

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	Invoice No. PG-3545/23-24	Dated 28-Nov-23
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005249/2303707	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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
Total			180.00		180.00	360.00

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

Remarks:

005249/2303707 Smt. Hirabai Sakharam Kamble - Residential Flat No. 304, 3rd Floor, "Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd." Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **340505000531**

Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

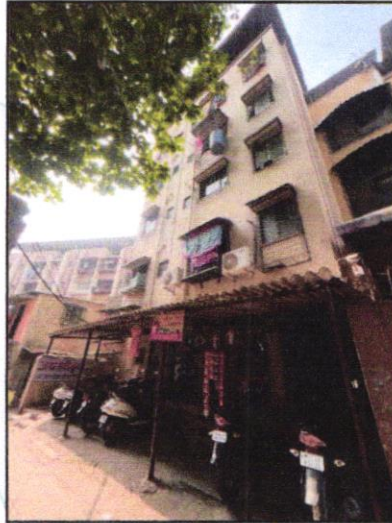
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Hirabai Sakharam Kamble**

Residential Flat No. 304, 3rd Floor, "Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd." Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India.

Latitude Longitude - 19°11'35.8"N 72°59'18.4"E

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Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opp. Deodhar Hospital, Naupada, Maharashtra.



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. 304, 3rd Floor, "Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd." Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India belongs to **Smt. Hirabai Sakharam Kamble**.

Boundaries of the property.

North : Mohsin Makba Heights
South : Kashibai Niwas Society
East : Abdul Hameed Marg
West : Digvijay Society

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 32,45,937.00 (Rupees Thirty Two Lakh Forty Five Thousand Nine Hundred Thirty Seven 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admsi,
2.5.4.20=9822b6c4fad35dc03e0c39e26865913490cf3d33d413
33115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a56a6b8c998b2a55a8f3c3feb31f31bd
2e394e282229a3278e25bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.11.28 16:47:12 +05'30'

Auth. Sign.



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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. 304, 3rd Floor, "**Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd.**"
Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa
(West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,
FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.11.2023 for Banking Purpose
2	Date of inspection	26.11.2023
3	Name of the owner/ owners	Smt. Hirabai Sakharam Kamble
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 304, 3 rd Floor, " Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd. " Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India. Contact Person: Mr. Vilas Kamble (Owner's Son) Contact No. 7738059133
6	Location, street , ward no	Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane
	Survey/ Plot no. of land	Pardi No. 11, Hissa No. 2, Survey No. 11, Hissa No. 3 of Village - Kalwa
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 295.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 425.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & 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	Fully occupied by owner
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied



	(ii) Portions in their occupation	Fully Occupied by Owner
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,500.00 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 – 2000 (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	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 28.11.2023 for Residential Flat No. 304, 3rd Floor, “**Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd.**” Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India belongs to **Smt. Hirabai Sakharam Kamble**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.01.2003 (9 Pages from documents) Between M/s. Prathamesh Developers (the Builders) and Smt. Hirabai Sakharam Kamble (the Purchaser/s)
2	Copy of Occupancy Certificate V. P. 94 / 189 / TMC / TDD / 70 dated 11.04.2000 issued by Thane Municipal Corporation.
3	Copy of Share Certificate No. 14 dated 27.06.2010 in the name of Mrs. Hirabai Sakharam Kamble issued by Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Pardi No. 11, Hissa No. 2, Survey No. 11, Hissa No. 3 of Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at a travel distance of 1.2 KM. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 4 Upper Floor. 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. 3rd Floor is having 4 Residential Flats. The building is having no lifts. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e., 1 BHK with Bath + WC). The residential flat is finished with Ceramic flooring, Teak Wood door with safety door, Aluminum sliding windows & Open plumbing & Casing Capping electrification.

Valuation as on 28th November 2023

The Built Up Area of the Residential Flat	:	425.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	425.00 X 2,500.00 = ₹ 10,62,500.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation		₹ 7,77,150.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,280.00 per Sq. M. i.e. ₹ 6,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 56,315.00 per Sq. M. i.e. ₹ 5,232.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
Value of property as on 28.11.2023	:	₹ 425.00 Sq. Ft. X ₹ 8,500.00 = ₹ 36,12,500.00

(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)

Depreciated fair value of the property as on 28.11.2023	:	₹ 36,12,500.00 - ₹ 3,66,563.00 = ₹ 32,45,937.00
Total Value of the property	:	₹ 32,45,937.00
The realizable value of the property	:	₹ 29,21,343.00
Distress value of the property	:	₹ 25,96,750.00
Insurable value of the property (425 X 2,500.00)	:	₹ 10,62,500.00
Guideline value of the property (425.00 X 5,232.00)		₹ 22,23,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 802, 8th Floor, "Maheshwar Niketan Co-op. Hsg. Soc. Ltd." Off. Lal Bahadur Shastri Marg, Kolbad Road, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 601, State - Maharashtra, Country – India. for this particular purpose at ₹ 32,45,937.00 (Rupees Thirty Two Lakh Forty Five Thousand Nine Hundred Thirty Seven Only). as on 28th November 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 **28th November 2023 is ₹ 32,45,937.00 (Rupees Thirty Two Lakh Forty Five Thousand Nine Hundred Thirty Seven 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	Ground + 4 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2000 (As per Occupancy Certificate)
4	Estimated future life	37 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 with safety door, Aluminum sliding windows
10	Flooring	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	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing 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	No 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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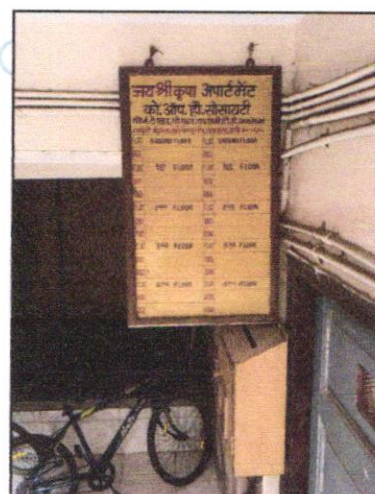
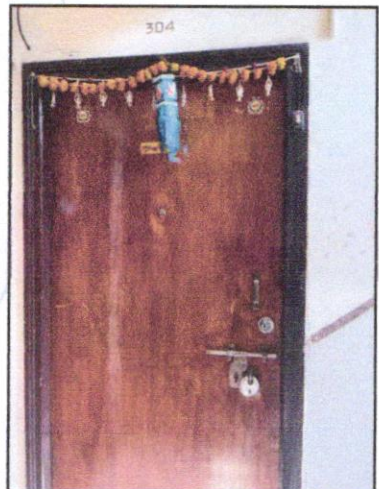
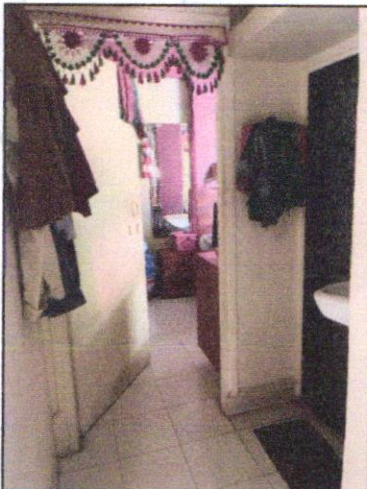
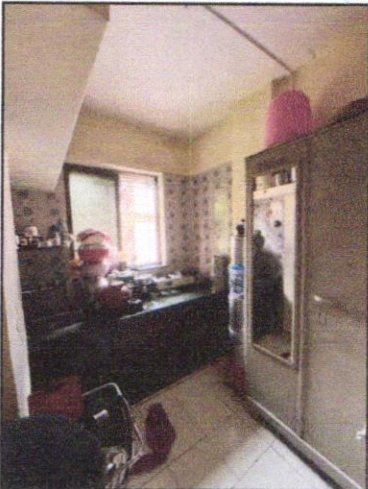
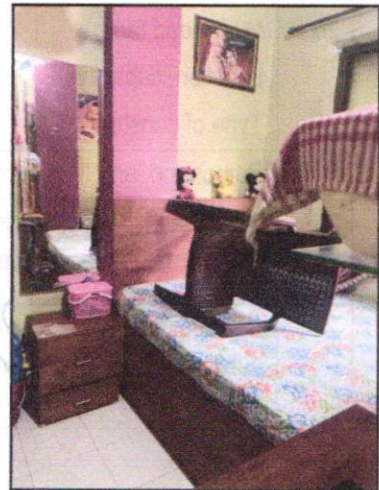
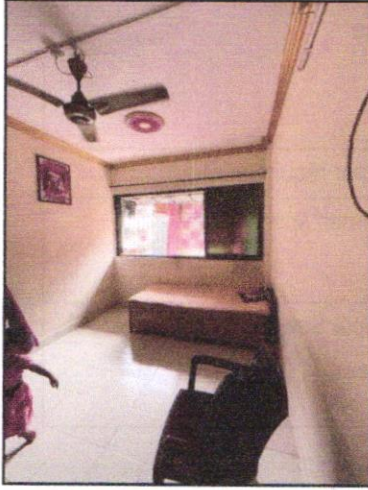
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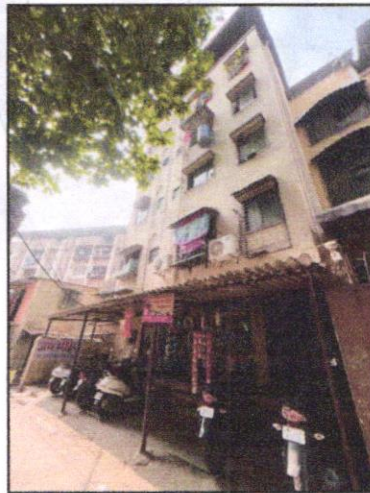
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Actual site photographs



Actual site photographs



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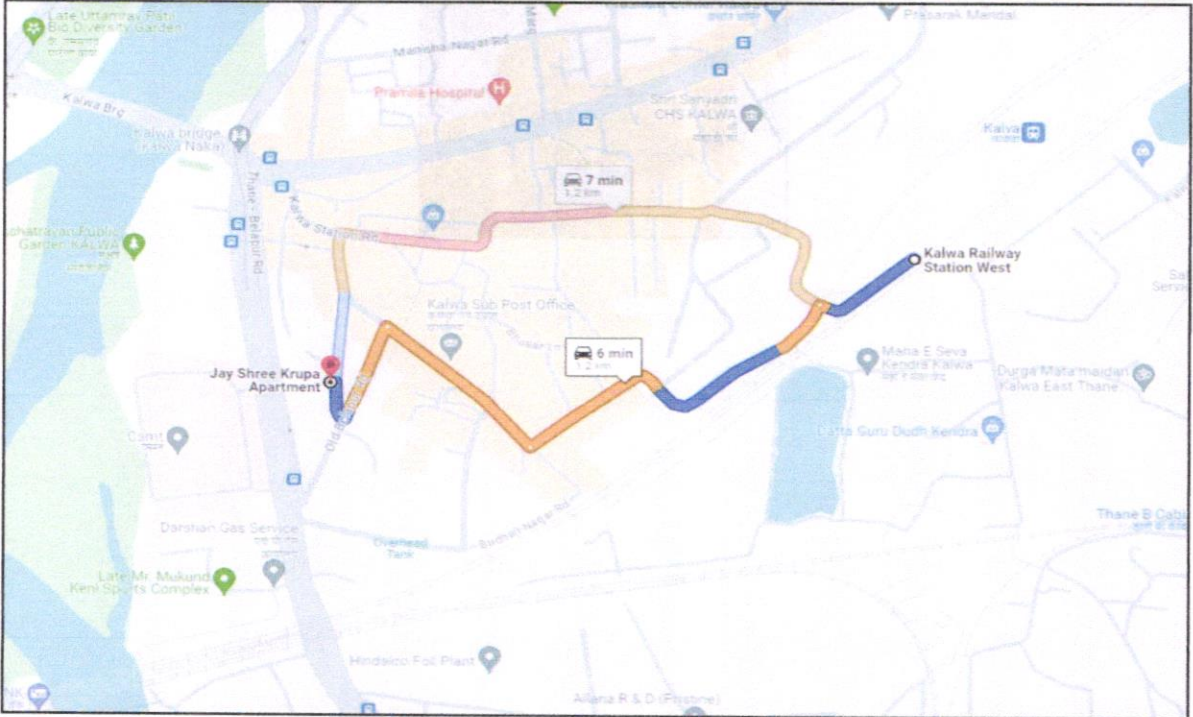
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Route Map of the property

Site u/r



Latitude Longitude - 19°11'35.8"N 72°59'18.4"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 1.2 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 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)						
★ Home		Valuation Guidelines User Manual				
Year	2023-2024	Language	English			
Selected District	Thane					
Select Taluka	Thane					
Select Village	Gavache Nav : Kalava (Thane Mahans)					
Search By	<input type="radio"/> Survey No.	<input checked="" type="radio"/> Location				
Select	उपविभाग	भूमी क्षेत्र	निवासी सफरिका	औपनि दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/52-10B) संदर्भ पुणे नुसरा महापालिकातील दर्शनी असलेले सीडीएच/सबे कमाक ठिका संकर 5	26300	76800	88100/108000	88100	चौ मीटर
SurveyNo	14/53-10B) एवढे वारीत व महापालिका वा सधीत विक्रीपाकुली भाग ठिका संकर 3	26800	72500	83100/103900	83100	चौ मीटर
SurveyNo	14/53-10B) एवढे वारीत व महापालिका वा सधीत विक्रीपाकुली भाग ठिका संकर 4	26800	72500	83100/103900	83100	चौ मीटर
SurveyNo	14/53-10B) एवढे वारीत व महापालिका वा सधीत विक्रीपाकुली भाग ठिका संकर 5	26800	72500	83100/103900	83100	चौ मीटर
SurveyNo	14/53-10B) एवढे वारीत व महापालिका वा सधीत विक्रीपाकुली भाग ठिका संकर 6	26800	72500	83100/103900	83100	चौ मीटर
1234						

Stamp Duty Ready Reckoner Market Value Rate for Flat	76,800.00			
Reduced by 15% on Flat Located on 3 rd Floor	11,520.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	65,280.00	Sq. Mt.	6,065.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A – B = C)	38,980.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	56,315.00	Sq. Mt.	5,232.00	Sq. Ft.

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 / Stilt / 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

Price Indicators

NOBROKER

1 BHK Flat in Om Digvijay Chs, Kalwa West #42; For Sale in Kalwa West

₹ 39 Lacs Negotiable

₹ 22,352 /Month Estimated EM -

450 Sq Ft

1 Bedroom

1 Bathroom

1 Balcony

None

None

Nov 15, 2023

Immediately

Om Digvijay Chs, Kalwa West

Full

Get Owner Details

Price trends by iBESmart

Report what was not correct in this property

Liked by Broker Sold Out Wrong Info

Overview

Age of Building >10 Years

Ownership Type Self Owned

Washbasin Charges ₹ 1 Per Sq Ft/M

Flooring Whitened Tiles

Buildup Area 450 Sq Ft

Carpet Area 305 Sq Ft

Activity On This Property

585 Views

1 Favorite

Similar Properties

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Home > Property for Sale in Thane > Flats for Sale in Thane > 1 BHK Flats for Sale in Kalwa West > 300 Sq Ft

Posted on Nov 24, 23 Property ID: 70769431

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₹30.0 Lac EMI - ₹ 1.4k | How much loan can I get?

350 Sq-ft 1 BHK Flat For Sale in Kalwa West, Thane

1 Bed 1 Bath Semi-Furnished

Carpet Area 300 sqft - ₹10,000/sqft

Floor 1 (Out of 3 Floors)

Transaction Type Resale

Status Ready to Move

Furnished Status Semi-Furnished

Age Of Construction 15 to 20 years

Contact Owner

Get Phone No.

More Details

Price Breakup ₹ 30 Lac

Booking Amount ₹ 50,000

Address Kalwa West, Thane - Central Thane, Maharashtra

Price Indicators

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Posted on Nov 02, 23
Property ID: 69654999

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~~₹32.9 Lac~~ **₹29.1 Lac** EMI - ₹1Lk | Can I afford it? Special Price by Owner

250 Sq-ft 1 BHK Flat For Sale in **Kalwa West, Thane**

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area: 250 sqft - ₹12,800/sqft

Floor: Ground (Out of 3 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Age Of Construction: Above 20 years

Contact Owner
Get Phone No.

Last contact made 6 days ago

Contact Owner

Manali Chavan -91-9700000000

Get Phone No.

More Details

Price Breakup: ~~₹32.9 Lac~~ **₹29.1 Lac**

Booking Amount: **₹1.0 Lac**

Address: **B3, Pariwar CHS Ltd, Belapur Road, Opp Shivaji Hosp, Kalwa W, 400605, Kalwa West, Thane - Central Thane, Maharashtra**

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **POST**

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kalwa West > 1 BHK Flats for Sale in Kalwa West > 335 Sq-ft
Posted on Aug 13, 23
Property ID: 68597007

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Shortlists Properties
Communicates with Owners
Live Video Call
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~~₹36.0 Lac~~ **₹33.8 Lac** EMI - ₹1.5k | How much loan can I get? Special Price by Owner

335 Sq-ft 1 BHK Flat For Sale in **Kalwa West, Thane**

1 Bed | 1 Bath | Unfurnished

Carpet Area: 335 sqft - ₹10,746/sqft

Floor: 2 (Out of 4 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Age Of Construction: Above 20 years

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner

Sumeet -91-9800000000

Get Phone No.

More Details

Price Breakup: ~~₹36.0 Lac~~ **₹33.8 Lac**

Booking Amount: **₹1.0 Lac**

Address: **Kalwa West, Thane - Central Thane, Maharashtra**

Sales Instance

2122574	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2
27-11-2023		दस्त क्रमांक : 21225/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :
		Regn:63m
गावाचे नाव : कळवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2232660	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :. इतर माहिती: मौजे कळवा जिल्हा तालुका ठाणे येथील सदनिका नं 1.तळ मजला गगन प्रसाद को ऑप हौ सो लि शास्ती नगर,मनीषा नगर कळवा ठाणे 400605 चे क्षेत्रफळ 38.10 चौ मी(बिल्टअप)सर्वे नं 11 सब प्लॉट नं 1((Survey Number : 11 Sub Plot No. 1 ;))	
(5) क्षेत्रफळ	38.10 हेक्टर . आर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव.-राजश्री अंकुश कोनकर -- वय:-35 पत्ता.-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: 301. तिसरा मजला वैष्णो विमला अपार्टमेंट , ब्लॉक नं. के एल कोळी मार्ग विठ्ठल मंदिर जवळ , रोड नं. महागिरी ठाणे . . . पिन कोड:-400601 पॅन नं.-ABHPD3420F 2): नाव.-अंकुश भगवान कोनकर -- वय:-50 पत्ता.-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: 301. तिसरा मजला वैष्णो विमला अपार्टमेंट , ब्लॉक नं. के एल कोळी मार्ग विठ्ठल मंदिर जवळ , रोड नं. महागिरी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AFMPK0361H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-अश्विनी दत्त म्हैसमाळे -- वय:-51. पत्ता.-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: 74 राधोजी पीतांबर ट्रस्ट संभाजी चौक न्यू मिल रोड कुर्ला वेस्ट मुंबई . ब्लॉक नं. -. रोड नं. -. महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं.-BJVPM4184N 2): नाव.-विद्या दत्त म्हैसमाळे -- वय:-28. पत्ता.-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: 74 राधोजी पीतांबर ट्रस्ट संभाजी चौक न्यू मिल रोड कुर्ला वेस्ट मुंबई . ब्लॉक नं. -. रोड नं. . . . पिन कोड:-400070 पॅन नं.-CTNPM7005F	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	21225/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Sales Instance

2307474	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2
27-11-2023		दस्त क्रमांक : 23074/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कळवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3821529.6	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं. 601, माळा नं: 6 वा मजला, इमारतीचे नाव: दत्तात्रय अपार्टमेंट, रोड : कळवा,ठाणे, इतर माहिती: मौजे - कळवा ता व जि. ठाणे येथील सिटी सर्व्हे नं. 117,सदनिकेचे एकूण क्षेत्रफळ 510 चौ.फुट(बिल्टअप)म्हणजे 47.39 चौ.मी.(बिल्टअप)झोन-14/52/B 10ब((Survey Number : सिटी सर्व्हे नं. 117 ;))	
(5) क्षेत्रफळ	47.39 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. श्री एन्टरप्रायझेस र्फे प्रोप्रायटर किशोर विश्वनाथ पाटील - वय.-38 पत्ता.-प्लॉट नं. गाळा नं. 1 , माळा नं. -, इमारतीचे नाव: दिशा अपार्टमेंट , ब्लॉक नं. -, रोड नं: जरीमरी मंदिर जवळ, पाखाडी, खारेगाव, कळवा, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BFTPP8854A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सीमा संतोष गाझी - वय.-40; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जय मल्हार चाल्, पौडपाडा, म्हत्रे कंपाउंड, कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CBUPM5248P	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	23074/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	267600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 **₹ 32,45,937.00 (Rupees Thirty Two Lakh Forty Five Thousand Nine Hundred Thirty Seven 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=9822b0c4fad35cd3a0c739e26805913490c73d33d41333
115279b77a18b9652, postalCode=400009, st=Maharashtra,
serialNumber=41a56a566ab8c0988b2c55a8f0c3c6d31731bd2a3
04e287629a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.28 16:47:36 +05'30'

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Auth. Sign.

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