

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Ashish Vasant Patil & Shravani Ashish Patil**

Name of Proposed Purchaser: **Mr. Pavan Sonar**

Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - B, "**Regency Tower Co-Op. Hsg. Soc. Ltd.**", Karnik Road,  
Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301,  
State – Maharashtra, Country – India.

**Latitude Longitude - 19°14'34.3"N 73°08'26.9"E**

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## Valuation Done for:

**Cosmos Bank**

**Ambarnath Branch**

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk,  
Ambarnath (East), State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - B, "Regency Tower Co-Op. Hsg. Soc. Ltd.", Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Ashish Vasant Patil & Shravani Ashish Patil**. Name of Proposed Purchaser is **Mr. Pavan Sonar**.

### Boundaries of the property.

North	:	Open Plot / Internal Road
South	:	Karnik Road
East	:	Alif Apartment
West	:	Holy cross convent school & Junior college

Considering various parameters recorded, 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 for **₹ 71,88,800.00 (Rupees Seventy One Lakh Eighty Eight Thousand Eight Hundred Only)**.

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

Hence certified

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

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**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763




Encl: Valuation report in Form – 01



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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Valuation Report of Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - B, "Regency Tower Co-Op. Hsg. Soc. Ltd.", Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – 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 the Fair Market Value as on 18.03.2023 for Banking Purpose
2	Date of inspection	16.03.2023
3	Name of the owner/ owners	Name of Owner: <b>Ashish Vasant Patil &amp; Shravani Ashish Patil</b> Name of Client / Proposed Buyer: <b>Mr. Pavan Sonar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Owner - Joint Ownership Proposed Purchaser – Sole Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 104, 1st Floor, Wing - B, " <b>Regency Tower Co-Op. Hsg. Soc. Ltd.</b> ", Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Vasant Patil (Seller's Father) Contact No.: 9423380801
6	Location, street, ward no	Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	C.T.S. No. 3040, 3042A, 3042B, Survey No. 47A/1, 48A/6 of Village - Chikanghar
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	Carpet Area in Sq. Ft. = 641.00 (Area as per Actual Site Measurement)

		<b>Built up Area in Sq. Ft. = 800.00 (Area as Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	C.T.S. No. 3040, 3042A, 3042B, Survey No. 47A/1, 48A/6 of Village - Chikanghar
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
21	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	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	

	(i)	Names of tenants/ lessees/ licensees, etc	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
<b><i>COST OF CONSTRUCTION</i></b>		
41	Year of commencement of construction and year of completion	Year of Completion – 1997 (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><u>Remark:</u></b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch to assess fair market value as on 18.03.2023 for Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - B, "**Regency Tower Co-Op. Hsg. Soc. Ltd.**", Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Ashish Vasant Patil & Shravani Ashish Patil.**

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

1	Copy of Agreement for sale dated 16.12.2010 between Mrs. Anita Ramesh Nair (The Owner / Vendor / Seller) and Dr. Ashish Vasant Patil & Dr. Mrs. Shravani Ashish Patil (The Purchaser).
2	Copy of Occupancy Certificate Dated 06.05.1997 issued by Kalyan Dombivali Municipal Corporation

### LOCATION:

The said building is located at C.T.S. No. 3040, 3042A, 3042B, Survey No. 47A/1, 48A/6 of Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Kalyan railway station.

### BUILDING:

The building under reference is having Part Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 1<sup>st</sup> Floor is having 4 Residential Flat. 1 Lift are provided in building.

### Residential Flat:

The property is a Residential Flat located on 1<sup>st</sup> Floor. The composition of Flat is having 2 Bedrooms + Living + Kitchen + Bath + WC + Passage + Cupboard Area. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

**Valuation as on 18<sup>th</sup> March 2023**

<b>The Built Up Area of the Residential Flat</b>	:	<b>800.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1997 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 years
Cost of Construction	:	800.00 Sq. Ft. X ₹ 2,600.00 = ₹ 20,80,000.00
Depreciation $\{(100-10) \times 26 / 60\}$	:	39%
Amount of depreciation	:	₹ 8,11,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,600.00 per Sq. M. i.e. ₹ 6,187.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 56,070.00 per Sq. M. i.e. ₹ 5,209.00 per Sq. Ft.
<b>Value of property as on 18.03.2023</b>	:	<b>800.00 Sq. Ft. X ₹ 10,000.00 = ₹ 80,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 18.03.2023</b>	:	<b>₹ 80,00,000.00 (-) ₹ 8,11,200.00 = ₹ 71,88,800.00</b>
<b>Total Value of the property</b>	:	<b>₹ 71,88,800.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 64,69,920.00</b>
<b>Distress value of the property</b>	:	<b>₹ 57,51,040.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 20,80,000.00</b>
<b>Guideline Value of the property</b>	:	<b>₹ 41,67,200.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1st Floor, Wing - B, "Regency Tower Co-Op. Hsg. Soc. Ltd.", Karnik Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 71,88,800.00 (Rupees Seventy One Lakh Eighty Eight Thousand Eight Hundred Only) as on 18<sup>th</sup> March 2023.**

**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18<sup>th</sup> March 2023 is ₹ 71,88,800.00 (Rupees Seventy One Lakh Eighty Eight Thousand Eight Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

***PART III- DECLARATION***

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:

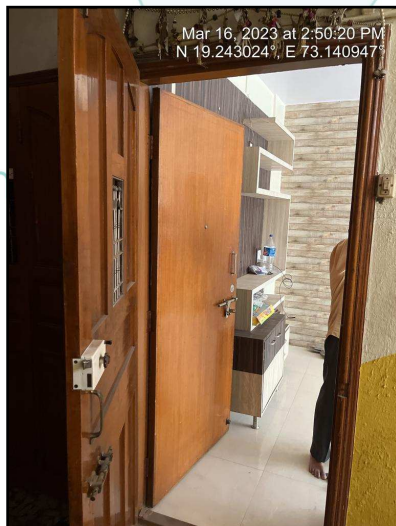
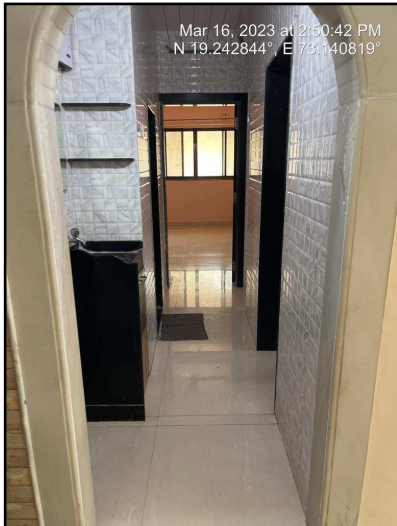
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**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor	Ground + 6 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	1997 (As per Occupancy Certificate)
4.	Estimated future life	34 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters with safety door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C 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



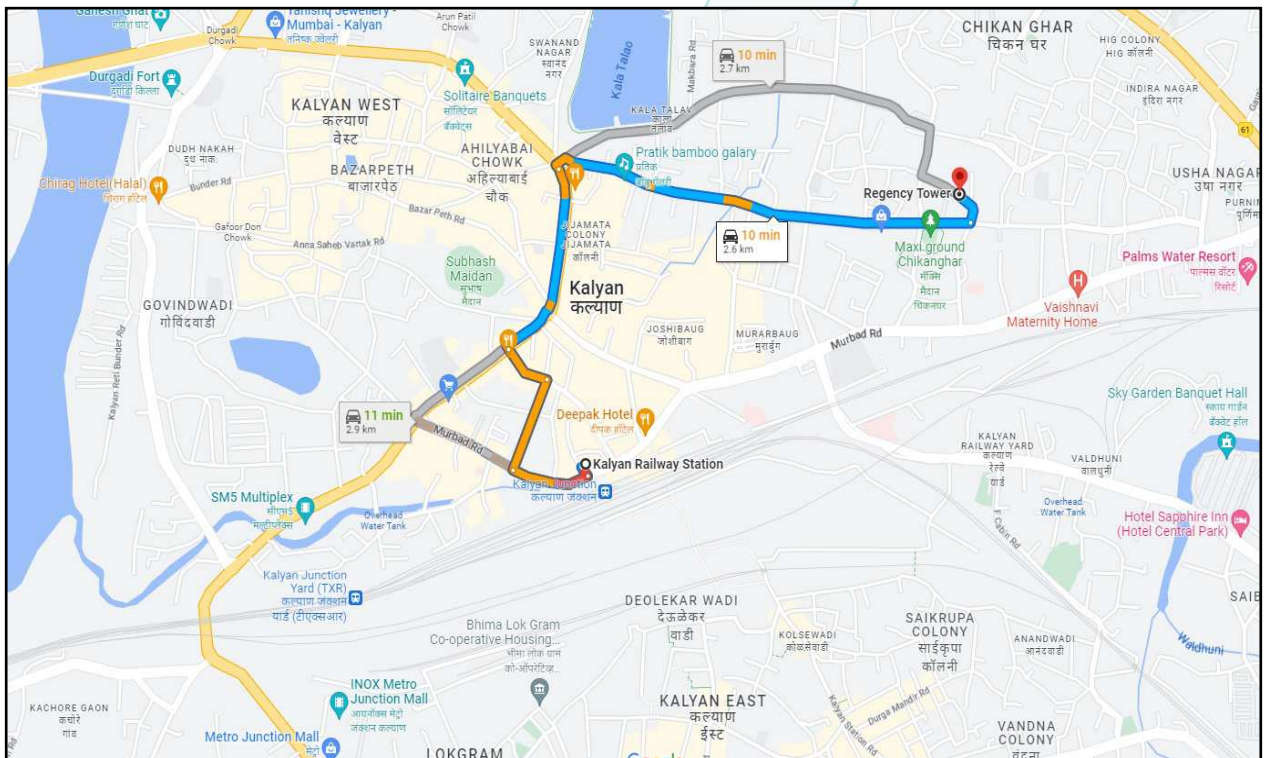
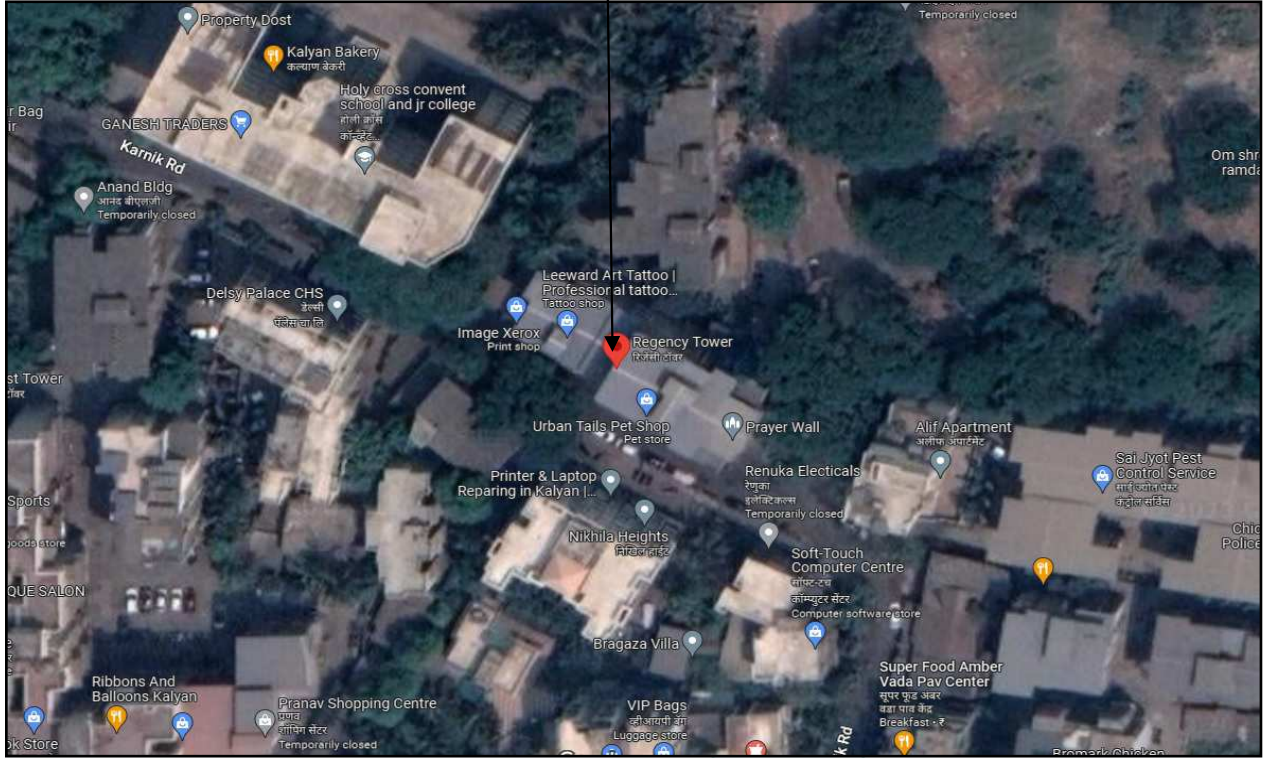
## Actual site photographs



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# Route Map of the property


Site u/r



**Latitude Longitude - 19°14'34.3"N 73°08'26.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.6 Km.)**

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2022/2023 Language: English

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : विकण पर

Search By:  Survey No  Location

Enter Survey No: 3040

उपविभाग	खुशी खमीन	निवासी सरनिफा	जॉकिस	इकाने	जौचोचिक	एकक (Rate)	Attribute
2/15 -विभाग 9(क) : उल्लेख्या गावातील मिळकर्त	26100	66600	76800	88300	76800	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	66,600.00			
Increase by 0% on Flat Located on 1st Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>66,600.00</b>	<b>Sq. Mt.</b>	<b>6,187.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	26,100.00			
The difference between land rate and building rate (A – B = C)	40,500.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>56,070.00</b>	<b>Sq. Mt.</b>	<b>5,209.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

**Table – D: 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

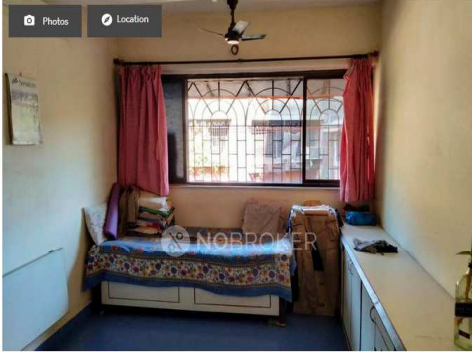
# Price Indicators


**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**1 BHK Flat In Regency Tower, Kalyan West For Sale In Kalyan West**  
Kalyan West, Kalyan

Home / Flats for Sale in Mumbai / Flats for Sale in Chikan ghar / 1bkh Flat for Sale in Chikan ghar / Property Details

Photos | Location





Nearby: D Mart | PVR | McDonald's | Balaji ENT And EYE Hospital | Lodha Palava Viento

**₹ 62 Lacs**  
Non-negotiable

**₹ 35,534/Month**  
Estimated EMI

**630**  
Sq.Ft

Need Home Loan ?  
[Apply Loan](#)

1 Bedroom	Jan 15, 2023
1 Bathroom	Jun 2, 2023
NA	Regency Tower, Kal...

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.ft/m	Flooring	Mosaic
Builtup Area	630 Sq.ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	Don't Know	Floor	3/3

**Activity On This Property**

204 Unique Views | 0 Shortlists

**Similar Properties**

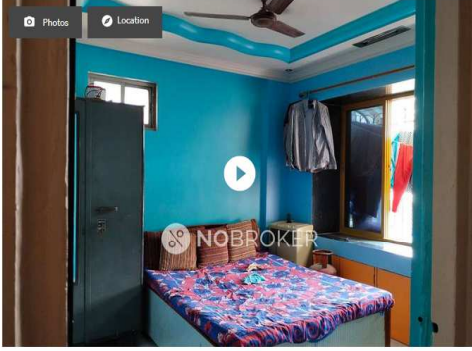
1 BHK Flat In Siddhivinayak Apartment


**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**1 BHK Flat In Shankheshwar Darshan For Sale In Kalyan West**  
Near Kala Talao, Santoshi Mata Road, Kalyan West, Mumbai, Maharashtra, INDIA.

Home / Flats for Sale in Mumbai / Property Details

Photos | Location





Nearby: Metro Junction Mall | SMS Multiplex | Big Bazaar | PVR | Lodha Palava Viento

**₹ 51 Lacs**  
Negotiable

**₹ 29,230/Month**  
Estimated EMI

**575**  
Sq.Ft

Need Home Loan ?  
[Apply Loan](#)

1 Bedroom	Mar 15, 2023
2 Bathroom	Immediately
NA	Shankheshwar Dar...

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.ft/m	Flooring	NA
Builtup Area	575 Sq.ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	South-East	Floor	3/7

**Activity On This Property**

306 Unique Views | 7 Shortlists

**Similar Properties**

1 BHK Flat In Shankheshwar Darshan

# Price Indicators

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Chikan Ghar > 1 BHK Flats in Chikan Ghar > 40 to 45 Lakh

Posted on Jan 10, 2023 | Ready to move

**₹41 Lac** @ 9,111 per sq.ft. **1BHK 1Bath**  
 Flat/Apartment for Sale  
 in Nikhila Heights, Chikan Ghar, Mumbai Beyond Thane, Mumbai

REBA STATUS: NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in>

Overview | Owner Details | Price Trends | Recommendations | Articles

**Property (15)**

**Area**  
Super Built up area 450 sq.ft. (41.81 sq.m.)

**Configuration**  
1 Bedroom, 1 Bathroom, No Balcony

**Price**  
₹41 Lac @ 9,111 per sq.ft.

**Address**  
Nikhila Heights  
Chikan Ghar, Mumbai Beyond Thane

**Floor Number**  
5<sup>th</sup> of 7 Floors

**Property Age**  
5 to 10 Year Old

**Places nearby**  
Chikan Ghar, Mumbai Beyond Thane, Mumbai

- Kali Masjid
- Shree Ram Mandir
- Dr Shahs Laser Eye Institute
- Holy Cross Hospital Thane
- Leela Eye Institute

Why should you consider this property?  
 Parking Available

Hi, I'm 99acres AI Assistant  
 Allow me to help you find your dream home.  
 Let's Begin | Remind Later

**NOBROKER** My Bookings | Play Rent | Post Your Property

**1 BHK Flat in Sai Hemlaxmi Chs Ltd For Sale in Kalyan West**  
 ram bag lane-4, near Sri Guru Singh Sabha Gurdwara

₹48 Lacs Negotiable | ₹27,510/Month Estimated EMI | 610 Sq.Ft | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Rambaug / 1bhk Flat for Sale in Rambaug / Property Details

Photos | Location

**1 Bedroom** (No. of Bedroom) | Mar 17, 2023 (Posted On)

**1 Bathroom** (No. of Bathroom) | Immediately (Possession)

**NA** (Balcony) | Sai Hemlaxmi Chs Ltd (Apartment)

**None** (Parking) | None (Power Backup)

Contact | Verified Availability | Schedule Visit

Price trends by NBEstimate

Report what was not correct in this property  
 Listed by Broker | Sold Out | Wrong Info

Nearby: Metro Junction Mall | SMS Multiplex | Big Bazaar | McDonald's | Lodha Palava Viento

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	610 Sq.ft	Carpet Area	450 Sq.ft

**Activity On This Property**

724 Unique Views | 5 Shortlists | 2

Similar Properties

## Sales Instance

33271 17/03/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 332/2023 नोदणी : Regn:63m
<b>गावाचे नाव : चिकणघर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	1600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1489489.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे चिकणघर,ता. कल्याण,जि. ठाणे येथील स. नं. 22,42ए,47ए या जमीन मिळकतीवरील जुनी चिकणघर संदेश को. ऑप. हौसिंग सोसायटी लि.,म्हणजेच नवीन एलआयजी 1 कोकण वसाहत को. ऑप. हौसिंग सोसायटी लि.,मधील बिल्डींग नं. 20,टेनमेंट नं. 315,पहिला मजला,क्षेत्र 232.36 चौ. फुट बांधीव( ( Survey Number : 22, 42ए, 47ए ; ) )	
(5) क्षेत्रफळ	232.36 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुधाकर नामदेव वेतकर - - वय:-69 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 2, रामकांत स्मृती, ऋतुराज बिल्डींगच्या मागे, कोप्परी गाव, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AAYPV5436F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संकेत प्रभाकर सूर्यवंशी - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 102, महावीर स्मृती को. ऑप. हौसिंग सोसायटी लि., ओमकार नगर, विजय सेल्स जवळ, कात्रप स्टेशन रोड, बदलापूर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-FOPPS6149L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	05/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	332/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	112000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	16000	
(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 **18<sup>th</sup> March 2023**.

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 71,88,800.00 (Rupees Seventy One Lakh Eighty Eight Thousand Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Auth. Sign.

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