

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manilal Jetha Patel**

Commercial Shop No. 24, Ground Floor, Building No. A-3, "**Shrey Palace Building No. A -3 Co-op. Hsg. Soc. Ltd.**", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'31.6"N 73°08'16.0"E

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### Valuation Done for:

**Cosmos Bank**

**Kalyan Branch**

Shiv Villa Apartment, Ground Floor, Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. State – Maharashtra, Country – India.



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

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## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 24, Ground Floor, Building No. A-3, "Shrey Palace Building No. A -3 Co-op. Hsg. Soc. Ltd.", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Manilal Jetha Patel.**

Boundaries of the property.

North : Santoshi Mata Road  
South : Building No., A-4  
East : Sunrise Galaxy Building  
West : Building No., A-2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 1,18,79,100.00 (Rupees One Crore Eighteen Lakh Seventy Nine 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 16:48:25 +05'30'

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

Encl: Valuation report in Form – 01

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**Valuation Report of Commercial Shop No. 24, Ground Floor, Building No. A-3, "Shrey Palace Building No. A-3 Co-op. Hsg. Soc. Ltd.", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.**

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

|    |  |  |
|----|--|--|
| 1  | Purpose for which the valuation is made  | To assess the Fair Market Value as on 24.01.2024 for Bank Loan Purpose   |
| 2  | Date of inspection   | 16.01.2024   |
| 3  | Name of the owner/ owners  | <b>Mr. Manilal Jetha Patel</b>   |
| 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  | <b>Address:</b> Commercial Shop No. 24, Ground Floor, Building No. A-3, "Shrey Palace Building No. A-3 Co-op. Hsg. Soc. Ltd.", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421301, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Mr. Ashish Goswami (Tenant)<br>Contact No. 9820598300 |
| 6  | Location, street, ward no  | Ward No. 9, Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane   |
|    | Survey/ Plot no. of land   | Survey No. 89/2A, 89/2B, 142/A/2/2 of Village - Chikanghar   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential cum commercial 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>  |  |



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|    |  |   |
|----|--|---|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | <p>Carpet Area in Sq. Ft. = 275.00<br/> Loft Area in Sq. Ft. = 156.00<br/> Otla Area in Sq. Ft. = 35.00<br/> Total Carpet Area in Sq. Ft. = 466.00<br/> (Area as per actual site measurement of Shop No. 24)</p> <p>Carpet Area in Sq. Ft. = 371.00<br/> Loft Area in Sq. Ft. = 97.00<br/> Otla Area in Sq. Ft. = 24.00<br/> Total Carpet Area in Sq. Ft. = 492.00<br/> (Area as per Agreement for sale of Shop No. 24)</p> <p><b>Built Up Area in Sq. Ft. = 591.00</b><br/> <b>(Area as per Index II of Shop No. 24)</b></p> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), 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.<br><br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N. A.   |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.  | As per documents  |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant  | Information not available   |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.   | Information not available   |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding?   | Information not available   |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.  | No  |
| 21 | Attach a dimensioned site plan   | N.A.  |
|    | <b>IMPROVEMENTS</b>  |   |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available   |



|    |  |   |
|----|--|---|
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)  | Attached  |
| 24 | Is the building owner occupied/ tenanted/ both?  | Tenant Occupied – (LG Shop Jyoti Electron - Mr. Ashish Goswami)<br>Rented since last 13 years             |
|    | 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<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |   |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Tenant Occupied – (LG Shop Jyoti Electron - Mr. Ashish Goswami)   |
|    | (ii) Portions in their occupation  | Fully   |
|    | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each  | ₹ 40,000.00 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   | 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.  |
|    | <b>SALES</b>  |  |
| 38 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.   | As per sub registrar of assurance records  |
| 39 | Land rate adopted in this valuation   | N. A. as the property under consideration is an Commercial shop 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>COST OF CONSTRUCTION</b>   |  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2008 (As per Part Occupancy Certificate)  |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?  | N. A.  |
| 43 | For items of work done on contract, produce copies of agreements  | N. A.  |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.  | N. A.  |
|    | <b>Remark:</b><br>As per site inspection, Shop Nos. 23, 24 & 25 are internally amalgamated with single entrances. Three shops are internally amalgamated to form a single shop but can be demarcated individually. For the purpose of valuation, we have considered area as per Agreement for Sale of Shop No. 24. <i>The said valuation is only for Shop No. 24.</i> |  |

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

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 24.01.2024 for Commercial Shop No. 24, Ground Floor, Building No. A-3, "Shrey Palace Building No. A -3 Co-op. Hsg. Soc. Ltd.", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Manilal Jetha Patel**.

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

|   |   |
|---|---|
| 1 | Copy of Agreement for sale dated 09.06.2009 between M/s. Sheetal Enterprises (The Promoters) and Mr. Manilal Jetha Patel (The Purchaser/s).             |
| 2 | Copy of Amended Commencement Certificate No. KDMC / NRV / BP / KV / 517 - 224 Dated 17.11.2006 issued by Kalyan Dombivli Municipal Corporation, Kalyan. |
| 3 | Copy of Part Occupancy Certificate No KDMC / NRV / CC / KV / 401 Dated 06.12.2008 issued by Kalyan Dombivli Municipal Corporation, Kalyan               |
| 4 | Copy of Society Share Certificate No. 019 Dated 23.10.2011 in the name of Mr. Manilal Jetha Patel.  |



|   |   |
|---|---|
| 5 | Copy of Approved Building Plan No. KDMC / NRV / CC / KV / 517 - 224 Dated 17.11.2006 issued by Kalyan Dombivli Municipal Corporation, Kalyan. |
|---|---|

**LOCATION:**

The said building is located at Survey No. 89/2A, 89/2B, 142/A/2/2 of Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane. PIN Code - 421 301, State - Maharashtra, Country - India. The property falls in Commercial Zone. It is at a travelling distance 1.4 KM from Kalyan railway station.

**BUILDING:**

The building under reference is having Ground + 7<sup>th</sup> 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 external condition is good. The building Ground + 1<sup>st</sup> is used for a commercial purpose. Ground Floor is having 27 Commercial Shops. The building is having 1 Lift.

**Commercial Shop:**

As per site inspection, Shop Nos. 23, 24 & 25 are internally amalgamated with single entrances. Three shops are internally amalgamated to form a single shop but can be demarcated individually. For the purpose of valuation, we have considered area as per Agreement for Sale of Shop No. 24. *The said valuation is only for Shop No. 24.*

The composition of amalgamated Shops is working area + Loft + Otlia Area. Total height of shop is 13 ft and height of loft is 6 ft approximately. The Commercial Shop is finished with Vitrified flooring, M. S. Rolling Shutter with Glass Door, Concealed electrification wiring.

**Valuation as on 24<sup>th</sup> January 2024**

|  |          |                       |
|--|----------|-----------------------|
| <b>Built Up Area of the Commercial Shop No. 24</b> | <b>:</b> | <b>591.00 Sq. Ft.</b> |
|--|----------|-----------------------|

**Deduct Depreciation:**

|   |          |  |
|---|----------|--|
| Year of Construction of the building  | :        | 2008 (As per Part Occupancy Certificate)               |
| Expected total life of building   | :        | 60 Years   |
| Age of the building as on 2024  | :        | 16 years   |
| Cost of Construction  | :        | 591.00 X 2,500.00 = ₹ 14,77,500.00                     |
| Depreciation $\{(100-10) \times 16 / 60\}$                                  | :        | 24.00%   |
| Amount of depreciation  |          | ₹ 3,54,600.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 80,100.00 per Sq. M.<br>i.e. ₹ 7,441.00 per Sq. Ft.  |
| Guideline rate (after depreciate)   | :        | ₹ 71,124.00 per Sq. M.<br>i.e. ₹ 6,608.00 per Sq. Ft.  |
| Prevailing market rate  | :        | ₹ 20,700.00 per Sq. Ft. on Built Up Area               |
| <b>Value of property as on 24.01.2024</b>                                   | <b>:</b> | <b>591.00 Sq. Ft. X ₹ 20,700.00 = ₹ 1,22,33,700.00</b> |

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation).

|  |  |
|--|--|
| Depreciated fair value of the property as on 24.01.2024      | : ₹ 1,22,33,700.00 - ₹ 3,54,600.00 =<br>₹ 1,18,79,100.00 |
| Total Value of the property                                  | : ₹ 1,18,79,100.00                                       |
| The realizable value of the property                         | : ₹ 1,06,91,190.00                                       |
| Distress value of the property                               | : ₹ 95,03,280.00   |
| Insurable value of the property (591.00 X ₹ 2,500.00)        | : ₹ 14,77,500.00   |
| Guideline Value of the property (591.00 Sq. Ft. X ₹6,608.00) | ₹ 39,05,328.00   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 24, Ground Floor, Building No. A-3, "Shrey Palace Building No. A -3 Co-op. Hsg. Soc. Ltd.", Pai Colony, Opposite Adarsha Hindi High School, Rambaug, Santhoshi Mata Road, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India for this particular purpose at ₹ 1,18,79,100.00 (Rupees One Crore Eighteen Lakh Seventy Nine Thousand One Hundred Only) as on 24<sup>th</sup> January 2024.

#### 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 24<sup>th</sup> January 2024 is ₹ 1,18,79,100.00 (Rupees One Crore Eighteen Lakh Seventy Nine 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:



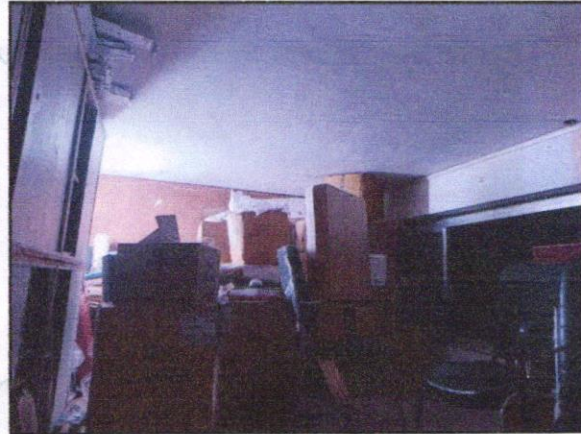
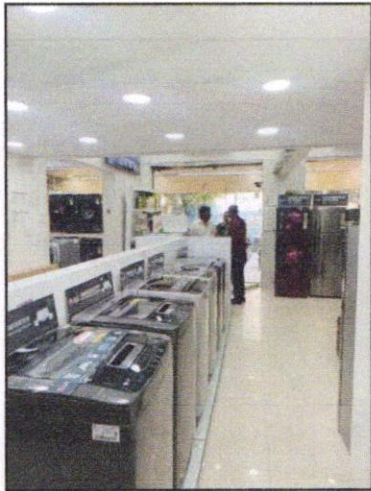
## ANNEXURE TO FORM 0-1

| Technical details |  | Main Building  |
|-------------------|--|--|
| 1.                | No. of floors and height of each floor   | Ground + 7 <sup>th</sup> Upper Floor   |
| 2.                | Plinth area floor wise as per IS 3361-1966   | N.A. as the said property is Commercial Shops situated on Ground Floor           |
| 3.                | Year of construction   | 2008 (As per Part Occupancy Certificate)   |
| 4.                | Estimated future life  | 44 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  | M. S. Rolling Shutter with Glass Door  |
| 10.               | Flooring   | Vitrified tiles flooring   |
| 11.               | Finishing  | Cement plastering with POP false ceiling   |
| 12.               | Roofing and terracing  | R.C.C. Slab  |
| 13.               | Special architectural or decorative features, if any   | No   |
| 14.               | (i) Internal wiring – surface or conduit   | Concealed electrification wiring   |
|                   | (ii) Class of fittings: Superior/ Ordinary/ Poor.  |  |
| 15.               | Sanitary installations   | As per Requirement   |
|                   | (i) No. of water closets   |  |
|                   | (ii) No. of lavatory basins  |  |
|                   | (iii) No. of urinals   |  |
|                   | (iv) No. of sink   |  |
| 16.               | Class of fittings: Superior colored / superior white/ordinary.                                   | Superior   |
| 17.               | Compound wall<br>Height and length<br>Type of construction                                       | 6'.0" High, R.C.C. column with B. B. masonry wall                                |
| 18.               | No. of lifts and capacity  | 1 Lift   |
| 19.               | Underground sump – capacity and type of construction   | R.C.C tank   |
| 20.               | Over-head tank<br>Location, capacity<br>Type of construction                                     | R.C.C tank on terrace  |
| 21.               | Pumps- no. and their horse power   | May be provided as per requirement   |
| 22.               | Roads and paving within the compound approximate area and type of paving                         | Cement concrete in open spaces, etc.   |
| 23.               | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System   |



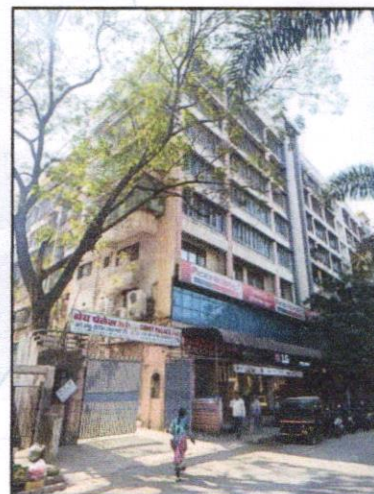
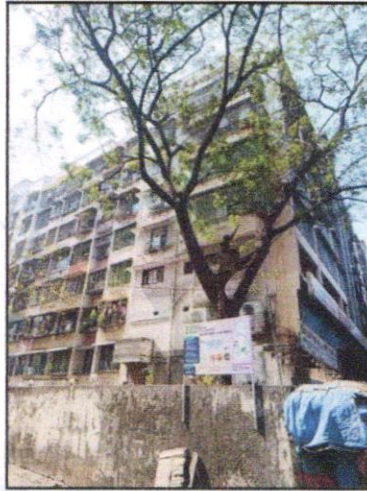
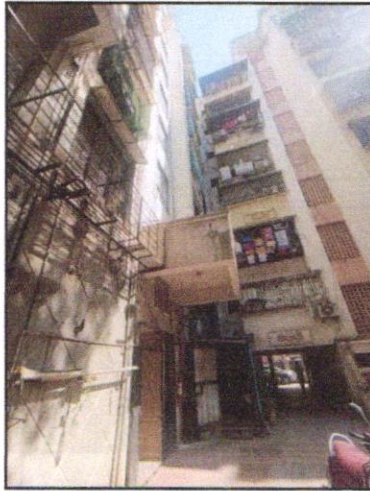


### Actual site photographs





## Actual site photographs



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## Ready Reckoner Rate

| Department of Registration and Stamp<br>Government of Maharashtra                |  | नोंदणी व मुद्रांक विभाग<br>महाराष्ट्र शासन |                |                    |           |
|--|--|--|----------------|--------------------|-----------|
| <b>Annual Statement of Rates Ver. 2.0</b><br>( बाजारमूल्य दर पत्रक आवृत्ती 2.0 ) |  |  |                |                    |           |
| Home   |  | Valuation Guidelines   User Manual         |                |                    |           |
| Year   | 2023-2024  |  | Language       | English            |           |
| Selected District  | Thane  |  |                |                    |           |
| Select Taluka  | Kalyan   |  |                |                    |           |
| Select Village   | Gavache Nav : Chikan Ghar (Kalyan C)                                       |  |                |                    |           |
| Search By  | <input checked="" type="radio"/> Survey No. <input type="radio"/> Location |  |                |                    |           |
| Enter Survey No.   | 89   |  | <b>Search</b>  |                    |           |
| उपविभाग  | जुली जमीन  | विवासी सदनिका                              | संशोधित दुकाने | संशोधित एकक (Rs./) | Attribute |
| 2/16-विभाग ३: उपरोक्त भागातील विक्रमी इतर विभागातील मि. म न इतर भागातील विक्रमी  | 24000  | 63100                                      | 72500          | 80100              | 72500     |

|   |                  |                 |                 |                |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>                               | 80,100.00        |                 |                 |                |
| No Increase, Shop Located on Ground Floor   | -                |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                   | <b>80,100.00</b> | <b>Sq. Mtr.</b> | <b>7,441.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>                           | 24,000.00        |                 |                 |                |
| The difference between land rate and building rate (A – B = C)                            | 56,100.00        |                 |                 |                |
| Depreciation Percentage as per table (D) [100% - 16%]<br>(Age of the Building – 16 Years) | 84%              |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                    | <b>71,124.00</b> | <b>Sq. Mtr.</b> | <b>6,608.00</b> | <b>Sq. Ft.</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) | <b>On Ground to 4 Floors</b>                       | <b>No increase for all floors from ground to 4 floors</b> |
| 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

**NOBROKER**

Shop in Kalyan West, Mumbai For Sale  
Chikan Dhan Noli Jetha Jetha

₹ 1.16 Crores  
22,200 / Sq. Ft.

₹ 87,108/Month  
Estimated Rent

500 Sq. Ft.  
Built Up Area

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Chikan ghar Shops for Sale in Chikan ghar Property Details

Photos Location

Shop  
Property Type

Freehold  
Ownership Type

Semi-Furnished  
Furnishing

Aug 18, 2023  
Posted On

Reserved  
Project Status

Ground Floor  
Floor Type

Less Than A Year  
Age of Property

Immediately  
Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: Court PVR McDonald's Bajaj EYE And ENT Hospital Kalyan Jr

**NOBROKER**

Shop in Kalyan West, Mumbai For Sale  
Rajesh Hegde/Pratik Chavan

₹ 55 Lacs  
26,381 / Sq. Ft.

₹ 41,301/Month  
Estimated Rent

210 Sq. Ft.  
Built Up Area

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Chikan ghar Shops for Sale in Chikan ghar Property Details

Photos Location

Shop  
Property Type

Freehold  
Ownership Type

Semi-Furnished  
Furnishing

Nov 12, 2023  
Posted On

Public  
Project Status

Ground Floor  
Floor Type

More Than 10 Year  
Age of Property

Immediately  
Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: Court PVR McDonald's Bajaj EYE And ENT Hospital Laxtha Plaza/Items

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Home Loan Cost
- Book Legal Services
- Book Renovations

Activity On This Property

5 Views 0 Favorites

Similar Properties

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24<sup>th</sup> January 2024**.

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 knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,18,79,100.00 (Rupees One Crore Eighteen Lakh Seventy Nine Thousand One Hundred Only).

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 16:48:31 +05'30'

Auth. Sign.

Animal

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