

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-1028/23-24	Dated 9-Jun-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 31811 / 2301032	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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. Shripal Surajmal Jain & Mr. Ranjan Shripal Jain -
 Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade
 Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa,
 Kalwa (West), Taluka & District - Thane, PIN Code - 400
 605, 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**

for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shripal Surajmal Jain & Mr. Ranjan Shripal Jain**

Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'44.1"N 72°59'33.5"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort 400001,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India belongs to **Mr. Shripal Surajmal Jain & Mr. Ranjan Shripal Jain.**

Boundaries of the property.

North : Cheulkar Road / Kalwa Station Road
South : Ekopa Building
East : Kishor Smruti Building
West : Road & Madhuri Society

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 **₹ 90,25,900.00 (Rupees Ninety Lakh Twenty Five Thousand Nine 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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.13 12:25:10 +05'30

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605,

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 09.06.2023 for Banking Purpose
2	Date of inspection	09.06.2023
3	Name of the owner/ owners	Mr. Shripal Surajmal Jain & Mr. Ranjan Shripal Jain
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 503 & 504, 5 th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India. Contact Person: Ishwar (Owner's representative) Contact No. 7852814621
6	Location, street, ward no	Cheulkar Road / Kalwa Station Road
7	Survey/ Plot no. of land	Survey No. 401, Hissa No. 1 (Pt) of Village - Kalwa
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. = 787.00 Balcony Area in Sq. Ft. = 59.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 1060.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Cheulkar Road / Kalwa Station Road

	abutting	
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.
	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 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	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 19,000.00 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 commencement of construction – 2006

	year of completion	(as per Commencement Certificate) Year of Completion – 2008 (Approx.)
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, Fort Branch to assess fair market value as on 09.06.2023 for Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India belongs to **Mr. Shripal Surajmal Jain & Mr. Ranjan Shripal Jain.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 24.02.2009
2	Copy of Commencement Certificate No. V. P. No. 2005 / 649 – TMC / TDD / 316 dated 15.02.2006 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 401, Hissa No. 1 (Pt) of Village - Kalwa. The property falls in Residential Zone. It is at a travelling distance 500 Mts. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 7th 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. 5th Floor is having 6 Residential Flat. 1 Lift is provided in building.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + W.C. + Bath + 1 Toilet + Passage + Balcony Area. (**i.e. 2 BHK flat**). The residential flat is finished with Marble flooring, Teak wood door frame with flush door with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 09th June 2023

The Built up Area of the Residential Flat	:	1060.00 Sq. Ft.
--	----------	------------------------

Deduct Depreciation:

Year of Construction of the building	:	2008 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 years
Cost of Construction	:	1060.00 Sq. Ft. X ₹ 2,600.00 = ₹ 27,56,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of Depreciation	:	* 6,20,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,125.00 per Sq. M. i.e. ₹ 7,072.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 68,696.00 per Sq. M. i.e. ₹ 6,382.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,100.00 per Sq. Ft.
Value of property as on 09.06.2023	:	1060.00 Sq. Ft. X ₹ 9,100.00 = ₹ 96,46,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 09.06.2023	:	₹ 96,46,000.00 - ₹ 6,20,100.00 = ₹ 90,25,900.00
Total Value of the property	:	₹ 90,25,900.00
The realizable value of the property	:	₹ 81,23,310.00
Distress value of the property	:	₹ 72,20,720.00
Insurable value of the property	:	₹ 27,56,000.00
Guideline value of the property	:	₹ 67,64,920.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503 & 504, 5th Floor, "Jainam Arcade Co-op. Hsg. Soc. Ltd.", Station Road, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India for this particular purpose at ₹ 90,25,900.00 (Rupees Ninety Lakh Twenty Five Thousand Nine Hundred Only) as on 09th June 2023.

NOTES

1. I, Sharadkumar 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 **09th June 2023** is **₹ 90,25,900.00 (Rupees Ninety Lakh Twenty Five Thousand Nine 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

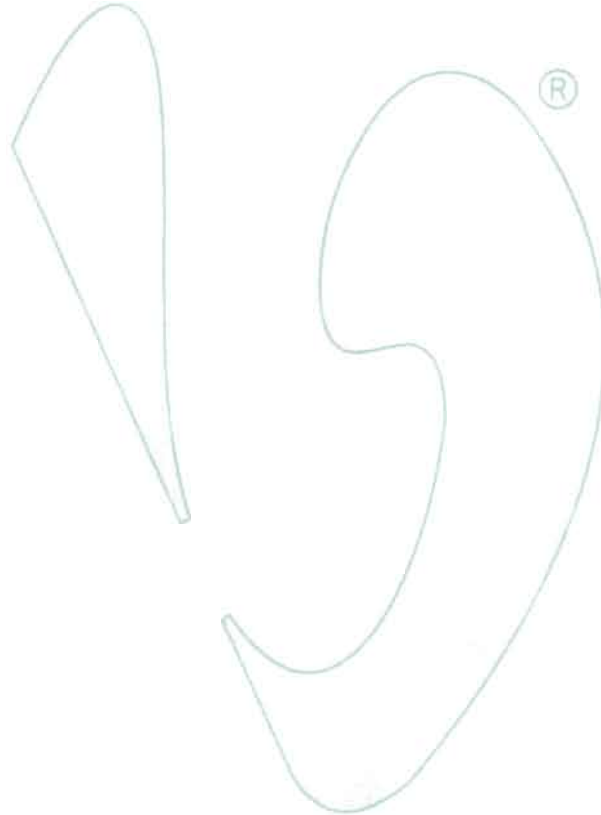
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2008 (Approx.)
4.	Estimated future life	45 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 door with safety door
10.	Flooring	Marble 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	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	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	Cemented road in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Actual site photographs



गैलरी मार्केट को आप ही सोसायटी है

प्लॉट नं. १०४, १०३, १०२, १०१, १००, ९९, ९८, ९७, ९६, ९५, ९४, ९३, ९२, ९१, ९०, ८९, ८८, ८७, ८६, ८५, ८४, ८३, ८२, ८१, ८०, ७९, ७८, ७७, ७६, ७५, ७४, ७३, ७२, ७१, ७०, ६९, ६८, ६७, ६६, ६५, ६४, ६३, ६२, ६१, ६०, ५९, ५८, ५७, ५६, ५५, ५४, ५३, ५२, ५१, ५०, ४९, ४८, ४७, ४६, ४५, ४४, ४३, ४२, ४१, ४०, ३९, ३८, ३७, ३६, ३५, ३४, ३३, ३२, ३१, ३०, २९, २८, २७, २६, २५, २४, २३, २२, २१, २०, १९, १८, १७, १६, १५, १४, १३, १२, ११, १०, ९, ८, ७, ६, ५, ४, ३, २, १

१०४	१०३	१०२	१०१
१००	९९	९८	९७
९६	९५	९४	९३
९२	९१	९०	८९
८८	८७	८६	८५
८४	८३	८२	८१
८०	७९	७८	७७
७६	७५	७४	७३
७२	७१	७०	६९
६८	६७	६६	६५
६४	६३	६२	६१
६०	५९	५८	५७
५६	५५	५४	५३
५२	५१	५०	४९
४८	४७	४६	४५
४३	४२	४१	४०
३९	३८	३७	३६
३४	३३	३२	३१
३०	२९	२८	२७
२६	२५	२४	२३
२२	२१	२०	१९
१८	१७	१६	१५
१४	१३	१२	११
१०	९	८	७
६	५	४	३
२	१		



Actual site photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude - 19°11'44.1"N 72°59'33.5"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 500 Mts.)

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: 20232024 Language: English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : कळवा

Search By: Survey No Location

Select	उपविभाग	चुनी रमीन	निवासी रदनिका	बॅंकीस दुकाने	नौचोपिक	एकक (Rs.)
SurveyNo	14/52/D-10क) मंडई पुणे बुन्या महामार्गावरील दर्शनी असलेले सीटीएस/अर्थे क्रमांक ठिका नंबर 5	26300	76900	88100	106000	88100 चौ. मीटर
SurveyNo	14/53/A-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग ठिका नंबर 3	26800	72500	83100	103900	83100 चौ. मीटर
SurveyNo	14/53/B-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग ठिका नंबर 4	26600	72500	83100	103900	83100 चौ. मीटर
SurveyNo	14/53/C-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग ठिका नंबर 5	26600	72500	83100	103900	83100 चौ. मीटर
SurveyNo	14/53/D-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग ठिका नंबर 6	26800	72500	83100	103900	83100 चौ. मीटर

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

NOBROKER

1 BHK Flat in Subhash Chandra Chowk, Kalyan (44030441) For Sale in SC Base Road, Kalyan

₹ 45 Lacs
₹ 25,751/Month (approx 25%)
450 sq ft

1 Bedroom
2 Bathrooms
1 Hall
1 Kitchen
1 Balcony

Mar 5, 2023
Immediately
Subhash Chandra Chowk, Kalyan
Near SC Base Road

Get Contact Details

Price trends by sqft estimate

Report what was not correct in this property

Liked by Brown, Red Cat, Strong Info

Overview

Age of Building	152 Years	Construction Type	Self Constructed
Maintenance Charges	₹ 24 Per Sq.Ft/M	Flooring	Mosaic Tiles
Building Age	152 Years	Carpet Area	450 Sq.Ft
Furnishing Status	None	Facing	South West
Floor	4	Parking	None

Activity On This Property

4 200
1 0
1 0

Similar Properties

1 BHK Flat in Subhash Chandra Chowk For Sale in Kalyan

NOBROKER

1 BHK Flat in Subhash Chandra Chowk, Kalyan

₹ 40 Lacs
₹ 24,300/Month (approx 25%)
430 sq ft

1 Bedroom
2 Bathrooms
1 Hall
1 Kitchen
1 Balcony

Apr 3, 2023
Immediately
Subhash Chandra Chowk, Kalyan
Near SC Base Road

Get Contact Details

Price trends by sqft estimate

Report what was not correct in this property

Liked by Brown, Red Cat, Strong Info

Overview

Age of Building	152 Years	Construction Type	Self Constructed
Maintenance Charges	₹ 22 Per Sq.Ft/M	Flooring	Mosaic Tiles
Building Age	152 Years	Coverage	150 Sq.Ft
Furnishing Status	None	Facing	South
Floor	4	Parking	Car

Activity On This Property

4 55
1 0
1 0

Similar Properties

1 BHK Flat in Subhash Chandra Chowk For Sale in Kalyan

Price Indicators

NOBROKER

1 BHK Flat in New Sargam Apartment for Sale in Kalyan West

₹ 51 Lacs
₹ 21,200/Month

500 sq ft

1 Bedroom
2 Bathrooms
1 Hall
1 Kitchen

Possession: Ready to Move

Price trends by iSEestimate

Report what was not correct in this property.

Activity On This Property

4:194

Similar Properties

Age of Building	100 Years	Ownership Type	Self-Done
Maintenance Charges	₹ 1.0 Per Sq.Ft/M	Furnishing	Not-Furnished
Building Area	500 Sq.Ft	Carpet Area	500 Sq.Ft
Furnishing Status	Unfurnished	Legal	Not-Disputed
Floor	1/F	Legal	Not
Water Supply	Yes		

NOBROKER

1 RK Flat in Kamkar Society for Sale in Thane

₹ 21 Lacs
₹ 14,128/Month

250 sq ft

1 Bedroom
1 Bathroom
1 Hall
1 Kitchen

Possession: Ready to Move

Price trends by iSEestimate

Report what was not correct in this property.

Activity On This Property

4:21

Similar Properties

Age of Building	100 Years	Ownership Type	Self-Done
Maintenance Charges	₹ 2.0 Per Sq.Ft/M	Furnishing	Not-Furnished
Building Area	250 Sq.Ft	Carpet Area	250 Sq.Ft
Furnishing Status	Not-Furnished	Legal	Not
Floor	1/F	Legal	Not
Water Supply	Yes		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th June 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 ₹ 90,25,900.00 (Rupees Ninety Lakh Twenty Five Thousand Nine Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.13 12:25:18 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create