

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>COSMOS BANK- KALYAN BRANCH</b> KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1883/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>002912 / 2301942</b> Dispatched through Terms of Delivery	Dated <b>7-Aug-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	<b>Total</b>			<b>4,720.00</b>

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**

Mr. Vedprakash Gupta & Mrs. Sarita Gupta -  
 Residential Flat No. 501, 5th Floor, Building No. 3,  
 "Dahlia", Vasant Valley Co-Op. Hsg. Soc. Ltd.", Near  
 Vayle Nagar, 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for **Vastukala Consultants (I) Pvt Ltd**

*Ratted*  
 Authorized 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. Vedprakash Gupta & Mrs. Sarita Gupta**

Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 3, "Dahlia", **Vasant Valley Co-Op. Hsg. Soc. Ltd.**, Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'40.0"N 73°08'23.6"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kalyan Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. 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

#### **Our Pan India Presence at :**

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

-  **Regd. Office** : 51-001, 3/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 3, "Dahlia", Vasant Valley Co-Op. Hsg. Soc. Ltd., Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Vedprakash Gupta & Mrs. Sarita Gupta.**

### Boundaries of the property.

North : Mohan Skyville Building  
South : Erica - Building No 4  
East : Open Plot  
West : Internal Road

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 **₹ 1,30,96,344.00 (Rupees One Crore Thirty Lakh Ninety Six Thousand Three Hundred Forty 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=india, email=manoj@vastukala.com, c=IN  
2.5.7.20-9022b0c-0fad35d61e1c39c06d019499073d33d415  
1817221781741800003, postalCode=400009, st=Maharashtra  
serialNumber=14564566adbc080602d55a8f0c0d4bc9111e427  
c464e187e29a322062526c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.08 16:13:29 +0530'

Auth. Sign.



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

### 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. 501, 5<sup>th</sup> Floor, Building No. 3, "Dahlia", Vasant Valley Co-Op. Hsg. Soc. Ltd., Near Vayle Nagar, 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 07.08.2023 for Banking Purpose
2	Date of inspection	04.08.2023
3	Name of the owner/ owners	<b>Mr. Vedprakash Gupta &amp; Mrs. Sarita Gupta</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 501, 5 <sup>th</sup> Floor, Building No. 3, "Dahlia", Vasant Valley Co-Op. Hsg. Soc. Ltd., Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. <b>Contact Person:</b> Mrs. Sarita Gupta (Owner) Contact No. 9833091031
6	Location, street, ward no	Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane.
	Survey/ Plot no. of land	Survey No. 23/4 & 22 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1014.00 Balcony Area in Sq. Ft. = 64.00 Total Carpet Area in Sq. Ft. = 1,078.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 1115.00 (Area as per Agreement for Sale)</b>

		<b>Built Area in Sq. Ft. = 1338.00 (Carpet Area as per Agreement + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane.
14	If freehold or leasehold land	Freehold
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	Yes
	<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?	Owner Occupied
	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 KDMC norms percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc.	NA

	(ii)	Portions in their occupation	NA
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 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?	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.
		<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 upon, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	



41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 07.08.2023 for Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 3, "**Dahlia**", Vasant Valley Co-Op. Hsg. Soc. Ltd.", Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Vedprakash Gupta & Mrs. Sarita Gupta**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 26.12.2012 between M/s. Vikas Builders and Developers (the Promoters) and Mr. Vedprakash Gupta & Mrs. Sarita Gupta (the Purchaser/s).
2	Copy of Occupancy Certificate No. KDMC / NRV / CC / KV / 526 dated 21.03.2012 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Amended Commencement Certificate No. KDMC / NRV / BP / KV / 422 -198 dated 19.12.2008 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Society Share Certificate No. 17 dated 15.01.2015 in the name Vedprakash Gupta & Sarita Gupta
5	Copy of 7/12 Extracts.
6	Copy of Title Certificate dated 29.01.2009 issued by V. B. Ghodvaidya (Advocate).

### LOCATION:

The said building is located at Survey No. 23/4 & 22 of Village - Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 4.1 KM. from Kalyan railway station.

### BUILDING:

The building under reference is having Stilt + 14 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 is used for residential purpose. 5<sup>th</sup> Floor is having 6 Residential Flats. 2 Lifts provided in the building. The building external condition is good.

### Residential Flat:

The residential flat under reference is situated on the 5<sup>th</sup> Floor. As per site visit property is 3.5 BHK, The composition of residential flat consists of 3 Bedrooms + Study Room + Living Room + Dining + Kitchen + 3 Toilets

+ Passage + Cupboard Area + Dry Balcony + Balcony. (i.e. **3.5 BHK with 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

### Valuation as on 07<sup>th</sup> August 2023

The Carpet Area of the Residential Flat	:	1,115.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	1,338.00 X 2,800.00 = ₹ 37,46,400.00
Depreciation $\{(100-10) \times 11 / 60\}$	:	16.50%
Amount of depreciation	:	₹ 6,18,156.00
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 (after depreciate)	:	₹ 73,475.00 per Sq. M. i.e. ₹ 6,826.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,300.00 per Sq. Ft.
<b>Value of property as on 07.08.2023</b>	:	<b>1,115.00 Sq. Ft. X ₹ 12,300.00 = ₹ 1,37,14,500.00</b>

(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 07.08.2023	:	₹ 1,37,14,500.00 - ₹ 6,18,156.00 = ₹ 1,30,96,344.00
Total Value of the property	:	₹ 1,30,96,344.00
The realizable value of the property	:	₹ 11,786,710.00
Distress value of the property	:	₹ 10,477,075.00
Insurable value of the property (1,338.00 Sq. Ft. X 2,800.00)	:	₹ 37,46,400.00
Guideline value of the property (1,338.00 Sq. Ft. X 6,826.00)	:	₹ 91,33,188.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 3, "**Dahlia**", Vasant Valley Co-Op. Hsg. Soc. Ltd., Near Vayle Nagar, Khadakpada, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at ₹ 1,30,96,344.00 (Rupees One Crore Thirty Lakh Ninety Six Thousand Three Hundred Forty Four Only) as on 07<sup>th</sup> August 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 **07<sup>th</sup> August 2023 is ₹ 1,30,96,344.00 (Rupees One Crore Thirty Lakh Ninety Six Thousand Three Hundred Forty 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.
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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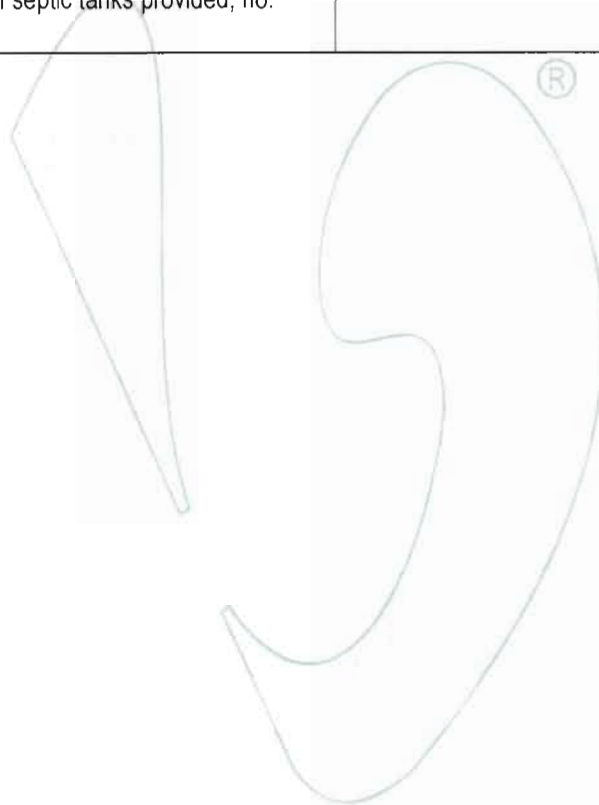
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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 14 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 <sup>th</sup> Floor
3	Year of construction	2012 (As per Occupancy Certificate)
4	Estimated future life	49 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 shutter with safety door, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(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



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### Actual site photographs

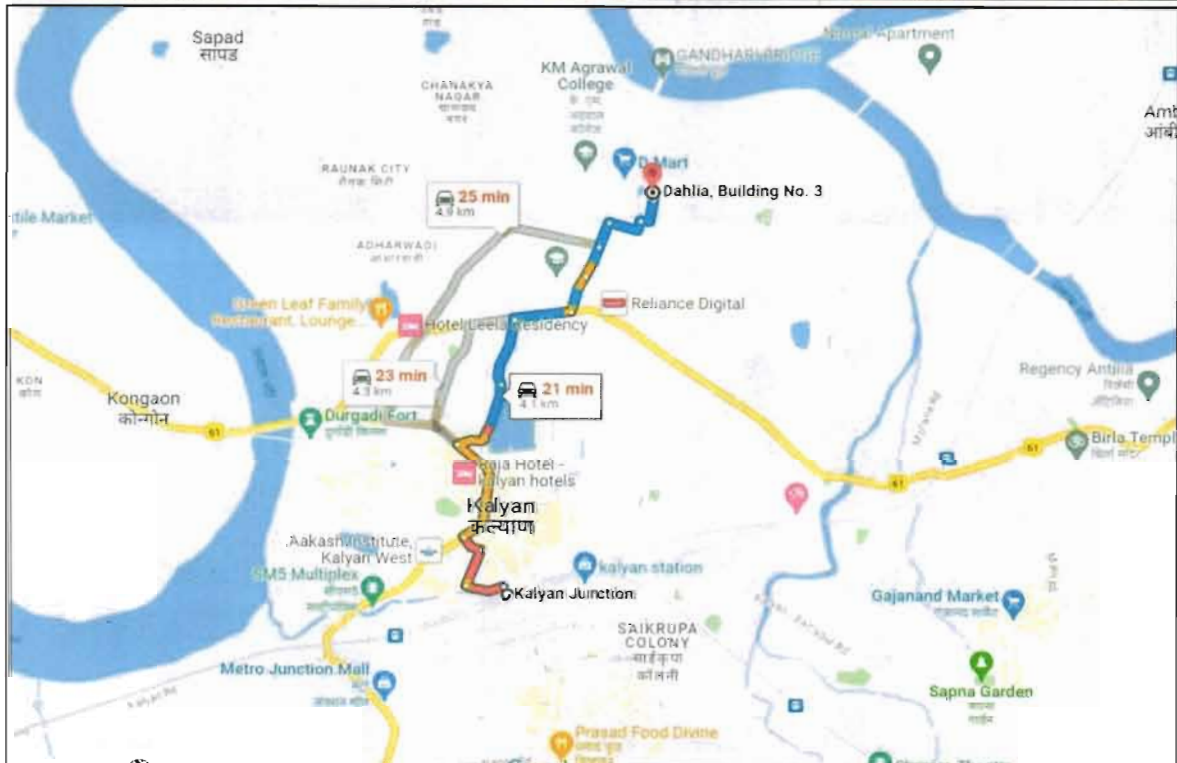
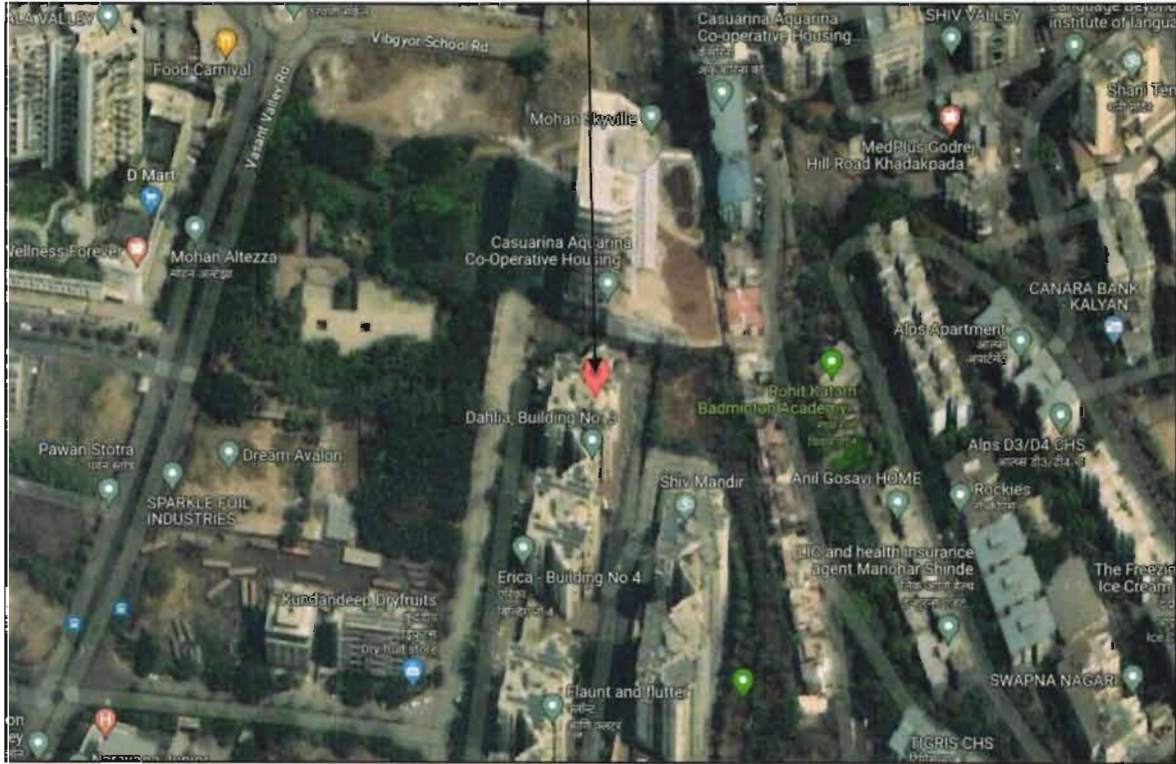


### Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°15'40.0"N 73°08'23.6"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 4.1 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: 2023/2024 Language: English

Selected District: कल्याण  
Select Taluka: कल्याण  
Select Village: गावाचे नाव : मांगरहे  
Search By: Survey No Location  
Enter Survey No: 23 Search

उपविभाग	कुली अधीन	निवासी मदनिष्ठा	मीटिंग	पुढले	सौधोपिक	एकक (Rs./)	Attribute
20/67-विभाग 8: मांगरहे गांजातीत उर्वरित मिळकती	24000	75800	87100	95000	87100	ची. मीटर	सर्व्हे मंजूर

Stamp Duty Ready Reckoner Market Value Rate for Flat	75,800.00			
Increase by 5% Flat Located on 5 <sup>th</sup> Floor	3,790.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>79,590.00</b>	<b>Sq. M.</b>	<b>7,394.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,000.00			
The difference between land rate and building rate (A – B = C)	55,590.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>73,475.00</b>	<b>Sq. M.</b>	<b>6,826.00</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

**HOUSING** ₹1.38 Cr 1540 sq.ft. 8 Year Old Ready to move Unfurnished

**3 BHK Flat** ₹1.38 Cr 1540 sq.ft. 8 Year Old Ready to move Unfurnished

**Special Highlights**

- Lift
- 24x7 Security
- Unfurnished
- 24x7 Security
- 24x7 Security
- School Proximity

**Why 3 BHK Flat in Kalyan West for sale - Mumbai | Housing.com?**

- Lift
- 24x7 Security
- Unfurnished
- School Proximity

**square yards** ₹95 L 2 Bedrooms 2 Bathrooms Garden View

**Vasant Valley Kalyan West**  
**2 Bedroom 1120 Sq.Ft. Apartment in Kalyan West Thane**  
Listing ID #5280048

**Key Highlights**

- Schools in vicinity
- High Rental Yield
- Fully Renovated
- Luxury Lifestyle

**Contact our Real Estate Experts**

**Propticon**  
+91 9880000000

Name: \_\_\_\_\_  
Email ID: \_\_\_\_\_  
+91 Phone Number: \_\_\_\_\_

Enable updates through **#Housing**

Contact Now



## Price Indicators

**square yards** Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Kalyan West Property for Sale in Vasant Valley Kalyan West Thane 3 Bedrooms 1545 Sq.Ft. Apartment in Kalyan West Thane

**Vasant Valley Kalyan West**  
**3 Bedroom 1545 Sq.Ft. Apartment in Kalyan West Thane**  
 Listing ID #1210334

**₹ 1.32 Cr.**

3 Bedrooms  
 Semi-Furnished  
 3 Bathroom  
 1545 Sq Ft (Built-up Area)

Need Loan?  
 Get Instant Home Loan  
 Request for Call

4 Views Compare 17 Photos Map View

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Vasant Valley Kalyan West Reviews Commute Time Kalyan West Review

**Key Highlights**

- Schools in vicinity
- High Rental Yield
- Well ventilated
- Gated Society
- Prime Location

An exclusive 3 BHK Apartment of 1545 is available on sale at a price of Rs. Cr. It is located in Kalyan West which is the preferred localities in Thane. It is a Park Facing facing flat. This Property is Semi-Furnished and is located in floor 3. The society is highly secure and contains amenities like 24 x 7 Security, Badminton Courts, CCTV Security, Clubhouse, Electricity Backup, Gymnasium, Indoor Games, Kids Play Areas, Power Backup, Security Staff, Swimming Pool, etc Courts.

What's on your mind? Ask and get answers from our Property Experts

Contact our Real Estate Experts  
 Preferred Partner  
**Rakesh Shukla**  
 +91XXXXXXXXXX

Share ID  
 +91 Phone Number  
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**99acres** Buy Enter Locality / Prices / Society / Landmark

₹ 1.25 Cr (₹ 9,191 per sq.ft)  
 Estimated EMI ₹ 98,830

**3BHK 3Baths**  
 Flat (New) (Ready to Move)

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

Overview Owner Details Price Trends Explore Locality Recommendations Article

Property (15)

Built Up area: 1360 sq.ft. (36.36 Sq. Yards)

Price: ₹ 1.25 Crore+ Govt. Charges & Tax @ 9,191 per sq. ft.

Floor: 7<sup>th</sup> of 7 Floors

Developing Main Road

3 Bedrooms, 3 Bathrooms, 2 Balconies

Vasant Valley  
 Khatrapada, Mumbai Beyond Thane

Facing: East

Project Age: 1 to 5 Year Old

Places nearby  
 Khatrapada, Mumbai Beyond Thane, Mumbai

Shree Ram Mandir Kali Masjid Tanmay Health Care Shwaas Multispeciality Hospital Aayush Hospital Ana

## Price Indicators

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹1.5 Cr" with a sub-price of "₹9,404 per sq.ft.". The property is a "4BHK 3Baths" flat apartment for sale in Khadakpada, Mumbai. Key details include a built-up area of 1595 sq.ft., located on the 9th floor of a 19-story building. The listing also mentions "Vasant Valley" and "Khadakpada, Mumbai Beyond Thane". A "Places nearby" section lists Shree Ram Mandir, Kali Masjid, Shwaas Multispeciality Hospital, Tanmay Health Care, Aayush Hospital, and Ana Hospital. The listing is marked as "NOT AVAILABLE" with a "REBA STATUS" indicator.



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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **07<sup>th</sup> August 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 **₹ 1,30,96,344.00 (Rupees One Crore Thirty Lakh Ninety Six Thousand Three Hundred Forty Four Only).**

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=9E22B6C7AD354B03A0C7F60685913496C3D330413  
2311527491, fa180652, postalCode=400019, st=Maharashtra,  
serialNumber=41248254486C89B032A568C0C6B31F3154  
2c594282e29a327062586c, cn=MANOJ BABURAO  
CHALIKWAR,  
Date: 2023.08.08 16:15:47 +05'30'

Auth. Sign.

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