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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 : **Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre**

Residential Flat No. 001, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India.

Latitude Longitude : 19°11'42.9"N 73°11'42.1"E

### Intended User:

**Cosmos Bank  
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)

**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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 001, Ground Floor, Building No C/4, Building Type No. (C), "Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali, Municipality Ward No. 8, Gut No. 49, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre.**

Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Internal Road / Building No. C - 3
West	: Open Plot

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 **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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



Residential Flat No. 001, Ground Floor, Building No C/4, Building Type No. (C), "Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, 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 28.01.2025 for Housing Loan Purpose.
1	Date of inspection	17.01.2025
3	Name of the owner / owners	<b>Mr. Lalit D. Bakre &amp; Mrs. Rajshree Lalit Bakre</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. 001, Ground Floor, Building No C/4, Building Type No. (C), "Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Lalit Bakre (Owner) Contact No. 9326012290
6	Location, Street, ward no	Municipality Ward No - 8, 'B' Cabin Road Village - Morivali , District - Thane
7	Survey / Plot No. of land	CTS No - 9277 of Village - Morivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 365.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 403.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 483.60</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Morivali , Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 501
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 - Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre
	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 AMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,100.00 (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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (As per Possession Letter)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p><b>Remark:</b> At the time of site inspection, we found that Flat No. 001 &amp; 002 on Ground floor is internally merged having separate entrances. Both the flats can be easily demarcated. The said valuation is only for Flat No. 001. For the purpose of valuation, we have considered the area as peer Agreement for sale.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 28.01.2025 for Residential Flat No. 001, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre.**

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

1)	Copy of Agreement for sale No.1698/2011 Dated 29.03.2011 between M/s. Shree Mahalaxmi Developers (The Promoter) And Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre(The purchaser).
2)	Copy of NOC Letter Dated 30.04.2011 issued by Shree Mahalaxmi Developers.
3)	Copy of Index- II Document No.1698/2011 Dated 29.03.2011 between M/s. Shree Mahalaxmi Developers (The Promoter) And Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre(The purchaser).
4)	Copy of Commencement Certificate No.ANP / NRV / BP / 2006 - 2007 / 535 / 534 / 31 Dated 05.08.2006 issued by Ambarnath Municipal Council.
5)	Copy of Possession Letter Dated 02.06.2011.
6)	Copy of NOC Letter Dated 30.04.2011 issued by M/s. Shree Mahalaxmi Developers.
7)	Copy of Society Share Certificate No.49 Dated 25.11.2012 And Mr. Lalit D. Bakre & Mrs. Rajshree Lalit Bakre(The purchaser) issued by SOCIETY.

8)	Copy of Property Tax Bill No.AMB000035022 Dated 28.09.2024 And Mr. Lalit D. Bakre(The purchaser) issued by Ambarnath Municipal Council.
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### Location

The said building is located at Municipality Ward No - 8, Village - Morivali , Taluka - Ambarnath, District - Thane, PIN Code - 421 501. The property falls in Residential Zone. It is at a traveling distance 2.4 Km from Ambarnath Railway Station.

### Building

The building under reference is having Ground + 3 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. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Cupboard. 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 28th January 2025

The Built Up Area of the Residential Flat	:	484.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Possession Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	483.60 Sq. Ft. X ₹ 2,200.00 = ₹ 10,63,920.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$	:	25.50%
Amount of depreciation	:	₹ 2,71,524.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 47,200/- per Sq. M. i.e. ₹ 4,385/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 41,046/- per Sq. M. i.e. ₹ 3,813/- per Sq. Ft.
Value of property	:	484.00 Sq. Ft. X ₹ 7,000 = ₹33,88,000
Total Value of property as on 28th January 2025	:	₹33,88,000.00

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

Fair value of the property as on 28th January 2025	:	₹ 33,88,000.00 - ₹ 2,71,524.00 = ₹ 31,16,476.00
Total Value of the property	:	₹ 31,16,476.00
The realizable value of the property	:	₹28,04,828.00



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<b>Distress value of the property</b>	:	<b>₹24,93,181.00</b>
<b>Insurable value of the property (483.60 X 2,200.00)</b>	:	<b>₹10,63,920.00</b>
<b>Guideline value of the property (483.60 X 3813.00)</b>	:	<b>₹18,43,967.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 001, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India for this particular purpose at **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six Only)** as on 28th January 2025

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th January 2025** is **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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

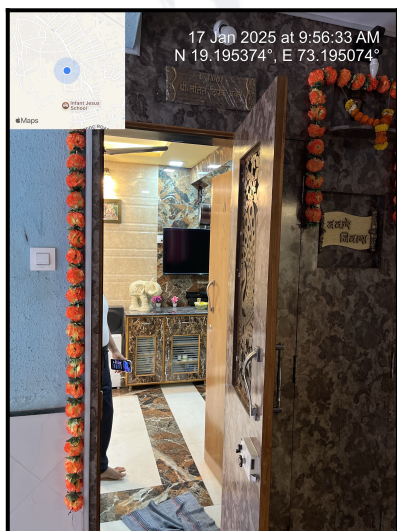
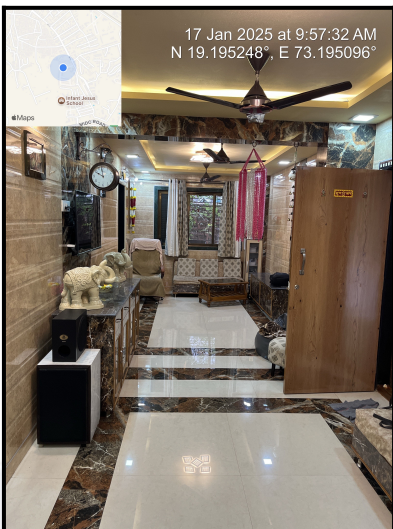
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 2008 (As per Possession Letter)				
4	Estimated future life	: 43 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid 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.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

## Actual Site Photographs



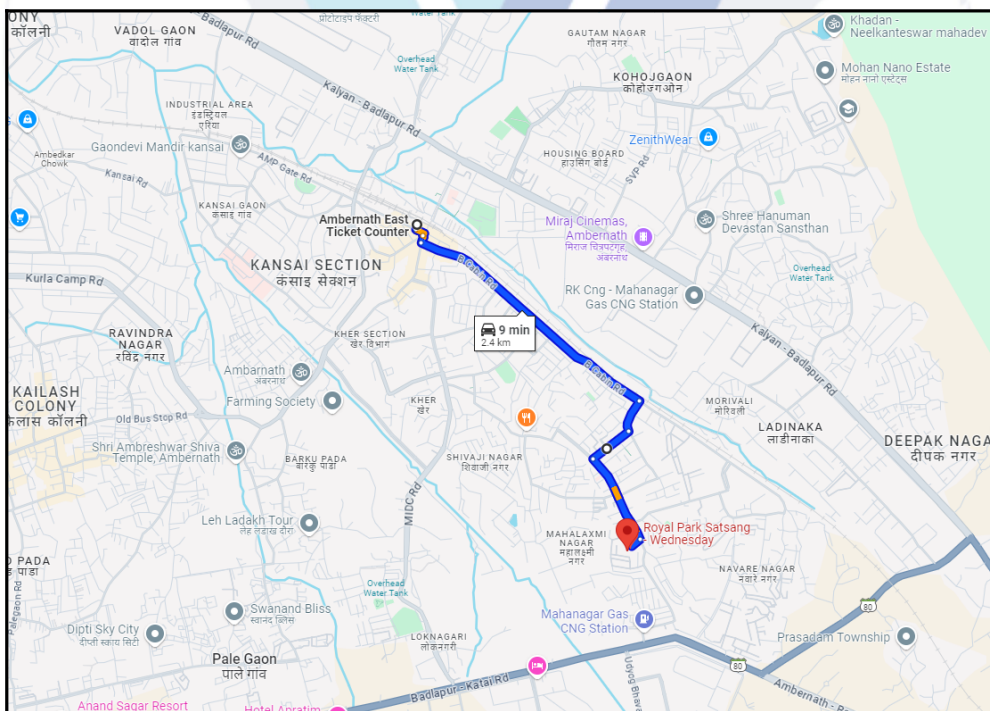
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°11'42.9"N 73°11'42.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ambarnath - 2.4 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : MORIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambarnath Municipal Council					
Land Mark	C-6/2) Remaining Portion of Village Morivali, Except Navre Nagar. Portion on South of Kalyan Pune Railway Line. (Morivali Part)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/10	11000	47200	52000	61500	52000
C. T. S. No. 8288, 8996, 9003, 9004, 9005, 9006, 9007, 9008, 9167, 9168, 9169, 9170, 9171, 9172, 9173, 9276, 9277, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9287, 9288, 9289, 9290, 9291, 9292, 9293, 9294, 9295, 9296, 9297, 9298, 9299, 9300, 9301, 9302, 9303, 9304, 9305, 9306, 9307, 9308, 9309, 9310, 9311, 9312, 9313, 9314, 9315, 9316, 9317, 9318, 9319, 9320, 9321, 9322, 9323, 9324, 9325, 9326, 9327, 9328, 9329, 9330, 9331, 9332, 9333, 9334, 9335, 9336, 9337, 9338, 9339, 9340, 9341, 9342, 9343, 9344, 9345, 9346, 9347, 9348, 9349, 9350, 9351, 9352, 9353, 9354, 9355, 9356, 9565, 9566, 9568, 9569, 9570, 9572, 9573, 9575, 9576, 9584, 9670						
<a href="#" style="color: #00796b; text-decoration: none;">⇌ Compare With Previous Year</a> <span style="float: right; color: #00796b;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	47200		TM	
No Increase on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>47,200.00</b>	<b>Sq. Mtr.</b>	<b>4,385.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11000			
The difference between land rate and building rate(A-B=C)	36,200.00			
Percentage after Depreciation as per table(D)	17%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>41,046.00</b>	<b>Sq. Mtr.</b>	<b>3,813.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.


	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%


### Depreciation Percentage Table


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

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	441.67	530.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,472.00	₹6,226.00	-



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**1 BHK Flat In Royal Park For Sale In Navare Nagar**  
Navare Nagar, Ambarnath, Maharashtra 421501, India

**₹ 33 Lacs**  
Negotiable

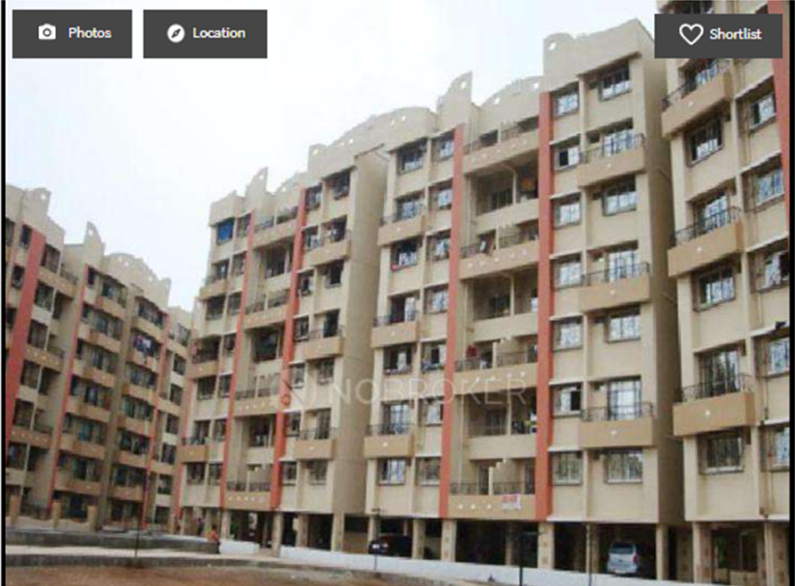
**₹ 18,913/Month**  
Estimated EMI


**530**  
Sq.Ft

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Photos
Location





<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Nov 27, 2024</b> <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>NA</b> <small>Balcony</small>	<b>Royal Park</b> <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

[Get Owner Details](#)



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[Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Nearby: [Ashok Anil Multiplex](#) [SEASONS PARK](#) [MAMTA MEDICAL STORE](#) [Orchid Woods Complex](#)

[Navab's Kitchen](#)

### Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.1 Per Sq.Ft/M	Flooring NA
Builtup Area 530 Sq.Ft	Furnishing Status Unfurnished <a href="#" style="background-color: #009688; color: white; padding: 2px 5px; border-radius: 5px;">Furnish Now</a>
Facing East	Floor 0/3
Parking Bike And Car	Gated Security Yes

### Activity On This Property


0  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate


### Similar Properties



**1 BHK Flat In Vishwajeet...**  
Navare Nagar, Ambarnath, Mahara...  
Within 5 km

Price **₹30 Lacs**      Builtup Area **666 sqft**

**NoBroker Services**




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Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201709

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	416.67	500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,880.00	₹7,400.00	-



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**1 BHK Flat In Meera Park Royal Ambarnath For Sale I...**  
Morivali Opp Infant Jesus School

**₹ 37 Lacs**  
Non-negotiable


**₹ 21,206/Month**  
Estimated EMI


**500**  
Sq.Ft

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Photos
Location





<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Aug 18, 2024</b> <small>Posted On</small>
<b>2 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>1</b> <small>Balcony</small>	<b>Meera Park Royal A...</b> <small>Apartment</small>
<b>Bike</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

Get Owner Details

! Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Ashok Anil Multiplex SEASONS PARK MAMTA MEDICAL STORE Orchid Woods Complex

Nawab's Kitchen

### Overview

Age of Building: 1-3 Years	Ownership Type: Self Owned
Maintenance Charges: ₹5.6 Per Sq.Ft/M	Flooring: NA
Builtup Area: 500 Sq.Ft	Furnishing Status: Fully Furnished
Facing: East	Floor: 6/7
Parking: Bike	Gated Security: Yes

### Activity On This Property


0 Unique Views

0 Shortlists

0 Contacted

Powered By: NBEstimate

### Similar Properties



**1 BHK Flat in Ami Pink Ci...**

Royal Park Rd, Navare Nager, Amb...

Within 1 km

Price: ₹35 Lacs	Builtup Area: 713 sqft
-----------------	------------------------

**NoBroker Services**

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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	496.00	595.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹7,170.00	₹5,975.00	-

12816339 04-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 12816/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मोरीवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3556400	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2868500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :- इतर माहिती: विभाग क्र. 2/10 सी 6/2,मौजे - मोरीवली,इन्फंट जेसूस स्कूल जवळ,रॉयल पार्क जवळ,नवरे नगर,अंबरनाथ पूर्व,तालुका अंबरनाथ,जिल्हा ठाणे येथील सी. टी. एस. 9355,गट नं.40,यावरील "मीरा पार्क रॉयल",बिल्डींग सी.निवासी सदनिका नं.201,दुसरा मजला,क्षेत्र. 46.07 चौ.मी.रेरा(कार्पेट)अशी मिल्कत( ( C.T.S. Number : 9355 ; ) )	
(5) क्षेत्रफळ	46.07 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सरस्वती बिल्डकॉन तर्फे भागीदार श्री.जितु रामचंद्र धनवानी - - वय:-42 पत्ता:-प्लॉट नं. :-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- सर्वे नं. 128/1, मीरा वाटीका जवळ, बारकुपाडा, शिवमंदिरच्या पाठीमागे , अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.:-ADAFS6682F	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चैतन्य जनार्दन म्हारसे - - वय:-27; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- जनादन म्हारसे, सदनिका नं. 302, साई दर्शन, बी कॅंबीन रोड, मोतीराम पार्क, लोकमान्य टिळक नगर, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.:-DBKPM1627P 2): नाव:-म्हारसे जनार्दन उंदरू - - वय:-60; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- जनादन म्हारसे, सदनिका नं. 302, साई दर्शन, बी कॅंबीन रोड, मोतीराम पार्क, लोकमान्य टिळक नगर, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.:-BJUPM4627B	
(9) दस्तावेज करून दिल्याचा दिनांक	31/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12816/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	213400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	657.00	788.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,804.00	₹5,670.00	-

15543339 26-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 15543/2024 नोदणी : Regn:63m
<b>गावाचे नाव : मोरीवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4470000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4170600	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-अंबरनाथइतर वर्णन ; इतर माहिती: मौजे मोरीवली ता.अंबरनाथ बी कॅबिन रोड,नवरे नगर जवळ,पाण्याच्या टाकीजवळ,सि.स. नं. 9277,गट नं. 49,रॉयल पार्क,सध्याची रॉयल पार्क विंग्स एफ 1 अँड एफ 2 को. ऑप. हौसिंग सोसायटी लिमिटेड मधील बिल्डींग नं. एफ 2,निवासी सदनिका नं. 702,सातवा मजला,कारपेट क्षेत्र - 569 चौ. फूट = 52.88 चौ.मी + फ्लो. बे. 35 चौ. फूट = 3.25 चौ.मी.+ ओपन टेरेस क्षेत्र 53 चौ. फूट = 4.93 चौ.मी.,एकूण क्षेत्र - 61.05 चौ.मी(( GAT NUMBER : 49 ; ))	
(5) क्षेत्रफळ	61.05 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:-विशाल सुदाम गायकवाड वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. :- रोड नं: एफ -२/७०२, रॉयल पार्क, बी कॅबिन रोड, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AGLPG2335B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षांश व्यास वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. :- बी कॅबिन रोड, एफ -२/३०३, रॉयल पार्क, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AWNVPV1189L 2): नाव:-श्रद्धा व्यास वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. :- रोड नं: बी कॅबिन रोड, एफ -२/३०३, रॉयल पार्क, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AHSPV2769A	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15543/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	268200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th January 2025**

The term Value is defined as:

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

Fundamental assumptions and conditions presumed in this definition are:

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

### UNDER LYING ASSUMPTIONS

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

## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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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