

## 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	Invoice No. <b>PG-2114/23-24</b>	Dated <b>23-Aug-23</b>
Buyer (Bill to) <b>COSMOS BANK- KANDIVALI(WEST)</b> Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003196 / 2302179</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

<p><i>Remarks:</i>                  Shri. Prashant Dasharath Khandare &amp; Shri. Ulesh Dasharath Khandare - Residential Flat No. 302, 3rd Floor, Building No. A-2, "Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.", Srishti Hills Complex, Sector - 6, Jambhul Road, Ambarnath (West), Thane - 421 505, State - Maharashtra, Country - India</p> <p>Company's PAN : <b>AADCV4303R</b></p> <p>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</p>	<p>Company's Bank Details                  Bank Name : <b>The Cosmos Co-Operative Bank Ltd</b>                  A/c No. : <b>0171001022668</b>                  Branch &amp; IFS Code: <b>Vileparle &amp; COSB0000017</b></p> <div style="text-align: center;">                   UPI Virtual ID : Vastukala@icici             </div> <p style="text-align: right;">                 for Vastukala Consultants (I) Pvt Ltd                  Asmita Rathod                  Digitally signed by Asmita Rathod                  DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN                  Reason: 2023.08.23 17:33:11 +05'30'             </p> <p style="text-align: right;">Authorized Signatory</p>
--	--

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: **Shri. Prashant Dasharath Khandare & Shri. Ulesh Dasharath Khandare**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No. A-2, "**Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.**", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambarnath (West), Thane - 421 505,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'33.1"N 73°13'16.4"E

Think.Innovate.Create

### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),  
Mumbai - 400 067, 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. 302, 3<sup>rd</sup> Floor, Building No. A-2, "Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambarnath (West), Thane - 421 505, State – Maharashtra, Country – India belongs to **Shri. Prashant Dasharath Khandare & Shri. Ulesh Dasharath Khandare.**

Boundaries of the property.

North	:	Open Plot
South	:	Under Construction Building
East	:	Building No. A-3
West	:	Building No. A-1

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 ₹ 26,10,000.00 (Rupees Twenty Six Lakh Ten 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

**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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
c=IN, email=manoj.chalikwar@vastukala.com,  
serialNumber=41a5a566ababcc99d4b2a55a8fcb3f6b31f11bd2e,  
794e28f2e29a327b6a258fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.24 10:17:20 +05'30'



Auth. Sign.



### 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. 302, 3rd Floor, Building No. A-2, "**Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.**", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambernath (West), Thane - 421 505,  
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 23.08.2023 for Bank Loan Purpose
2	Date of inspection	21.08.2023
3	Name of the owner/ owners	<b>Shri. Prashant Dasharath Khandare &amp; Shri. Ulesh Dasharath Khandare</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. 302, 3 <sup>rd</sup> Floor, Building No. A-2, " <b>Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.</b> ", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambernath (West), Thane - 421 505, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Suresh Rupwati (Tenant) Contact No.: 8698404850
6	Location, street, ward no	Sector – 6, Jambhul Phata, Jambhul Road, Ambernath (West), Thane.
7	Survey/ Plot no. of land	Survey No. 128, Hissa No. 1(Part)
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. = 522.00 (Area as per Actual Site Measurement)  <b>Built-up Area in Sq. Ft. = 725.00</b> (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Sector – 6, Jambhul Fhata, Jambhul Road, Ambernath (West), 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	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant 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 local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Suresh Rupwati, from 9 Years

	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 4,000.00 Present 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?	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 up on, 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 Construction – 1999 (As per Building Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 23.08.2023 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No. A-2, "**Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.**", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambernath (West), Thane - 421 505, State – Maharashtra, Country – India belongs to **Shri. Prashant Dasharath Khandare & Shri. Ulesh Dasharath Khandare.**

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

1	Copy of Agreement for Sale dated 02.08.2013 between Smt. Romila Rakesh Gupta (the Seller) AND Shri. Prashant Dasharath Khandare & Shri. Ulesh Dasharath Khandare (the Purchasers).
2	Copy of Building Completion Certificate MNP / NRV / 99-2000 / 286 dated 12.07.1999 issued by Ambernath Nagar Parishad, Ambernath.
3	Copy of Commencement Certificate No. MNP / NRV / B.P. / 95-96 / 1162-35 dated 04.03.1996 issued by Ambernath Nagar Parishad, Ambernath.
4	Copy of Index II

### LOCATION:

The said building is constructed at land bearing Survey No. 128, Hissa No. 1 (Part) of Village Chikhholi, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council. The property falls in Residential Zone. It is at a travelling distance of 6.2 Km. from Ambernath railway station.

### BUILDING:

The building under reference is having Ground + 4 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 building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flats. The building is without lift. The building external condition is normal.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of Living Room + Kitchen + 2 Bedrooms + 2 WC + Passage. (i.e., **2BHK with 2 WC**). The residential flat is finished with Mosaic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc. The flat internal condition is normal.

**Valuation as on 23<sup>rd</sup> August 2023**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>725.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	1999 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	24 Years
Cost of Construction	:	725.00 X 2,500.00 = ₹ 18,12,500.00
Depreciation $\{(100-10) \times 24 / 60\}$	:	26.00%
Amount of depreciation	:	₹ 6,52,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 42,500.00 per Sq. M. i.e. ₹ 3,948.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 34,050.00 per Sq. M. i.e. ₹ 3,163.00 per Sq. Ft.
Prevailing market rate	:	₹ 4,500.00 per Sq. Ft.
<b>Value of property as on 23.08.2023</b>	<b>:</b>	<b>725.00 Sq. Ft. X ₹ 4,500.00 = ₹ 32,62,500.00</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)

<b>Depreciated fair value of the property as on 23.08.2023</b>	<b>:</b>	<b>₹ 32,62,500.00 - ₹ 6,52,500.00 = ₹ 26,10,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 26,10,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 23,49,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 20,88,000.00</b>
<b>Insurable value of the property (725 X 2,500.00)</b>	<b>:</b>	<b>₹ 18,12,500.00</b>
<b>Guideline value of the property (725 X 3,163.00)</b>	<b>:</b>	<b>₹ 22,93,175.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Building No. A-2, "Mariegold Srishti Hills Co-Op. Hsg. Soc. Ltd.", Srishti Hills Complex, Sector – 6, Jambhul Road, Ambarnath (West), Thane - 421 505, State – Maharashtra, Country – India for this particular purpose at **₹ 26,10,000.00 (Rupees Twenty Six Lakh Ten Thousand Only)** as on **23<sup>rd</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 **23<sup>rd</sup> August 2023 is ₹ 26,10,000.00 (Rupees Twenty Six Lakh Ten 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:

Think.Innovate.Create

1



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	1999 (As per Building Completion Certificate)
4	Estimated future life	36 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminium sliding windows
10	Flooring	Mosaic tiles flooring
11	Finishing	Cement plastering
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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
18	No. of lifts and capacity	No 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



## Route Map of the property

Site u/r



**Latitude Longitude - 19°11'33.1"N 73°13'16.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ambernath– 6.2 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Ready Reckoner Rate

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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

Home
Valuation Rules
User Manual
Close

**Year**  
 20232024

**Annual Statement of Rates**

**Language**  
 English

**Selected District** डाणे

**Select Taluka** अंबरनाथ

**Select Village** मौजे (गांव) चिखलीली (अंबरनाथ नगरपालिका)

**Search By**  Survey No  Location

**Enter Survey No** 128

उपविभाग	कुली जमीन	निवासी चपटिका	बॉटिस	पुकाने	बीछोमिच	एकक (R./)	Attribute
4/13-अ-3) मौजे चिखलीली गावातील कल्याण बदनापुर रोडच्या उत्तरेकडील चिखलीली	7290	50000	56900	69300	56900	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	50,000.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	7,500.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>42,500.00</b>	<b>Sq. Mtr.</b>	<b>3,948.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	7,290.00			
The difference between land rate and building rate (A – B = C)	35,210.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>34,050.00</b>	<b>Sq. Mtr.</b>	<b>3,163.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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



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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





## Price Indicators

**NOBROKER**

2 BHK Flat in Sarvodaya Square Bodlapur For Sale In Sarvodaya Square

₹ 27 Lacs

₹ 55,874/Month

743

2 Bedroom

2 Bathrooms

2

Bike and Car

Get Owners Details

Price trends by NBEestimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

31 1 5

**Overview**

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹ 2.7 Per Sq Ft/M	Flooring	3BHK Flats
Buildup Area	143.56 Ft	Legal Area	209.56 Ft

Think.Innovate.Create



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



## Sales Instance

3739541	<b>सूची क्र. २</b>	दृश्यम निबंधक : सह दु.नि. उल्हासनगर 4
22-08-2023		दस्तावेज क्रमांक : 3739/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गाव : चिखलोली</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	1650000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	1849000	
(4)भूमापन ,प्लॉटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : मूल्य विभाग क्र. 205 - 4 /13 अ-3)मौजे चिखलोली,तालुका अंबरनाथ,जिल्हा ठाणे येथील स.नं. 128,हिस्सा नं 1(पैकी)यावरील गुलमोहर सृष्टी हिस्स को- ऑप. हौसिंग सोसायटी लिमिटेड मधील विल्डिंग नं. बी -14,सेक्टर VI- मधील निवासी सदनिका नं. 302,तिसरा मजला,क्षेत्र - 515 चौ. फूट(बांधीव)अशी मिळकत.	
(5)क्षेत्रफळ	1) 515 चौ.मीटर	
(6)आकारणी किंवा नुवी देण्यात असलेले तक्ता		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) बंडू ज्ञानवा मांडेकर 59 प्लॉट नं : 302 मोळा नं : विल्डिंग नं. बी - 14 इमारतीचे नाव : सृष्टी हिस्स कॉम्प्लेक्स ब्लॉक नं : चिखलोली रोड नं : अंबरनाथ पश्चिम महाराष्ट्र ठाणे. 421503	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नितीनराज राजन धडतील 30 प्लॉट नं : 001 मोळा नं : तळ मजला इमारतीचे नाव : गौरी नारायण सदन ब्लॉक नं : गोमेज अपार्टमेंट मागे रोड नं : दुबई कॉलनीअंबरनाथ प महाराष्ट्र THANE. 421505	
(9)दस्तावेज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,बड व पृष्ठ	3739/2023	
(12)वाजारभावाप्रमाण मूद्रांक शुल्क	111000	
(13)वाजारभावाप्रमाण नोंदणी शुल्क	18500	
(14)जेरा		
मूल्याकनामाटी विचारात घेतलेला तपशील :-		



Think Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





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

This exercise is to assess **Fair Market Value** of the property under reference as on **23<sup>rd</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 **₹ 26,10,000.00 (Rupees Twenty Six Lakh Ten Thousand 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9022b6c4d435c1027d4e139e26865913460c7d333d1131  
3115273b17a1895652, postalCode=400069, st=Maharashtra,  
serialNumber=14560664b8c9b4b2a55a8f9c3e1d11511d12  
e394e282e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.24 10:17:53 +05'30'

Auth. Sign.

Think.Innovate.Create