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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Surendar Motiram Valecha & Mr. Motiram Brijlal Valecha**

Residential Flat No. 901, 9th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E,
Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village -
Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, State - Maharashtra, India.

Latitude Longitude : 19°15'31.1"N 72°57'23.7"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -
400 028, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 901, 9th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E, Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, State - Maharashtra, India belongs to **Mr. Surendar Motiram Valecha & Mr. Motiram Brijlal Valecha.**

Boundaries of the property

North	: Haware City Club House
South	: Internal Road & Open Plot
East	: Trinity Hills Building - 18
West	: Haware City Club House Prakruti Heights Building - 11

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 **₹ 89,30,584.00 (Rupees Eighty Nine Lakhs Thirty Thousands Five 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/87/2022-23

Encl.: Valuation report



Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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|  Aurangabad |  Pune |  Indore |  Jaipur |

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Residential Flat No. 901, 9th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E, Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, 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 01.03.2025 for Bank Loan Purpose.
1	Date of inspection	28.02.2025
3	Name of the owner / owners	Mr. Surendar Motiram Valecha & Mr. Motiram Brijlal Valecha
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 901, 9 th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E, Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, State - Maharashtra, India. Contact Person : Mr. Surendar Motiram Valecha (Owner) Contact No. 9167473632
6	Location, Street, ward no	Behind Hyper City Mall Village - Vadavali, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Vadavali New Survey No - 19/1, 3, 8, 9, 11 to 13, 15 to 24, 26 to 31 & Others
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 709.92 (Area as per Site measurement) Carpet Area in Sq. Ft. = 718.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 861.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Vadavali, Thane (West) Taluka - Thane, District - Thane, Pin - Pin - 400 615
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Surendra Motiram Valecha & Mr. Motiram Brijlal Valecha
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Surendra Motiram Valecha & Mr. Motiram Brijlal Valecha
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,400.00 (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	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (As Per Part 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 01.03.2025 for Residential Flat No. 901, 9th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E, Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, State - Maharashtra, India belongs to **Mr. Surendra Motiram Valecha & Mr. Motiram Brijlal Valecha**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Registration No.7486/2015 Dated 12.08.2015 between Mr. Krishna Ganpat Kelkar & Mrs. Shailja Krishna Kelkar(The Vendor) And Mr. Surendar Motiram Valecha & Mr. Motiram Brijlal Valecha(The purchaser).
2)	Copy of Part Occupancy Certificate No.2007/05 TMC/TDD/41 Dated 23.05.2013 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615. The property falls in Residential Zone. It is at a traveling distance 10.3 Km from Thane Railway Station.

Building

The building under reference is having Stilt + 28 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 9th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 9th Floor The composition of Residential Flat is 3 Bedroom + Living Room + 3 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder Coated Aluminium Sliding, Concealed Plumbing with Conduit & Concealed Electrical wiringetc.



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Valuation as on 1st March 2025

The Carpet Area of the Residential Flat	:	718.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building	:	12 Years
Cost of Construction	:	861.60 Sq. Ft. X ₹ 2,600.00 = ₹ 22,40,160.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 4,03,416.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,585/- per Sq. M. i.e. ₹ 9,530/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 92,663/- per Sq. M. i.e. ₹ 8,609/- per Sq. Ft.
Value of property	:	718.00 Sq. Ft. X ₹ 13,000 = ₹93,34,000
Total Value of property as on 1st March 2025	:	₹93,34,000.00

(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 1st March 2025	:	₹ 93,34,000.00 - ₹ 4,03,416.00 = ₹ 89,30,584.00
Total Value of the property	:	₹ 89,30,584.00
The realizable value of the property	:	₹80,37,526.00
Distress value of the property	:	₹71,44,467.00
Insurable value of the property (861.60 X 2,600.00)	:	₹22,40,160.00
Guideline value of the property (861.60 X 8609.00)	:	₹74,17,514.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 901, 9th Floor, Building No 16, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Type - E, Phase - III, Haware Citi, Behind Hyper City Mall, Kasarvadavali, Ghodbunder Road, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, Pin - 400 615, State - Maharashtra, India for this particular purpose at **₹ 89,30,584.00 (Rupees Eighty Nine Lakhs Thirty Thousands Five Hundred And Eighty Four Only)** as on 1st March 2025

NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st March 2025** is **₹ 89,30,584.00 (Rupees Eighty Nine Lakhs Thirty Thousands Five 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.



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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

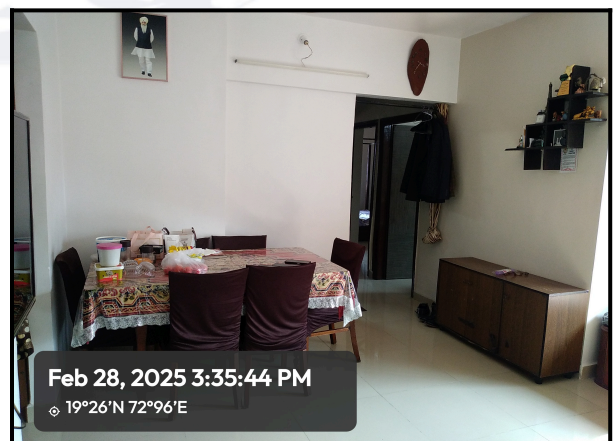
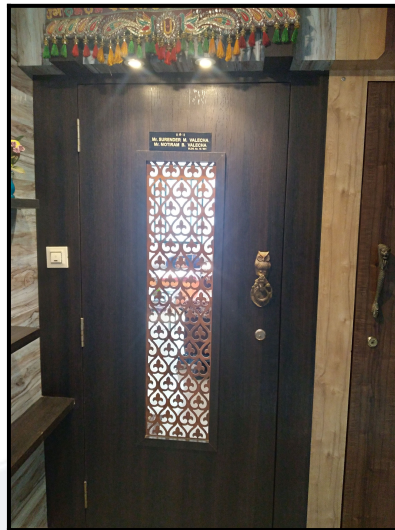
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

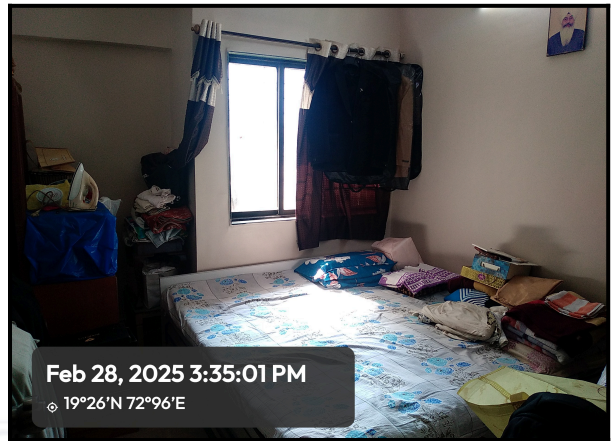
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 28 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 9 th Floor				
3	Year of construction	: 2013 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 48 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	: Vitrified Tile Flooring.				
11	Finishing	: Cement plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Plumbing with Conduit & Concealed Electrical wiring
(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.	: Superior Colored
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

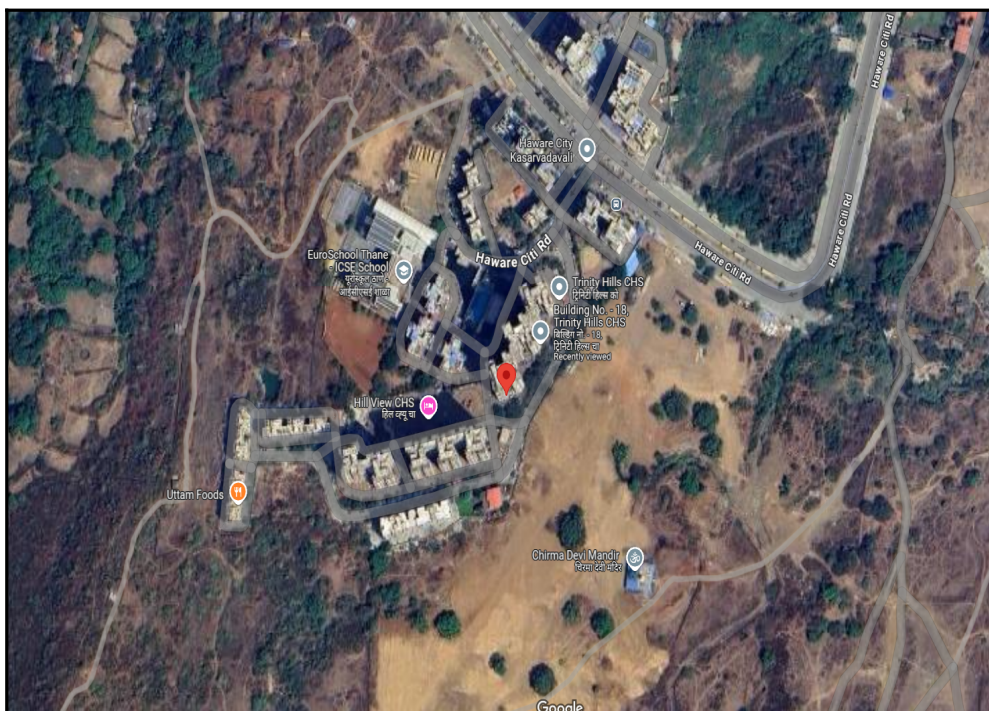
Actual Site Photographs



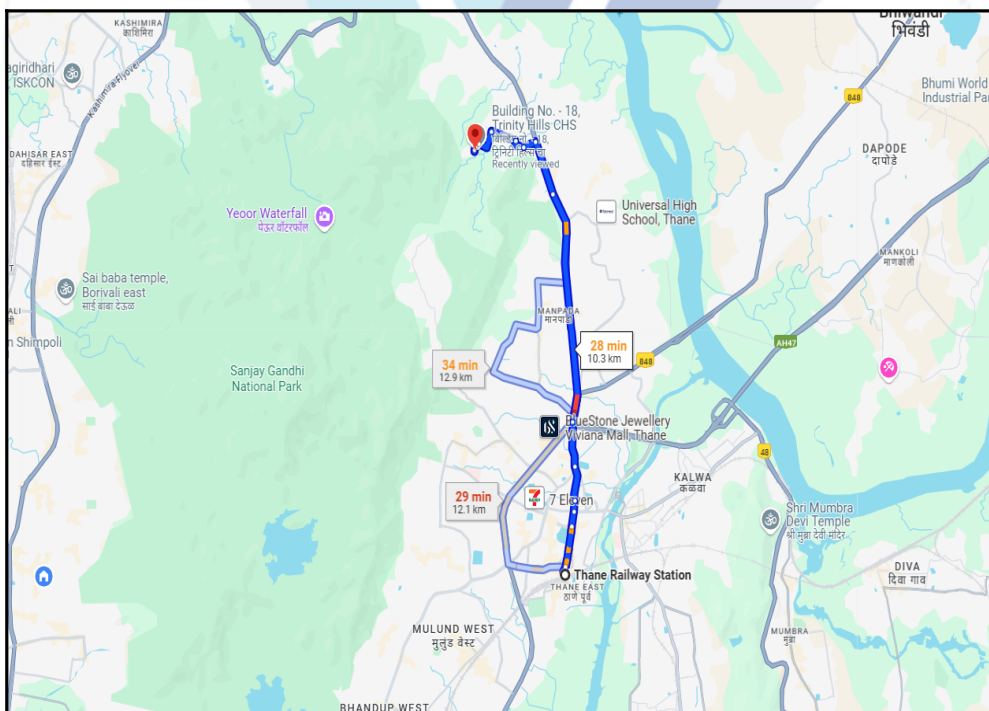
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°15'31.1"N 72°57'23.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 10.3 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : WADWALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	1B/4) Part of Properties in Wadwali Village away from Road Excluding above mentioned Sub-Zone "A/4". (Gaathan)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
13	13/48	19900	97700	109100	121900	109100
C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Increase by 5% on Flat Located on 9 th Floor	4885			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,02,585.00	Sq. Mtr.	9,530.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19900			
The difference between land rate and building rate(A-B=C)	82,685.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	92,663.00	Sq. Mtr.	8,609.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	430.00	516.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,256.00	₹11,047.00	-

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > 1 BHK Flats for sale in Thane West Posted on Dec 08, 2024 | Ready to move

₹57 Lac @ 13,255 per sq.ft.
Estimated EMI ₹45,526

1BHK 1Bath
Flat/Apartment for Sale
In Haware Citi, Thane West

Contact Owner FREE

Shortlist

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

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (26) | Society (29)

Photos (1/26)

Area
Carpet area: 430 sq.ft. (39.95 sq.m.)

Configuration
1 Bedroom , 1 Bathroom, No Balcony

Price
₹ 57 Lac+ Govt Charges & Tax
@ 13,255 per sq.ft. (Negotiable)

Address
Haware Citi
Thane West

Floor Number
4th of 19 Floors

Facing
North

Overlooking
Main Road

Property Age
0 to 1 Year Old

Places nearby View All (12)

Thane West

Kandivli Railway Station
Kapurbawdi Metro Station
Big Centre Thane
Ghodbunder Road
Eva World School, Thane

Why should you consider this property?

North Facing
Close to Metro Station
Close to School
Fresh Construction
Pet Friendly
Full Power Backup
24*7 Water

On-Call Maintenance Staff
Close to Hospital
Close to Market
Gated Society
Overlooking Main Road
Feng Shui/ Vaastu Compliant
Natural Light

Transaction Type: **Resale** | Property Ownership: **Co-operative S...** | Flooring: **Ceramic** | Furnishing: **Semifurnished**

Gated Community: **Yes** | Pet Friendly: **Yes** | Water Source: **Municipal corporati...** | Power Backup: **Full**

Property Code: **Q78907519**
www.99acres.com/Q78907519



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	718.00	861.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,705.00	₹10,587.00	-

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > 3 BHK Flats for sale in Thane West Posted on Jan 15, 2025 | Ready to move

₹91.22 Lac

@ 7,939 per sq.ft.

Estimated EMI ₹72,860

3BHK 3Baths

Flat/Apartment for Sale
in Haware Cld, Thane West

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 (13)

Area

Super Built up area 1149 sq.ft. (106.75 sq.m.)

Carpet area: 718 sq.ft. (66.7 sq.m.)

Price

₹91.22 Lac+ Govt Charges & Tax @ 7,939 per sq.ft. [View Price Details](#)

Floor Number

9th of 29 Floors

Overlooking

Park/Garden

Configuration

3 Bedrooms , 3 Bathrooms, No Balcony with Store Room

Address

Haware Citi Thane West

Facing

East

Property Age

5 to 10 Year Old

Places nearby View All (12)

1666, Thane West

Kandivli Railway Station
Kapurbawdi Metro Station
Big Centre Thane
Ghodbunder Road
Eva World School, Thane

Why you should consider this property?

Key Highlights

- ✓ East Facing
- ✓ Overlooking Park/Garden
- ✓ Fitness Center/ Gym
- ✓ Club/ Community Center

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	718.00	861.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,336.00	₹10,280.00	-

23148335 26-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 23148/2024 नोंदणी : Regn:63m
गावाचे नाव : वडवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7903949.91	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका नं. 2801,28 वा मजला,बिल्डिंग नं. 16,टाईप - ई,फेज - 2,त्रिनिटी हिल्स को.ऑप.हौ.सो.लि.,हावरे सिटी,कासारवडवली,घोडबंदर रोड ठाणे पश्चिम ..सदनिकेचे क्षेत्रफळ 718. चौ.फु. कार्पेट((Survey Number : सर्व्हे नं.19/1, 3, 8, 9, 11 ते 13, 15 ते 24, 26 ते 31 सर्व्हे नं.20/3, 4, 5, 7, 9 सर्व्हे नं.21/12, 10, 14, 16 , 19, 20, 21 सर्व्हे नं.22/1, 7 सर्व्हे सर्व्हे नं. 23/2अ, 3अ, 4 ;))	
(5) क्षेत्रफळ	718 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:-प्रवीण गोविंद पाडेकर - - वय:-59 पत्ता:-प्लॉट नं. फ्लॉट नं. 42, 1/ ए, , माळा नं: तळमजला, , इमारतीचे नाव: कारेकर बिल्डिंग, , ब्लॉक नं: बाल गोविंददास रोड, , रोड नं: शिवाजी पार्क जवळ, माहीम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-ARZPP3172C 2): नाव:-जयश्री प्रवीण पाडेकर - - वय:-51 पत्ता:-प्लॉट नं. फ्लॉट नं. 42, 1/ ए, , माळा नं: तळमजला, , इमारतीचे नाव: कारेकर बिल्डिंग, , ब्लॉक नं: बाल गोविंददास रोड, , रोड नं: शिवाजी पार्क जवळ, माहीम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AWNPP1186B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय त्रिपुरारी पांडे - - वय:-32; पत्ता:-प्लॉट नं. फ्लॉट नं. 201, , माळा नं: दुसरा मजला, बिल्डिंग नं. व्ही-2, , इमारतीचे नाव: विहंग व्हॅली फेज 2, , ब्लॉक नं: ओवळे, घोडबंदर रोड, , रोड नं: कासारवडवली, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BMRPP5145B 2): नाव:-स्वाती संजय पांडे - - वय:-26; पत्ता:-प्लॉट नं. फ्लॉट नं. 201, , माळा नं: दुसरा मजला, बिल्डिंग नं. व्ही-2, , इमारतीचे नाव: विहंग व्हॅली फेज 2, , ब्लॉक नं: ओवळे, घोडबंदर रोड, , रोड नं: कासारवडवली,ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-EIJPM4827E	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	23148/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	577500	
(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	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,161.00	1,393.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,895.00	₹9,912.00	-

15037507 23-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 15037/2024 नोंदणी : Regn:63m
गावाचे नाव : खोणी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7721500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे खोणी येथिल स नं . 68, 149/1, 150/10, या वरील सदनिका नं 1102,11 वा मजला,ए विंग,ट्रिनीटी बिल्डिंग,पलावा ट्रिनीटी ए ते सी प्रोजेक्ट,क्षेत्र 1048 चौ फूट कार्पेट(97.36 चौ मी),ईबीव्हीटी एरिया 113 चौ फूट(10.50 चौ मी)एकूण क्षेत्र(कार्पेट एरिया + ईबीव्हीटी एरिया 1161 चौ फूट कार्पेट)(107.86 चौ मी कार्पेट),सोबत 2 फोर व्हिलर कार पार्किंग स्पेस((Block Number : Flat No. 1102 , A-Wing ;))	
(5) क्षेत्रफळ	1161 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:-हर्देश होलाराम चौथाणी - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्रगती भवन, B K- 1030 जवळ, मनीष नगर जवळ, दसेहा मैदान, सेक्टर-23, उल्हासनगर, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-421003 पॅन नं:-ACIPC7289F 2): नाव:-तरुना हर्देश चौथाणी - वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्रगती भवन, B K- 1030 जवळ, मनीष नगर जवळ, दसेहा मैदान, सेक्टर-23, उल्हासनगर, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-421003 पॅन नं:-ACIPC0820E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित कुमार - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रिडर रिट्रीट सीएचएस लिमिटेड , ए /606, कासा रिओ, कल्याण शिल रोड, डॉंबिवली पूर्व ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-BTNPK4074P 2): नाव:-सोनाम गुप्ता - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रिडर रिट्रीट सीएचएस लिमिटेड , ए /606, कासा रिओ, कल्याण शिल रोड, डॉंबिवली पूर्व ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-BIGPG1664K	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15037/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	780000	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st 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 **₹ 89,30,584.00 (Rupees Eighty Nine Lakhs Thirty Thousands Five 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/87/2022-23



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An ISO 9001 : 2015 Certified Company

