

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5854/22-23 Delivery Note	Dated 23-Mar-23 Mode/Terms of Payment AGAINST REPORT Other References
Buyer (Bill to) COSMOS BANK - VILE PARLE MRO Vile Parle Branch (MRO) MRO-A, 1st Floor, Pratik Avenue, Opp. Shiv Sagar Hotel, Nehru Road, Vile Parle (East), Mumbai – 400 057 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30547 / 46303 Dispatched through Terms of Delivery	Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 "Mr. Laxman Dharamshi Patel & Mrs. Jusubai Laxman Patel - Residential Flat No. 901, 9th Floor, Wing - B, "Kingstone - B", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

Company's PAN : **AADCV4303R**

Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rattol
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Laxman Dharamshi Patel & Mrs. Jusubai Laxman Patel**

Residential Flat No. 901, 9th Floor, Wing - B, "Kingstone - B", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp.
Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare,
Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301,
State – Maharashtra, Country – India.

Latitude Longitude - 19°15'12.9"N 73°07'55.8"E

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Valuation Prepared for:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,
State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 901, 9th Floor, Wing - B, "Kingstone - B", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Laxman Dharamshi Patel & Mrs. Jusubai Laxman Patel.**

Boundaries of the property.

North	:	Wing - C
South	:	Internal Road & Parking
East	:	Internal Road
West	:	Murbad – Bhiwandi Highway

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 ₹ 80,80,000.00 (Rupees Eighty Lakh Eighty Thousand 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.

MANOJ BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=962236174615103041396246855134901E1330911321,
1.2.752.1.74.1.855652.postalCode=400003, st=Maharashtra,
serialNumber=61, email=manoj.chalikwar@vastukala.com, c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, postalCode=400003, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.23 18:59:22 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
Tele/Fax : +91 22 28371323/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 901, 9th Floor, Wing - B, "**Kingstone - B**", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, 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 23.03.2023 for Banking Purpose
2	Date of inspection	22.03.2023
3	Name of the owner/ owners	Mr. Laxman Dharamshi Patel & Mrs. Jusubai Laxman Patel
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, Wing - B, " Kingstone - B ", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State – Maharashtra, Country – India. Contact Person: Mrs. Jusubai Patel (Owner) Contact No. 8108472830
6	Location, street, ward no	Murbad – Bhiwandi Highway
7	Survey/ Plot no. of land	Survey No. 54, 55, Ward 8-C, of Village – Gandhare
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. = 664.00 Terrace Area in Sq. Ft. = 71.00 (Area as per actual site measurement)

		<p>Built up Area in Sq. Ft. = 1,010.00 (Area as per Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
13	Roads, Streets or lanes on which the land is abutting	Murbad – Bhiwandi Highway
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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	Yes
	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and	Floor Space Index permissible - As per KDMC

	Percentage actually utilized?	norms percentage actually utilized – Details not available
26	RENTS	
	(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	₹ 17,000.00 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?	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.
	SALES	
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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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.
45	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, MRO-A1, Vile Parle (East) Branch to assess fair market value as on 23.03.2023 for Residential Flat No. 901, 9th Floor, Wing - B, “**Kingstone - B**”, Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Laxman Dharamshi Patel & Mrs. Jusubai Laxman Patel.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 09.12.2005
2	Copy of Occupancy Certificate No. KDMC / NRV / CC / KV / 567 dated 24.12.2007 issued by Kalyan Dombivali Municipal Corporation.
3	Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 93 – 33 dated 01.06.2005 issued by Kalyan Dombivali Municipal Corporation.
4	Copy of N.A. Order dated 29.10.2004 issued by District Collector thane
5	Copy of Society Share Certificate Document No. 073 dated 05.08.2014

LOCATION:

The said building is located at Survey No. 54, 55, Ward 8-C of Village – Gandhare, Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 2.7 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Stilt + 12 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 normal. The building is used for residential purpose. 9th Floor is having 4 Residential Flat. 2 Lifts provided in building.

Residential Flat:

The residential flat under reference is situated on the 9th Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Open Terrace. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 6th February 2023

The Built up Area of the Residential Flat	:	1,010.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	1,010.00 Sq. Ft. X ₹ 2,500.00 = ₹ 25,25,000.00
Depreciation $\{(100-10) \times 16\}/60$:	24.00%
Amount of depreciation	:	₹ 6,06,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,590.00 per Sq. M. i.e. ₹ 7,394.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (After Depreciation)	:	₹ 70,696.00 per Sq. M. i.e. ₹ 6,568.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,600.00 per Sq. Ft.
Value of property as on 23.03.2023	:	₹ 1,010.00 Sq. Ft. X ₹ 8,600.00 = ₹ 86,86,000.00

(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)

Depreciated fair value of the property as on 23.03.2023	:	₹ 86,86,000.00 - ₹ 6,06,000.00 = ₹ 80,80,000.00
Total Value of the property	:	₹ 80,80,000.00
The realizable value of the property	:	₹ 72,72,000.00
Distress value of the property	:	₹ 64,64,000.00
Insurable value of the property	:	₹ 25,25,000.00
Guideline value of the property	:	₹ 66,33,680.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 901, 9th Floor, Wing - B, "Kingstone - B", Mohan Heights – I Co-op. Hsg. Soc. Ltd., Opp. Golden Park, Near Wayale Nagar, Murbad – Bhiwandi Highway, Khadakpada, Village - Gandhare, Kalyan (West), Taluka - Kalyan, District -

Thane, PIN Code – 421 301, State – Maharashtra, Country – India **for this particular purpose at ₹ 80,80,000.00 (Rupees Eighty Lakh Eighty Thousand Only) as on 23rd 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 **23rd March 2023 is ₹ 80,80,000.00 (Rupees Eighty Lakh Eighty Thousand 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 12 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	2007 (As per Part Occupancy Certificate)
4.	Estimated future life	44 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 framed with flush door, Powder Coated Aluminum sliding windows
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	No
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	2 Lifts
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	Cement concrete 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

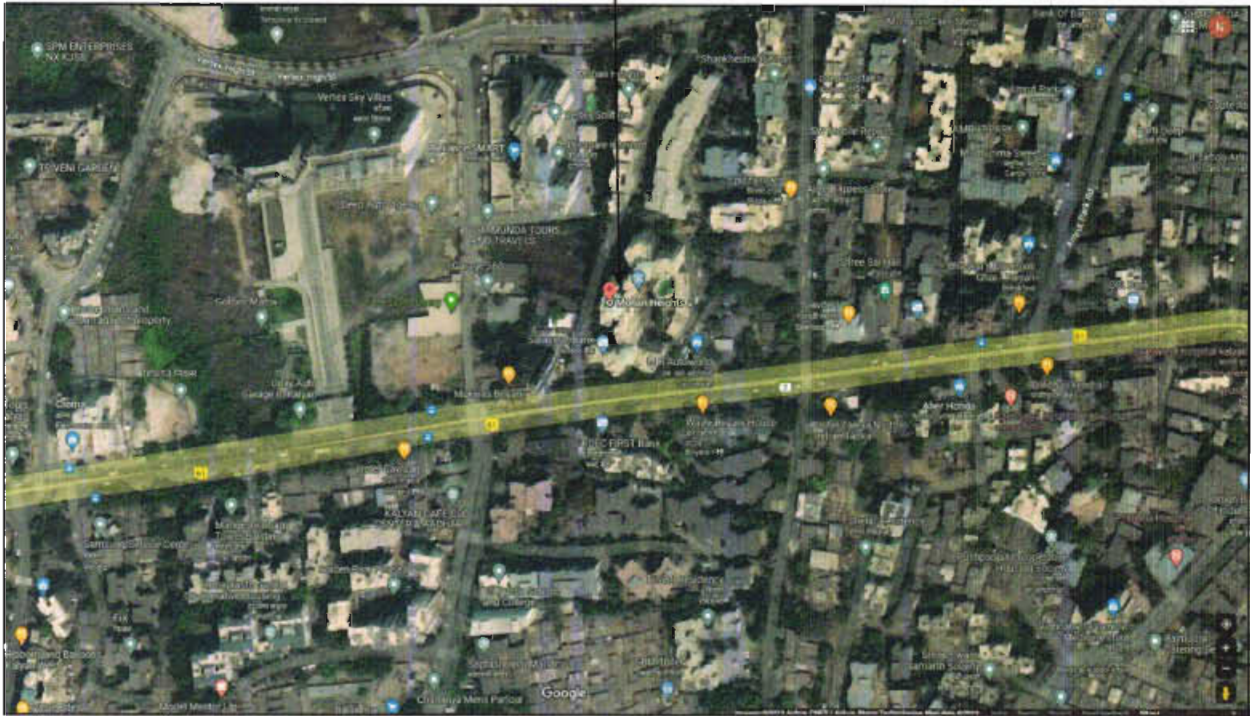


Kingston 'B' - Wing	
101 Mr. Subhash Chandra S. S.	102 Mr. Subhash Chandra S. S.
103 Mr. Subhash Chandra S. S.	104 Mr. Subhash Chandra S. S.
105 Mr. Subhash Chandra S. S.	106 Mr. Subhash Chandra S. S.
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199 Mr. Subhash Chandra S. S.	200 Mr. Subhash Chandra S. S.



Route Map of the property

Site u/r



Latitude Longitude - 19°15'12.9"N 73°07'55.8"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.7 Km.)

Ready Reckoner Rate

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
घान्धारमुल्य दर पत्रक

Home Valuation Rates User Manual Close Feedback

Annual Statement of Rates

Year: 2022/2023 Language: English

Selected District: ठाणे
 Select Taluka: कल्याण
 Select Village: मागाव नाव - गांधार

Search By: Survey No Location

Subject	उपविभाग	सूची क्रमांक	निवारी मूल्य	अंतिम मूल्य	जोडांक	जोडांक	दरक (रु./घ.)
SurveyNo	20-06-विभाग १४४ गांधार गांव नवीन मूल्यांकन दरवाज्यात दर्शनी भूख अखत्येय प्रिडकली	20800	62700	72100	76200	72100	घे. मीटर
SurveyNo	20-07-विभाग १४४ - गांधार गावातील उर्वरित मिळकती	24000	75800	87100	95000	87100	घे. मीटर
SurveyNo	20-08-विभाग १४४ - गांधार गावातील अतिक्रमिता (भायल, स.नं. अखत्येय सिव्हीलिये गांधार, व्हॉग दाखलपत्रकन घालण्याची करावी) प्र. घे. मी.	8900	0	0	0	0	घे. मीटर

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Price Indicators

HOUSING.COM | Price in Mumbai | Kalyan West | Add | Download App | List Property

OVERVIEW | PROMOTIONS | FURNISHINGS | AMENITIES | PROJECT GBA | LOCALITY | RATINGS AND REVIEWS | REGISTRY RECORDS | DEVELOPER | CALCULATOR

PROPERTY LOCATION
Mohan Heights, Kalyan West, Thane

Around This Property

- Food and Dining: Prasad Food Drive
- Shopping: Mahaveer Shopping complex
- Work: Park

[View more on Maps](#)

Overview

Project Name	Mohan Heights	20 days ago
Price	₹75,000	
Area	556 sq ft	Carpet Area
Configuration	1 BHK	509 sq ft
Bathrooms	1	2 Bathrooms
Parking	1 Open Parking	1 Parking
Posted	20 days ago	

About this property

Contact Seller
Prad Yash
+9198212...

Hi yash!
Edit details

Allow other agents to get in touch.
 I am interested in Home Loans

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OVERVIEW | PROMOTIONS | FURNISHINGS | AMENITIES | PROJECT GBA | LOCALITY | RATINGS AND REVIEWS | REGISTRY RECORDS | DEVELOPER | CALCULATOR

PROPERTY LOCATION
Mohan Heights, Kalyan West, Thane

Around This Property

- Food and Dining: Prasad Food Drive
- Shopping: Mahaveer Shopping complex
- Work: Park

[View more on Maps](#)

Overview

Project Name	Mohan Heights	20 days ago
Price	₹1.3 Lacs	
Area	796 sq ft	Carpet Area
Configuration	2 BHK	706 sq ft
Bathrooms	2	2 Bathrooms
Parking	1 Covered Parking	1 Parking
Posted	20 days ago	

About this property

Contact Seller
Prad Yash
+9198212...

Hi yash!
Edit details

Allow other agents to get in touch.
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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Kalyan > Flats for Sale in Kalyan > Flats for Sale in Khadakpada > 1 BHK Flats for Sale in Khadakpada, 173 sq ft

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₹55.0 Lac Get ₹16,500 cashback on Home Loan **ONLY ON MAGICBRICKS**

1 BHK Flat For Sale in mohan heights, **Khadakpada, Kalyan**

1 Bed **1 Bath** **2 Balconies** **Furnished**

Carpet Area
500 sqft *
₹11,000/sqft

Project
mohan heights

Floor
1 (Out of 13 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Furnished Status
Furnished

Type Of Ownership
Co-operative Society

Age Of Construction
10 to 15 years

East Facing Property

[Contact Owner](#) [Get Phone No.](#) Last contact made 5 days ago

99acres Buy Rent Property Flats (1 to 4 BHK) Land/Plots

Home > Mumbai > Flats for Sale in Mumbai > 2BHK Flats for Sale in Mumbai > 2BHK 2Baths

₹92 Lac **2BHK 2Baths**

Estimated EMIs ₹7,487

Overview Society Dealer Details Price Trends Registry Record Society Review (2)

Property (12) **Society (5)**

Built Up area: 160 sq ft

Carpet area: 80 sq ft

₹92 Lac
@ 9,563 per sq ft. Avg. price: ₹10,000

2 of 7 Floors

2 Bedrooms **2 Bathrooms** **2 Balconies**

Mohan Heights
Gandhar Nagar, Mumbai, Beyond Thane

North West

10+ YEAR DDP

Places nearby
23+ in Gandhar Nagar, Mumbai, Beyond Thane, Mumbai

Shree Ram Mandir, Kail Masjid, Anand Nursing Home, Prathna Hospital, KBIJ Children's Hospital, Lotus Mall

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 knowledgeably 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 **₹ 80,80,000.00 (Rupees Eighty Lakh Eighty Thousand Only)**

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
mail=, c=IN
c. 2.5.4.21=98221ac4e4e756d0b6c571e2c9d9a91348b4f931a1f91
7019275817e01846c212a0c4e4e756d0b6c571e2c9d9a91348b4f931a1f91
4194e2922e791277d6256b1c01a0f6c212a0c4e4e756d0b6c571e2c9d9a91348b4f931a1f91
Date: 2023.03.23 18:36:36 +0530

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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