

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.	Dated
	PG-3847/23-24	18-Dec-23
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005673/2304036	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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	2,000.00		180.00		180.00	360.00

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

Remarks:

005673/2304036 Mr. Resham Viren Shah & Mrs. Gopika Resham Shah - Residential Flat No. 504, 5th Floor, Wing - A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village - Kanchangaon, Dombivali (East), Taluka - Kalyan, District - Thane, Thane - 421 301, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

Bank Name : **ICICI BANK LTD**
A/c No. : **340505000531**
Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

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

Avinad
Authorised Signatory

This is a Computer Generated Invoice



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





Vastu/Thane/12/2023/5673/2304036
18/19-265-PSRJ
Date: 18.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 504, 5th Floor, Wing – A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India belongs to **Mr. Resham Viren Shah & Mrs. Gopika Resham Shah**.

Boundaries of the property.

North : Open Plot
South : Shankheshwar Marg
East : Open Plot / Internal Road
West : Mangalmurti Homes CHSL / Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 41,75,100.00 (Rupees Forty-One Lakh Seventy-Five Thousand One Hundred 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
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 18:06:54 +05'30'

Arinal

Auth. Sign.



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

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Resham Viren Shah & Mrs. Gopika Resham Shah**

Residential Flat No. 504, 5th Floor, Wing – A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'25.3"N 73°06'34.2"E

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Valuation Done for:

Cosmos Bank

Dombivali (East) Branchs

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, State – Maharashtra, Country – India.



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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



Vastu/Thane/12/2023/5673/2304036
18/19-265-PSRJ
Date: 18.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 504, 5th Floor, Wing – A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India belongs to **Mr. Resham Viren Shah & Mrs. Gopika Resham Shah.**

Boundaries of the property.

North	:	Open Plot
South	:	Shankheshwar Marg
East	:	Open Plot / Internal Road
West	:	Mangalmurti Homes CHSL / Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 41,75,100.00 (Rupees Forty-One Lakh Seventy-Five Thousand One Hundred 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
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 18:06:54 +05'30'

Manoj

Auth. Sign.



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E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

- | | | | |
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| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
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| 📍 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. 504, 5th Floor, Wing – A, "**Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.**", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 18.12.2023 for Bank Loan Purpose
2	Date of inspection	16.12.2023
3	Name of the owner/ owners	Mr. Resham Viren Shah & Mrs. Gopika Resham Shah
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 504, 5 th Floor, Wing – A, " Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd. ", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Resham V. Shah (Owner) Contact No. 9819209234
6	Location, street, ward no	Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane
7	Survey/ Plot no. of land	Plot No. A, Old Survey No. 101 Part and New Survey No. 29/1, 29/2, 29/3, 29/4, 29/5 of Village – Kanchangaon
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. = 399.00 Open Terrace Area in Sq. Ft. = 47.00



		<p>Total Carpet Area in Sq. Ft. = 446.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 409.00 Pocket Terrace Area in Sq. Ft. = 58.00 Total Carpet Area in Sq. Ft. = 467.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 560.00 (Area as per Agreement + 20%)</p> <p>All the above areas are within 4% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (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.
	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,500.00 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	N. A.

	regarding rent pending in a court of rent?	
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 – 2015 (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.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 18.12.2023 for Residential Flat No. 504, 5th Floor, Wing – A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India belongs to **Mr. Resham Viren Shah & Mrs. Gopika Resham Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 12.12.2023 (14 Pages from Documents) Between Mr. Bhagesh Eknath Gavli (The Transferor / Seller) and Mr. Resham Viren Shah & Mrs. Gopika Resham Shah (The Transferees / Purchasers).
2	Copy of Commencement Certificate No. KDMC / NRV / BP / DV / 2012 - 2013 / 32 / 39 dated 20.03.2014 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Occupancy Certificate No. KDMC / NRV / CC / DV / 102 dated 30.07.2015 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Plot No. A, Old Survey No. 101 Part and New Survey No. 29/1, 29/2, 29/3, 29/4, 29/5 of Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.5 KM. from Dombivali railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 7th 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 external condition is good. The building is used for residential purpose. 5th Floor is having 4 Residential Flat. Building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath & WC + Passage + Cupboard Area + Pocket Terrace Area. (i.e., 2 BHK with Bath & WC + Pocket Terrace Area). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & Plumbing etc.

Valuation as on 18th December 2023

The Carpet Area of the Residential Flat	:	467.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 Years
Cost of Construction	:	560.00 X 2,500.00 = ₹ 14,00,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12.00%
Amount of depreciation	:	₹ 1,68,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,490.00 per Sq. M. i.e., ₹ 6,549.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 66,443.00 per Sq. M. i.e., ₹ 6,173.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,300.00 per Sq. Ft.
Value of property as on 18.12.2023	:	467.00 Sq. Ft. X ₹ 9,300.00 = ₹ 43,43,100.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 18.12.2023	:	₹ 43,43,100.00 - ₹ 1,68,000.00 = ₹ 41,75,100.00
Total Value of the property	:	₹ 41,75,100.00

The realizable value of the property	:	₹ 37,57,590.00
Distress value of the property	:	₹ 33,40,080.00
Insurable value of the property (560.00 X 2,500.00)	:	₹ 14,00,000.00
Guideline value of the property (560.00 X 5,274.00)	:	₹ 29,53,440.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5th Floor, Wing – A, "Shree Shankheshwar Villa Co-Op. Hsg. Soc. Ltd.", Plot No. A, Behind R.B.T. School, Khambalpada, Bhoirwadi, Village – Kanchangaon, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 41,75,100.00 (Rupees Forty One Lakh Seventy Five Thousand One Hundred Only)** as on **18th December 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18th December 2023 is ₹ 41,75,100.00 (Rupees Forty One Lakh Seventy Five Thousand One Hundred 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:

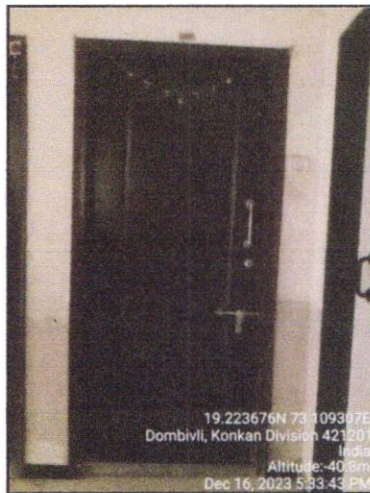
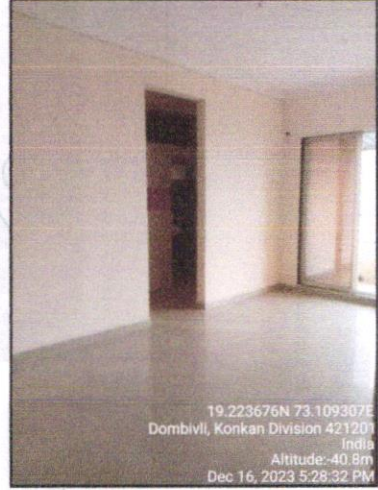
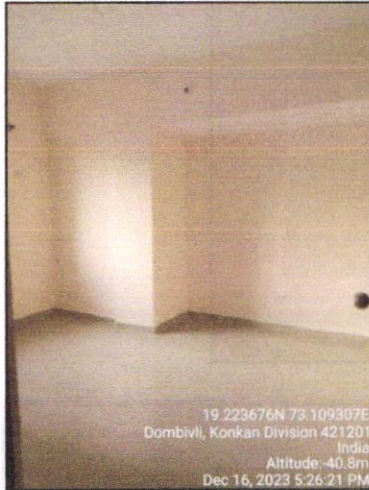


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2015 (As per Occupancy Certificate)
4	Estimated future life	52 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 Shutter door, Aluminium sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering, POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift provided
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	Connected to Municipal Sewerage System

public sewers, if septic tanks provided, no. and capacity

Actual site photographs



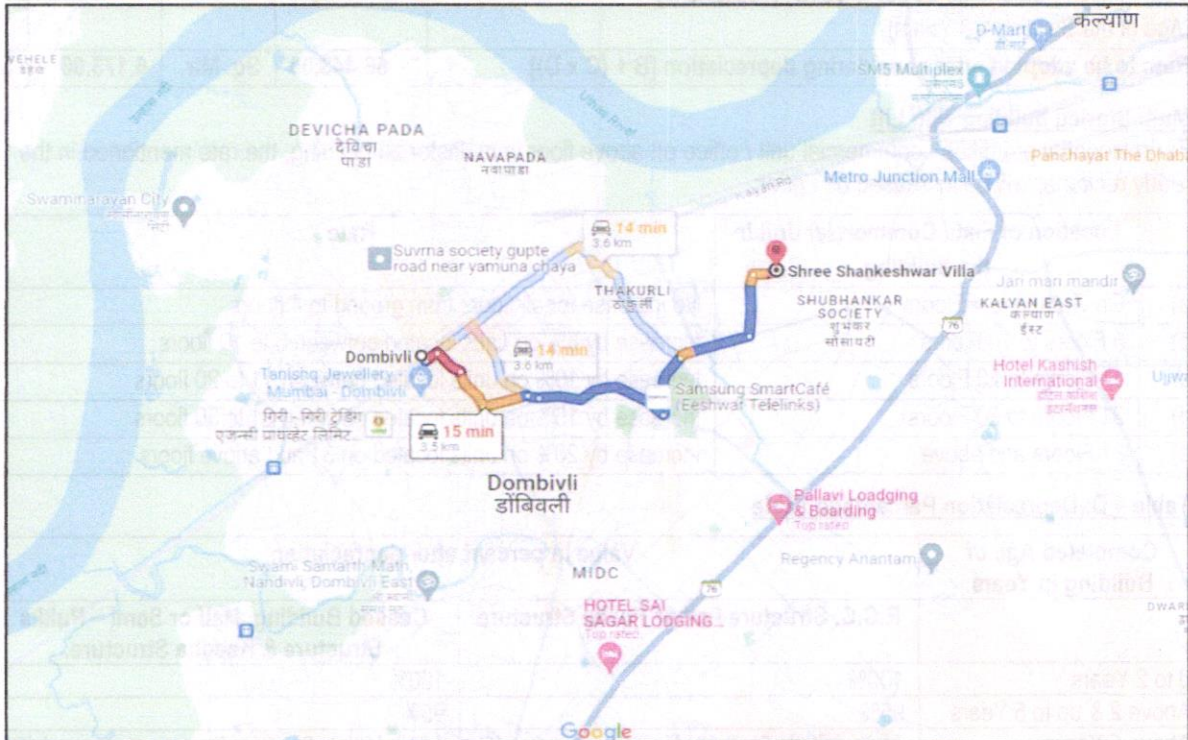
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°13'25.3"N 73°06'34.2"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.5 KM.)



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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
Feedback

Year
20232024
Language
English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

उपविभाग	पूची नमून	निवासी दरनिश्च	अडिग	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/43-विभाग 17क : मध्य रेल्वेच्या पुर्वेकडील भाग दक्षिणेकडील कांचनगांव	19900	74200	74500	91400	74500	बी. मीटर	महल्ले नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	74,200.00			
Increase by 5% on Flat Located on 5 th Floor	3,710.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	70,490.00	Sq. Mtr.	6,549.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,900.00			
The difference between land rate and building rate (A – B = C)	50,590.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	66,443.00	Sq. Mtr.	6,173.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Shree Shankheshwar Lake View
By Shree Shankheshwar Enterprises in Dombivli East

₹41.71 L onwards

OVERVIEW LOCATION BUY (7) RENT

Gallery

- BHK: 1, 2 BHK
- Area: 430 - 690 sq ft (38.58 - 64.1 sq yd)
- Possession: Dec-2022 (Ready-to-move)
- Price Range: ₹ 41.71 L - 66.93 L
- Property Type: Apartment
- Launched Date: Apr-2018
- REPA ID: P91790015523

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability: Sold out	NA	430 - 525 sq ft (38.58 - 47.11 sq yd)	₹ 41.71 L - 50.92 L	NA
2 BHK Apartment Availability: Sold out	NA	552 - 690 sq ft (47.72 - 59.73 sq yd)	₹ 64.21 L - 66.93 L	NA

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I am looking for:

- Home Loan
- Planning Service
- Interior Design Service

REQUEST CALL BACK

NOBROKER

1 BHK Flat in Shree Shankheshwar Park For Sale in Dombivli East

₹ 41 Lacs

₹ 24,545 Month

2 Bedrooms

Dec 2, 2022

Immediately

Shree Shankheshwar...

Part of

Get Dealer Details

Priority by NBEstimate

Report what was not correct in the property

Look to Buy Sold Out Wrongly

Overview

Super Built-Up Area	3,40 Sq Yd	Ownership Type	Self Owned
Supermarket/Shop	Fl 2 Per SuperM	Flooring	Carpet
Built Area	690 Sq Ft	Carpet Area	441 Sq Ft
Construction Status	Start	Wiring	Basic
Plan	3,3,1	Flooring	Ble and Car

Activity On This Property

28 Views 0 Favourites 12 0 Visits

Viewed 0 Minuted

Similar Properties

1 BHK Flat in Shree Shankheshwar Park For Sale in Dombivli East



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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 **18th December 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 **₹ 41,75,100.00 (Rupees Forty One Lakh Seventy Five Thousand One Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 18:07:05 +05'30'

Arind

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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