B=C)	96,200.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,30,866.00</b>	<b>Sq. Mtr.</b>	<b>12,158.00</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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	800.00	960.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,375.00	₹16,146.00	-

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Majiwada > 2 BHK Flats for sale in Majiwada

Posted on Oct 10, 2024 | Ready to move

**₹1.55 Cr** @ 19,375 per sq.ft.  
Estimated EMI ₹1,23,799

**2BHK 2Baths**  
Flat/Apartment for Sale  
in Lodha Luxuria, Majiwada, Thane

**RERA STATUS** NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

**Area**  
Carpet area: 800 sq.ft. (74.32 sq.m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room, Study Room, Servant Room, Store Room

**Price**  
₹1.55 Crore+ Govt Charges & Tax @ 19,375 per sq.ft. (Negotiable) View Price Details

**Address**  
Lodha Luxuria Majiwada, Thane

**Floor Number**  
5<sup>th</sup> of 27 Floors

**Facing**  
North

**Overlooking**  
Pool, Park/Garden, Club, Main Road, Others

**Property Age**  
5 to 10 Year Old

**Places nearby** Majiwada, Thane

High Street Mall | NH848 | Lodha World School | University of Mumbai Thane Sub-Campus | Sapphire Hospitals

## Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	730.00	876.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,233.00	₹17,694.00	-

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Majiwada > 2 BHK Flats for sale in Majiwada

Posted on Sep 18, 2024 | Ready to move

₹1.55 Cr

@ 21,232 per sq.ft.

Estimated EMI ₹ 1,23,799

2BHK 2Baths

Flat/Apartment for Sale

in Lodha Luxuria, Majiwada, Thane

Contact Dealer FREE

Shortlist

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

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (8)

Area

Carpet area: 730 sq.ft. (67.82 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Price

₹ 1.55 Crore

@ 21,232 per sq.ft. [View Price Details](#)

Address

Lodha Luxuria  
Majiwada, Thane

Floor Number

3<sup>rd</sup> of 27 Floors

Facing

North

Overlooking

Others

Property Age

5 to 10 Year Old

Places nearby View All (6)

301, Majiwada, Thane

High Street Mall
NH848
Lodha World School
University of Mumbai Thane Sub-Campus
Sapphire Hospitals

**VASTUKALA**  
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	762.00	914.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,060.00	₹14,217.00	-

11705530  
25-08-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.ठाणे 12  
दस्त क्रमांक : 11705/2024  
नोंदणी :  
Regn.63m

**गावाचे नाव : माजिवडे**

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	13000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14109767
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 2703,27वा मजला,बिल्डिंग नं. 5,बी विंग,फेअरफिल्ड बी,फेअरफिल्ड को ऑ ही सो लि.,लोढा पॅव्हिलीयन,माजिवडे फ्लायओवर च्या जवळ,ईस्टर्न एक्सप्रेस हायवे,माजिवडे,ठाणे प,क्षेत्रफळ 762 चौ.फुट.कार्पेट,एक कार पार्किंग स्पेस लेवेल नं. पी-2353( ( Survey Number : 23, 24/5, 6, 7, 8A, 8B, 9, 10, 1, 2, 3, 4, 25/10, 8, 2, 7, 11, 26/2, 4, 9, 11, 12, 7, 27/9, 10, 1, 2, 4, 5, 6, 7, 8, 28/5, 4, 3, 2, 1, 29/7, 8, 9, 31/4, 5, 6, 8 ; ) )
(5) क्षेत्रफळ	762 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रविण फुलाराम परिहार वय:-34 पत्ता:-प्लॉट नं: सदनिका क्र. 2703, माळा नं: 27, इमारतीचे नाव: बिल्डिंग नं. 5, बी विंग, फेअरफिल्ड को ऑ ही सो लि, ब्लॉक नं: लोढा पॅव्हिलीयन, माजिवडे फ्लायओवर च्या जवळ, ईस्टर्न एक्सप्रेस हायवे, माजिवडे, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BDKPP4464R 2): नाव:-खुशबू प्रविण परिहार (लगा आधीचे नाव खुशबू गहलोत) वय:-32 पत्ता:-प्लॉट नं: सदनिका क्र. 2703, माळा नं: 27, इमारतीचे नाव: बिल्डिंग नं. 5, बी विंग, फेअरफिल्ड को ऑ ही सो लि, ब्लॉक नं: लोढा पॅव्हिलीयन, माजिवडे फ्लायओवर च्या जवळ, ईस्टर्न एक्सप्रेस हायवे, माजिवडे, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BEMPG6951H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेन्द्र धीरजलाल खंभाता वय:-61; पत्ता:-प्लॉट नं: 703, माळा नं: -, इमारतीचे नाव: साई विहार सी एच एस, ब्लॉक नं: प्लॉट नं. 30, चारकोप सेक्टर नं. 8, स्वामी समर्थ मंदिर च्या जवळ, कांदिवली प, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AHVPK4035B 2): नाव:-मोहिनी राजेन्द्र खंभाता वय:-60; पत्ता:-प्लॉट नं: 703, माळा नं: -, इमारतीचे नाव: साई विहार सी एच एस, ब्लॉक नं: प्लॉट नं. 30, चारकोप सेक्टर नं. 8, स्वामी समर्थ मंदिर च्या जवळ, कांदिवली प, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-CIAPK6413K
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11705/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	987700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,118.00	1,341.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,889.00	₹14,908.00	-

696273 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 6962/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : माजिवडे</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	20000001	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21107951.94	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं-2103,21 वा मजला,फेरफिल्ड ए-विंग,फेरफिल्ड को-ऑप हौ सो लि,लोढा लक्सरिया(आधीचे नाव-लोढा पॅव्हिलियन),इस्टर्न एक्सप्रेस हायवे जवळ,माजिवडे,सर्वे नं-23,6/28 ए,23,28/5,6,7,8 ए,8 बी,9,10,1,2,3,25/10,8,2,7,11 मीजे-माजिवडे,ठाणे मिल्कतीचे क्षेत्र-1118 चौ फूट कार्पेट. सोबत 2 कार पार्किंग नं-2439 आणि 2441 दस्त नं-टटन-1-6675/2023 दिनांक -08/09/2023 च्या करारनामाच्या अनुषंगाने सदरचे सेल डीड नोंदवत आहेत( ( Survey Number : 23, 6/28 A, SURVEY NO-23, 28/5, 6, 7, 8A, 8B, 9, 10, 1, 2, 3, 25/10, 8/ 2, 7, 11; ) )	
(5) क्षेत्रफळ	1118 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिरुद्ध भास्कर पटवर्धन वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2103 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AJWPP5271D 2): नाव:-ज्योत्सना अनिरुद्ध पटवर्धन वय:-51 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2103 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AJKPP3971G 3): नाव:-भास्कर माधव पटवर्धन वय:-81 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2103 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACBPP6426A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनय वसंत दातार वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2203 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AMHPD6030A 2): नाव:-वल्सरी विनय दातार वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2203 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BZNPB7710D 3): नाव:-वसंत लक्ष्मण दातार तर्फे कु मु म्हणून विनय वसंत दातार वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2203 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAOPD0838P 4): नाव:-विपीन वसंत दातार वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2203 फेरफिल्ड ए, लोढा लक्सरिया, माजिवडे फ्लायओव्हर जवळ, माजिवडे, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKYPD8737D	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6962/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th November 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,34,47,284.00 (Rupees One Crore Thirty Four Lakhs Forty Seven Thousands Two Hundred And Eighty Four 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/67/ 2019-20



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