

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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) COSMOS BANK- KALYAN BRANCH 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. PG-2014/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 3128 / 2302074 Dispatched through Terms of Delivery	Dated 16-Aug-23 Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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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:

Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade- Residential Flat No. 104, 1st Floor, "Gandharva Co-Op. Hsg. Soc. Ltd.", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, 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

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade**

Residential Flat No. 104, 1st Floor, "**Gandharva Co-Op. Hsg. Soc. Ltd.**", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State - Maharashtra, Country – India.

Latitude Longitude - 19°14'35.2"N 73°08'16.5"E

Valuation Prepared for:

Cosmos Bank

Kalyan Khadakpada 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, 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 OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, "Gandharva Co-Op. Hsg. Soc. Ltd.", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State - Maharashtra, Country – India belongs to **Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade**.

Boundaries of the property.

North : Om Shivam Krupa Apartment
South : Sharda Niketan Bungalow
East : Ganpati Mandir Marg
West : Regency Park Building

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 ₹ 1,05,04,875.00 (Rupees One Crore Five Lakh Four Thousand Eight Hundred Seventy Five 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=982296d4b1136d3346334665513490c7bd33d41333
115271617a18696432, postalCode=400063, st=Maharashtra,
serialNumber=1596655263068202608202306181811711541201
34639742963276255E, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.16 17:28:56 +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

Encl: Valuation report in Form – 01



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📍 **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. 104, 1st Floor, "**Gandharva Co-Op. Hsg. Soc. Ltd.**", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir 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 16.08.2023 for Banking Purpose
2	Date of inspection	14.08.2023
3	Name of the owner/ owners	Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade
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. 104, 1 st Floor, " Gandharva Co-Op. Hsg. Soc. Ltd. ", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State - Maharashtra, Country – India. Contact Person: Mr. Abhishek (Owner's Representative) Contact No.: 8850572242
6	Location, street, ward no	Ward No. 9C, Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District – Thane.
	Survey/ Plot no. of land	Survey No. 88/3 (Pt.) & 88/4(Pt.) 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 944.00 Balcony Area in Sq. Ft. = 138.00 Total Carpet Area in Sq. Ft. = 1,082.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 1,071.00 (Area as per Agreement for Sale) Built Area in Sq. Ft. = 1,285.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, 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
	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	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	RENTS	
	(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	₹ 22,000.00 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.
	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 – 2001 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 16.08.2023 for Residential Flat No. 104, 1st Floor, "**Gandharva Co-Op. Hsg. Soc. Ltd.**", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State - Maharashtra, Country – India belongs to **Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 10.02.2000 between M/s. V. S. Construction (the Promoters) and Mrs. Sarita Rajendra Wankhade & Dr. Rajendra Janardan Wankhade (the Purchasers).
2	Copy of Part Occupancy Certificate No. KDMC / NRV / CC / KV / 404 dated 09.11.2001 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Society Share Certificate No. 007 dated 12.06.2009 in the name of Mrs. Sarita R. Wankhade & Dr. Rajendra J. Wankhade issued by Gandharva Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 88/3 (Pt.) & 88/4(Pt.) of Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at travelling distance of 2.3 KM. from Kalyan railway station.

BUILDING:

The building under reference is having Stilt + 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 is used for residential purpose. First Floor is having 6 Residential Flats. 1 Lift provided in the building. The building external condition is normal.

Residential Flat:

The residential flat under reference is situated on the First Floor. The composition of residential flat consists of 3 Bedrooms + Living Room + Kitchen + 1 Toilet + Bath + WC + Passage + Pantry + Balcony (i.e., **3 BHK with 1 Toilet + Bath + WC**). The residential flat is finished with Vitrified & Ceramic flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 16th August 2023

The Built-Up Area of the Residential Flat	:	1,285.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	22 Years
Cost of Construction	:	1,285.00 X 2,500.00 = ₹ 32,12,500.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation	:	₹ 10,60,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 63,100.00 per Sq. M. i.e., ₹ 5,862.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 54,498.00 per Sq. M. i.e., ₹ 5,063.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
Value of property as on 16.08.2023	:	1,285.00 Sq. Ft. X ₹ 9,000.00 = ₹ 1,15,65,000.00

(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 16.08.2023	:	₹ 1,15,65,000.00 - ₹ 10,60,125.00 = ₹ 1,05,04,875.00
Total Value of the property	:	₹ 1,05,04,875.00
The realizable value of the property	:	₹ 94,54,388.00
Distress value of the property	:	₹ 84,03,900.00
Insurable value of the property	:	₹ 32,12,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 104, 1st Floor, "Gandharva Co-Op. Hsg. Soc. Ltd.", Behind Hindi High School, Rambaug Lane No. 4, Santoshi Mata Mandir Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code – 421 301, State - Maharashtra, Country – India for this particular purpose at **₹ 1,05,04,875.00 (Rupees One Crore Five Lakh Four Thousand Eight Hundred Seventy Five Only)** as on 16th 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 **16th August 2023** is **₹ 1,05,04,875.00 (Rupees One Crore Five Lakh Four Thousand Eight Hundred Seventy Five 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	Stilt + 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 st Floor
3.	Year of construction	2001 (As per Part Occupancy Certificate)
4.	Estimated future life	38 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 & Ceramic 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	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	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



Actual site photographs



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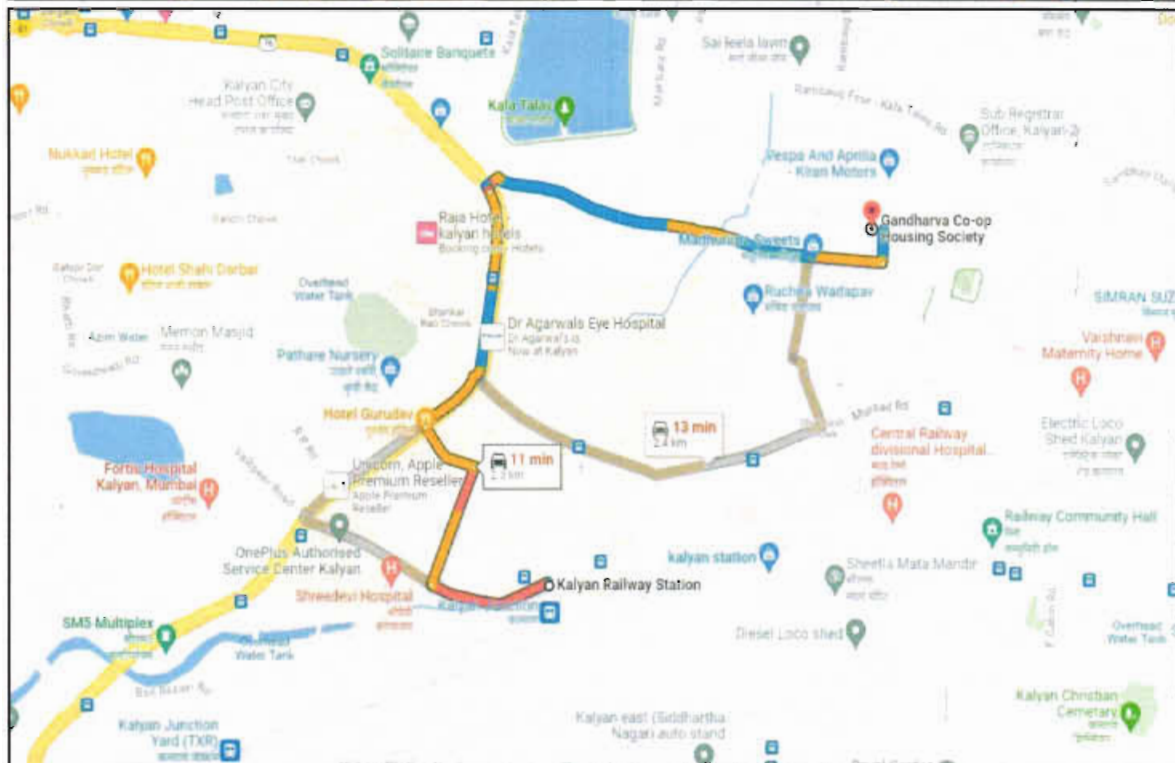
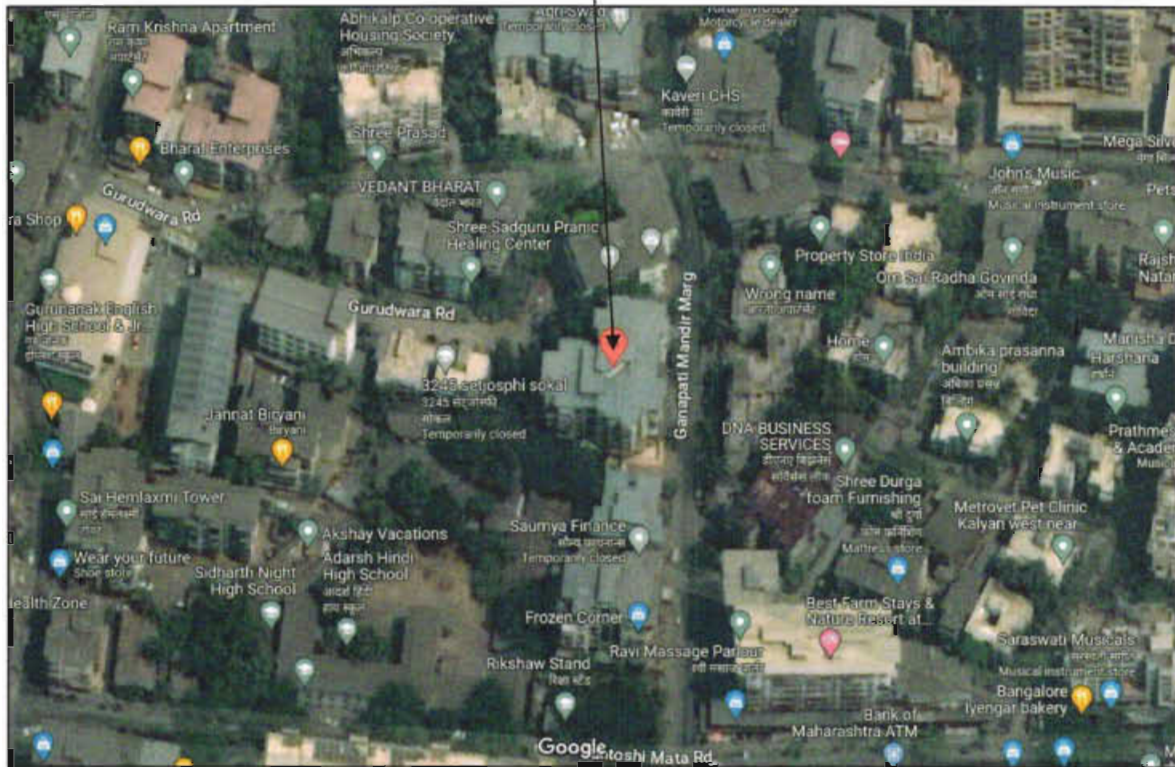
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Route Map of the property

Site u/r



Latitude Longitude - 19°14'35.2"N 73°08'16.5"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.3 Km.)

Ready Reckoner Rate

वसतिघात	भूमी दर/मीटर	गिऱ्हाटी दर/मीटर	अंशिय दर/मीटर	एकक (Sq. Ft.)	Attribute
2/16-विभाग B: उपरोक्ता भारतीय मिळकती करीत विभागातील वि.अ.म शासिकता भारतीय मिळकती	24000	83100	72500 80100	72500	श्री. बी.ए. सणई नंबर.

Stamp Duty Ready Reckoner Market Value Rate for Flat	63,100.00			
No Increase, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	63,100.00	Sq. M.	5,862.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,000.00			
The difference between land rate and building rate (A – B = C)	39,100.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	54,498.00	Sq. M.	5,063.00	Sq. Ft.

Multi-Storied building with Lift

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

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

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

square yards Kalyan Buy Sell Rent Agents Resources Intelligence

Home Property for Sale in Kalyan Property for Sale in Rambaug 3 Bedroom 1300 Sq.Ft. Apartment in Rambaug Kalyan

217 Views Compare

3 Bedroom 1300 Sq.Ft. Apartment in Rambaug Kalyan
Listing ID: 45743103

₹ 1.25 Cr.

3 Bedrooms
Furnished
2 Bathroom
1300 Sq.Ft. (Built-up Area)
Garden Facing

4 Buyers interested in this Property

Get Incent Home Loan Request for Call

Overview Furnishing Amenities Agent Overview Contact Us

Key Highlights

Prime Location Safe & Secure Locality Affordable Spacious Family

Welcome to a spacious apartment in the heart of Kalyan:

- This Furnished apartment is available at a price of Rs 1250000 and is in a good location
- The property has a good area of 1300 square feet and is near Rambaug Kalyan
- The apartment is on the 5th floor of a 7 story building and has 3 bedrooms and 2 bathrooms
- It has 2 parking facilities as well and is Furnished

The property has an 8-10 year old age and is near a popular market and has a view of a landmark.

What's on your mind? Ask and get answers from our Property Experts [Ask Question](#)

Contact our Real Estate Experts

Mahesh Tekchand Th...
+91720XXXXXXX

Name: _____
Email ID: _____
+91 _____ Phone Number

Enable updates through [WhatsApp](#)

Cancel this

HOUSING.COM Sign in Register Kalyan West Add Download App

Home 1 Phase 2 Equal sized 2 Apartment for Sale in Kalyan West / 3 BHK Flat

3 BHK Flat

By REPUTED BUILDER

Ami Dhara, Kalyan West, Thane

₹ 1.25 Cr EMI starts at 552.06 K

₹ 1.25 Cr

[Contact Seller](#)

1300 sq.ft. Build Up Area **₹9.62 K/sq.ft.** Avg. Price **10 Year Old** Age of property **Ready to move** Possession status **Middle** of 7 floors **East facing** Facing **Fully Furnished** Furnishing

Overview Promotions Furnishings Buy-0-Meter Amenities Ratings and Reviews Price Trends Locality Project Q&A

Property Location: **Ami Dhara, Kalyan West, Thane**

Great cheap! Better priced property in this area

Sales Instance

655372

सूची क्र. २

द्वयम निबंधक सहाय नि. कल्याण 2

14-08-2023

दस्तावेज क्रमांक-6553/2023

Note:-Generated Through eDisplay v2.1
Module,For original report please contact
concern SRO office.

नोंदणी:

Regn:63m

गाव : चिकणधर

(1)दस्तावेज प्रकार	करारनामा
(2)मोबदला	4000000
(3)बाजारभाव (मार्केटटंचाच्या बाबतीतपट्टेकर आकारणी हेसो कि पट्टेदार ते नमूद करावे)	3194900
(4)भूभाग ,पट्टेद्वारा व परकामक (असल्यास)	1) इतर माहिती : इतर माहिती : गौरी चिकणधर सधे नं 88 हिस्सा नं. 1-ए/पैकी सधे नं 88 हिस्सा नं. 1-ए/2,सधे नं 88 हिस्सा नं. 1-ए/3,सन येस को.ऑ.ही.सो.लि.सुवर्णरेखा सदनिका क्र. 03 तळ माजला क्षेत्र 343 चौ.फूट विल्ट-अप.,(50.65 चौ.मीटर)
(5)क्षेत्रफळ	1) 50.65 चौ.मीटर
(6)आकारणी किंवा जुनी देण्यात असलेले तपशी	
(7)दस्तावेज करण देणाऱ्या / सिद्ध देणाऱ्याचा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमाच्या किंवा आदेशा अखत्ययास प्रतिकारही नाव व पत्ता	1) जसपाल धीरसिंग गित 42 फ्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- सदनिका क्र. 03 तळ माजला सन येस को.ऑ.ही.सो.लि.सुवर्णरेखा विल्डींग चिकणधर कल्याण प महाराष्ट्र टाणे. 421301 2) रंजीतकौर जसपाल गित 40 फ्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- सदनिका क्र. 03 तळ माजला सन येस को.ऑ.ही.सो.लि.सुवर्णरेखा विल्डींग चिकणधर कल्याण प महाराष्ट्र टाणे. 421301
(8)दस्तावेज करण देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमाच्या किंवा आदेशा अखत्ययास प्रतिकारही नाव व पत्ता	1) स्याती केलत निपुते 36 फ्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- साधाष भिवंडी विचयली जि.टाणे महाराष्ट्र टाणे. 421302 2) केलत आप्पा निपुते 36 फ्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- साधाष भिवंडी विचयली जि.टाणे महाराष्ट्र टाणे. 421302
(9)दस्तावेज करण दिव्याला दिनांक	17/03/2023
(10)दस्ता नोंदणी दिव्याला दिनांक	17/03/2023
(11)अनुक्रमक क्रम क्र.पुं	6553/2023
(12)बाजारभावामागे मुद्रांक मुल्य	280000
(13)बाजारभावामागे नोंदणी मुल्य	30000
(14)शेरा	
मूल्यांकनासाठी ठेविलेल्या वेळाला तपशील :-	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th 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 ₹ 1,05,04,875.00 (Rupees One Crore Five Lakh Four Thousand Eight Hundred Seventy Five 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=BA, o=VASTUKALA CONSULTANTS PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=0823b6c8d95d02b6d79c288659134904f8d34913333
3470817a18854c22, postalCode=400008, st=Maharashtra,
serialNumber=41450a56a68b898f82c73a0e3c3b311f7384de33
Ac: 30230815178137420732, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.15 17:51:37 +05'32'

Auth. Sign.

Think.Innovate.Create