

**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.	Dated
	<b>PG-3336/23-24</b>	<b>16-Nov-23</b>
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI 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>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

*Remarks:*  
 004963/2303477 Mr. Kamlesh Malhari Sonawane & Mrs. Jyoti Kamlesh Sonawane - Residential Flat No. 808, 8th Floor, "Kohinoor Luxuria", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka - Kalyan, District - Thane, PIN Code - 421 306, 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**  
*Avinal*  
 Authorised Signatory

This is a Computer Generated Invoice

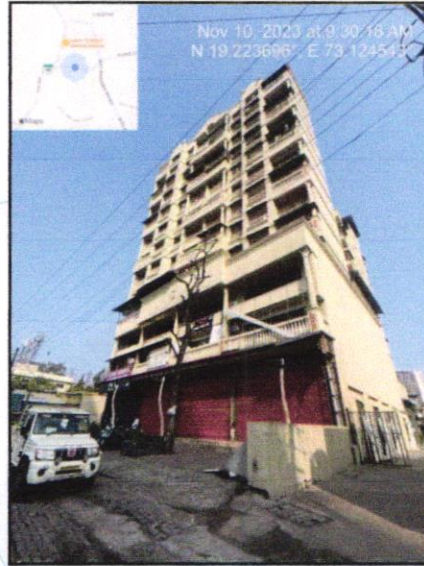


**Vastukala Consultants (I) Pvt. Ltd.**

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. Kamlesh Malhari Sonawane & Mrs. Jyoti Kamlesh Sonawane**

Residential Flat No. 808, 8<sup>th</sup> Floor, "**Kohinoor Luxuria**", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka - Kalyan, District - Thane, PIN Code - 421 306, State - Maharashtra, Country - India.

**Latitude Longitude - 19°13'27.3"N 73°07'27.8"E**

Think.Innovate.Create

### Valuation Done for:

**Cosmos Bank**

**Kalyan Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West), PIN Code - 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 :** 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](mailto:mumbai@vastukala.org)





## VALUATION OPINION REPORT

The property bearing Residential Flat No. 808, 8<sup>th</sup> Floor, "Kohinoor Luxuria", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane, PIN Code – 421 306, State – Maharashtra, Country – India belongs to **Mr. Kamlesh Malhari Sonawane & Mrs. Jyoti Kamlesh Sonawane.**

Boundaries of the property.

North	:	Chawls
South	:	Road
East	:	Galaxy Ceramics
West	:	Padma Bai Hospital

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 **₹ 47,30,000.00 (Rupees Forty Seven Lakh Thirty 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.

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: 2023.11.16 14:18:13 +05'30'

Auth. Sign.



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

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. 808, 8<sup>th</sup> Floor, "Kohinoor Luxuria", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane, PIN Code – 421 306, 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 16.11.2023 for Banking Purpose
2	Date of inspection	09.11.2023
3	Name of the owner/ owners	<b>Mr. Kamlesh Malhari Sonawane &amp; Mrs. Jyoti Kamlesh Sonawane</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. 808, 8 <sup>th</sup> Floor, "Kohinoor Luxuria", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane, PIN Code – 421 306, State – Maharashtra, Country – India.  <b>Contact Person:</b> Jyoti Kamlesh Sonawane (Owner) Contact No. 8007282894
6	Location, street, ward no	Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District – Thane
	C.T.S. No. / Survey/ Plot no. of land	C.T.S. No. - 685, Survey No. 4/A, Hissa No. 2 of Village – Netivali
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. = 380.00 Balcony Area in Sq. Ft. = 113.00 Total Carpet Area in Sq. Ft. = 493.00 (Area as per Actual Site Measurement)



		<b>Carpet Area in Sq. Ft. = 391.00</b> <b>Open Terrace / Patio Area in Sq. Ft. = 58.00</b> <b>Balcony Area in Sq. Ft. = 24.00</b> <b>Total Carpet Area in Sq. Ft. = 473.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 568.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Chaki Naka, &, Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane
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.
	<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	Owner Occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 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?	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	As per sub registrar of assurance records



	No., sale price and area of land sold.	
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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (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.
	<b><u>Remark:</u></b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 16.11.2023 for Residential Flat No. 808, 8<sup>th</sup> Floor, "**Kohinoor Luxuria**", Near Chaki Naka, &, Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane, PIN Code – 421 306, State – Maharashtra, Country – India belongs to **Mr. Kamlesh Malhari Sonawane & Mrs. Jyoti Kamlesh Sonawane.**

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

1	Copy of Agreement for sale dated 06.09.2019 (16 pages from document) between M/s. Kohinoor Luxuria (the Promoter) & Mr. Kamlesh Malhari Sonawane & Mrs. Jyoti Kamlesh Sonawane (the Purchaser).
2	Copy of Amended Commencement Certificate No. KDMP / NRV / BP / KV / 2017 - 2018 / 76 / 57 dated 27.08.2018 issued by Kalyan Dombivali Municipal Corporation, Kalyan.
3	Copy of Occupancy Certificate No. KDMP / NRV / CC / KV / OCC / 674 / 21 dated 24.03.2021 issued by Kalyan Dombivali Municipal Corporation, Kalyan.

**LOCATION:**

The said building is located at C.T.S. No. - 685, Survey No. 4/A, Hissa No. 2 of Village – Netivali, Taluka – Kalyan, District - Thane. The property falls in Residential Zone. It is at a travelling distance 1.7 Km. from Kalyan railway station.

**BUILDING:**

The building under reference is having (Part) Ground + (Part) Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from

outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 12<sup>th</sup> Floor is having 8 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The residential flat under reference is situated on the 12<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Dry Balcony. (i.e. **1BHK with 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak Wood door framed with flush with safety door, Powder coated aluminum sliding windows & concealed electrification & plumbing.

### **Valuation as on 16<sup>th</sup> November 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>473.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	2 years
Cost of Construction	:	568.00 X 2,600.00 = ₹ 14,76,800.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation		N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 89,815.00 per Sq. M. i.e. ₹ 8,344.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
<b>Value of property as on 16.11.2023</b>	<b>:</b>	<b>473.00 Sq. Ft. X ₹ 10,000.00 = ₹ 47,30,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Total Value of the property</b>	<b>:</b>	<b>₹ 47,30,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 42,57,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 37,84,000.00</b>
<b>Insurable value of the property (568 X 2,600.00)</b>	<b>:</b>	<b>₹ 14,76,800.00</b>
<b>Guideline value of the property (568 X 8,344.00)</b>		<b>₹ 47,39,392.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 808, 8<sup>th</sup> Floor, "**Kohinoor Luxuria**", Near Chaki Naka, & Suchak Naka, Village - Netivali, Kalyan (East), Taluka – Kalyan, District - Thane, PIN Code – 421 306, State – Maharashtra, Country – India for this particular purpose at **₹ 47,30,000.00 (Rupees Forty Seven Lakh Thirty Thousand Only)**. as on **16<sup>th</sup> November 2023**.



**NOTES**

1. I, Sharad 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 **16<sup>th</sup> November 2023 is ₹ 47,30,000.00 (Rupees Forty Seven Lakh Thirty Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

**PART III- DECLARATION**

I hereby declare that

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

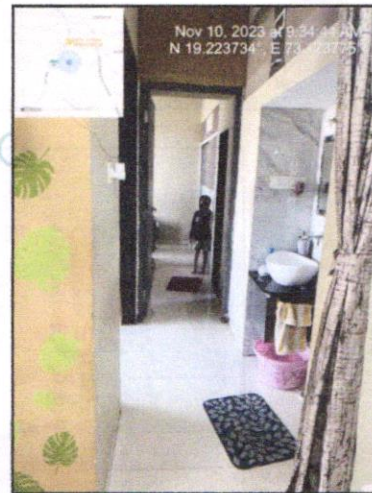
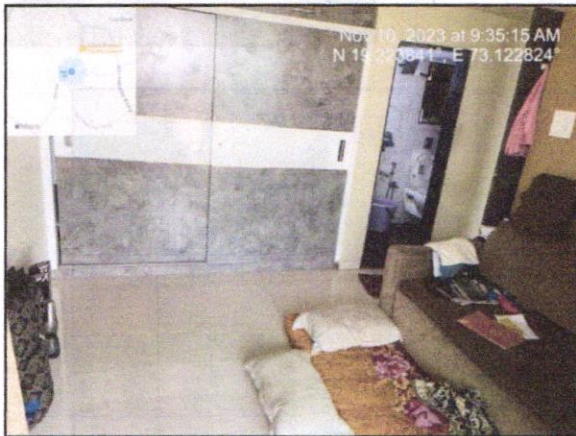
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 <sup>th</sup> Floor
3.	Year of construction	2021 (As per Occupancy Certificate)
4.	Estimated future life	58 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 with safety door, Powder coated aluminum sliding windows
10	Flooring	Vitrified 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
	(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	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



### Actual site photographs



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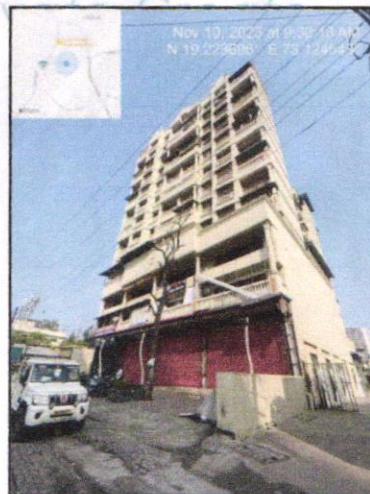
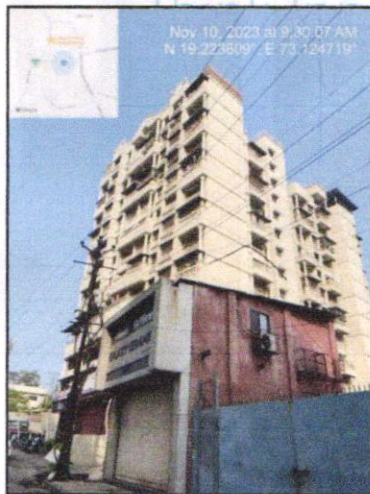
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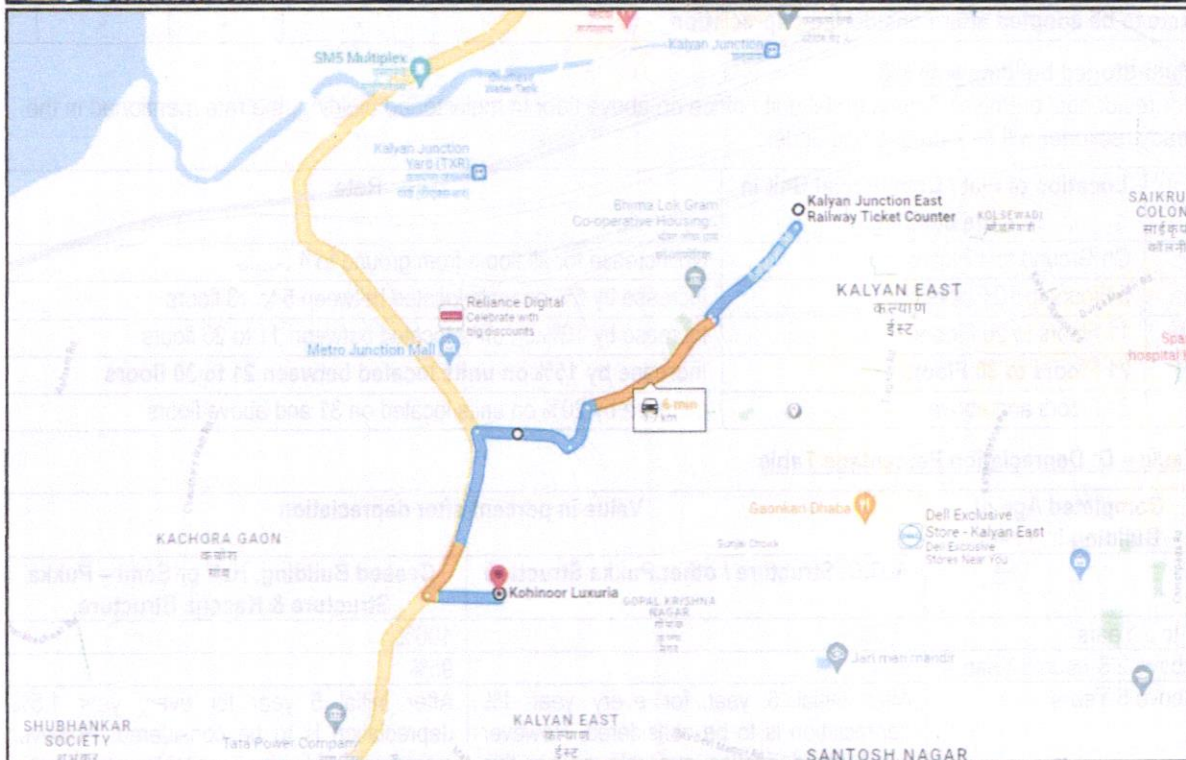


### Actual site photographs





## Route Map of the property Site u/r




**Latitude Longitude - 19°13'27.3"N 73°07'27.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Kalyan – 1.7 Km.)**




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( वाजारमूल्य दर पत्रक आवृत्ती 2.0 )

★ Home

Valuation Guidelines | User Manual

Year: 2023-2024

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Netivali (Kalyan Dombi)

Search By:  Survey No.  Location

Select	वर्णिकरण	भूमी वर्गीय	निवासी सदरजिका	वाणिज्य दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	21/70-निवर्ण(11-30) नोंदणीकृत आहे. कसब्या निवर्णी व कसब्या मधील भूमी वर लागू होणारे दर	20300	64500	74500	80800	74500
SurveyNo	21/70-निवर्ण(11-30) नोंदणीकृत आहे. कसब्या मधील भूमी वर लागू होणारे दर	20700	78100	89900	98100	89900
SurveyNo	21/70-निवर्ण(10-1) कसब्या मधील भूमी वर लागू होणारे दर	24300	83300	90700	101400	90700

Survey No.

Stamp Duty Ready Reckoner Market Value Rate for Flat	78,100.00			
Increase by 15% on Flat Located on 26 <sup>th</sup> Floor	11,715.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>89,815.00</b>	<b>Sq. Mtr.</b>	<b>8,344.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
<b>Rate to be adopted after considering depreciation</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
<b>d)</b>	<b>21 Floors to 30 Floors</b>	<b>Increase by 15% on units located between 21 to 30 floors</b>
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

**NOBROKER**

1 BHK Flat in Kohinoor Luxuria For Sale in Kalyan East

₹ 55 Lacs

₹ 31,522/Month

750 Sq.Ft

Overview

Age of Building	1.3 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft.M	Flooring	Cement
Built-up Area	750 Sq.Ft	Carpet Area	400 Sq.Ft

**HOUSING.COM** Buy in Mumbai

Kohinoor Luxuria

₹ 46.74 L - 70.32 L | ₹ 79

EMI starts at

1.2 BHK Apartments

Mar. 2022 Possession Starts

₹ 7.98 K/sq.ft Avg. Price

441.00 sq.ft. - 670.00 sq.ft. (Carpet Area) Sizes

## Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main image is a tall apartment building. To the right, the listing details are as follows:

- Property Title:** 1 Bedroom 450 Sq.Ft. Apartment in Kalyan Thane
- Listing ID:** #5348845
- Price:** ₹ 38 L
- Features:** 1 Bedroom, Unfurnished, 2 Bathroom, 450 Sq. Ft. (Carpet Area)
- Buttons:** "Get Instant Home Loan" and "Request for Call"
- Additional Info:** "Need Loan? Get Free Credit Score"

Navigation links at the bottom of the listing include: Overview, Amenities, Agent Overview, Commute Time, and Kalyan Reviews.

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## Sales Instance

8975507	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 5
08-11-2023		दस्त क्रमांक : 8975/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : नेतिवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4800000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3548500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे नेतिवली,तालुका कल्याण,जिल्हा ठाणे येथील सर्व्हे नं. 4 अ,हिस्सा नं. 2 पैकी,सी. टी. एस. नं. 685 यावरील बिल्डींगचे नाव कोहिनूर लक्षरिया को. ऑप. हो. सोसा. लि. यामधील फ्लॅट नं. 303,तिसरा मजला,क्षेत्र 34.22 चौ. मी. कारपेट + अंगण सोबत 4.85 चौ. मी. + बाल्कनी 2.23 चौ. मी. कारपेट. एकूण 41.30 चौ. मी. कारपेट,मालमत्ता क्र. जे07021667602 (सदर दस्तास 31 मार्च 2021 चे शासन आदेशानुसार या दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. उक्त दस्तामध्ये नमुद मालमत्ता खरेदीच्या दिनांकापासून पुढे 15 वर्षांच्या कालावधीपर्यंत कोणत्याही पुरुष खरेदीदाराला विकता येणार नाही.)( ( Survey Number : सर्व्हे नं. 4 अ, हिस्सा नं. 2 पैकी ; ) )	
(5) क्षेत्रफळ	41.30 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-युवराज पुंडलिक बरामकुळे - वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 6, पूजा अपार्टमेंट, बेदूरकर पाडा, नव किरण सोसायटीच्या जवळ, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ASKPB5138Q 2): नाव:-उषा पुंडलिक बरामकुळे - वय:-61 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 6, पूजा अपार्टमेंट, बेदूरकर पाडा, नव किरण सोसायटीच्या जवळ, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BPUPB0662R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निर्मला लक्ष्मण रणदिवे - वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 413/बी, टागोर नगर, ग्रुप नं. 7, स्मशानभूमीजवळ, विक्रोळी पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-APYPR3432E	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	23/06/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	8975/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	288000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		



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Vastukala Consultants (I) Pvt. Ltd.

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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 **16<sup>th</sup> November 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 ₹ 47,30,000.00 (Rupees Forty Seven Lakh Thirty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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: 2023.11.16 14:18:35 +05'30'

*Avinash*

Auth. Sign.

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