# Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje

Residential Flat No. 904, 9<sup>th</sup> Floor, Building No. 1, Wing – B, **"Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc.** Ltd.", Wadeghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'29.9"N 73°07'21.5"E

## Think. <u>Valuation Done for:</u> reate Cosmos Bank

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

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Valuation Report Prepared For: Cosmos Bank / Kalyan Branch / Mr. Venkatesh Bapurao Nagargoje (26309/42412)

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Vastu/Mumbai/08/2022/26309/42412 30/07-478-SBSH Date: 30.08.2022

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9<sup>th</sup> Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Wadeghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje.

Boundaries of the property.		
North	:	Anand Sagar Enclave
South	:	Internal Road & Open Plot
East	:	Internal Road
West	:	Open Plot

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 ₹ 40,95,249.00 (Rupees Forty Lakh Ninety Five Thousand Two Hundred Forty Nine 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. Think.Innovate.

#### C.M.D. Auth. Sign

Sharadkumar B. Chalikwar Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09 Encl: Valuation report.

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# Valuation Report of Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Wadeghar, Kalyan (West), 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 30.08.2022 for Bank Loan Purpose			
2	Date of inspection	26.08.2022			
3	Name of the owner/ owners	Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje			
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. 904, 9 <sup>th</sup> Floor, Building No. 1, Wing – B, <b>"Neelkanth Shrushti</b> Kedarnath Co-op. Hsg. Soc. Ltd.", Wadeghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Venkatesh Nagargoje (Owner) Contact No. 8698707475			
6	Location, street, ward no	Wadeghar, Kalyan (West), Thane			
	Survey/ Plot no. of land	Survey No. 86/2A, 88/2, 3A, 4, 10, 11, 12, 13, 14, 90/2, 3 of Village – Wadeghar			
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	90/2, 3 of Village – Wadeghar 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. = 374.00 Flowerbed Area in Sq. Ft. = 32.00 Open Terrace Area in Sq. Ft. = 54.00 Total Carpet Area in Sq. Ft. = 460.00 (Area as per actual measurement) Carpet Area in Sq. Ft. = 381.00 Open Terrace Area in Sq. Ft. = 49.00 Total Carpet Area in Sq. Ft. = 430.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 457.00			



			(Capet area + 20%)			
13	Roads abuttin	, Streets or lanes on which the land is	Wadeghar, Kalyan (West), Thane – 421 301.			
14	If freeh	nold or leasehold land	Free hold			
15	lease,		N. A.			
	(iii	i) Unearned increased payable to the	$\bigcirc$ (R)			
		Lessor in the event of sale or transfer	B			
16		re any restriction covenant in regard to f land? If so, attach a copy of the ant.	As per documents			
17		ere any agreements of easements? If so, a copy of the covenant	Information not available			
18	Town Plan c	the land fall in an area included in any Planning Scheme or any Development of Government or any statutory body? If re Particulars.	Information not available			
19	develo	any contribution been made towards opment or is any demand for such oution still outstanding?	Information not available			
20	for acc	ne whole or part of the land been notified quisition by government or any statutory Give date of the notification.	No			
21	Attach	a dimensioned site plan	N.A.			
	IMPRO	OVEMENTS				
22		plans and elevations of all structures ng on the land and a lay-out plan.	Information not available			
23		h technical details of the building on a Cate sheet (The Annexure to this form may ed)				
24	Is the I	building owner occupied/ tenanted/ both?	Vacant			
		property owner occupied, specify portion tent of area under owner-occupation	N.A.			
25		is the Floor Space Index permissible and ntage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available			
26	RENT	S				
	(i)	Names of tenants/ lessees/ licensees, etc	Vacant			
		elc				

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	) /c	lonthly or annual rent	₹ 8,500.00 Expected rental income per month
	(iv) G	ach iross amount received for the whole roperty	N.A.
27	Are any	of the occupants related to, or close to sassociates of the owner?	Information not available
28	of fixtur cooking	ate amount being recovered for the use res, like fans, geysers, refrigerators, ranges, built-in wardrobes, etc. or for charges? If so, give details	N. A.
29		ails of the water and electricity charges, be borne by the owner	N. A.
30		tenant to bear the whole or part of the airs and maintenance? Give particulars	N. A.
31		installed, who is to bear the cost of ance and operation- owner or tenant?	N. A.
32		ip is installed, who is to bear the cost of ance and operation- owner or tenant?	N. A.
33	for lighti	s to bear the cost of electricity charges ng of common space like entrance hall, passage, compound, etc. owner or	N. A.
34		the amount of property tax? Who is to Give details with documentary proof	Information not available
35	no., am	puilding insured? If so, give the policy nount for which it is insured and the premium	Information not available
36		dispute between landlord and tenant ig rent pending in a court of rent?	N. A.
37		y standard rent been fixed for the s under any law relating to the control (	N.A. Ite.Create
	SALES		
38	in the loo Name a	tances of sales of immovable property cality on a separate sheet, indicating the nd address of the property, registration e price and area of land sold.	As per sub registrar of assurance records
39	Land rat	e 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		nstances are not available or not relied ne basis of arriving at the land rate	N. A.
	COST O	F CONSTRUCTION	
41	Year of	commencement of construction and	Year of Completion – 2016 (As per Part Building

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	year of completion	Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

#### PART II- VALUATION

#### GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 30.08.2022 for Residential Flat No. 904, 9<sup>th</sup> Floor, Building No. 1, Wing – B, **"Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd."**, Wadeghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje**.

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

1	Copy of Agreement for Sale dated 23.08.2022 Between Mr. Anand Ratnakar Ahire & Smt. Pushpa Ratnakar Ahire (the Sellers) & Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje
	(the Purchasers).
2	Copy of Part Building Completion Certificate No. KDMP / NRV / CC / KV / 38 dated 04.05.2016 issued by Kalyan Dombivali Municipal Corporation.

#### LOCATION:

The said building is located at Survey No. 86/2A, 88/2, 3A, 4, 10, 11, 12, 13, 14, 90/2, 3 of Village – Wadeghar, Kalyan (West), Thane. The property falls in Residential Zone. It is at a travelling distance 3.7 Km. from Kalyan railway station.

#### **BUILDING**:

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The building under reference is having (Part) Ground / (Part) Stilt + 10 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 9th Floor is having 4 Residential Flat. The building is having 2 Lifts.

#### Residential Flat:

The residential flat under reference is situated on the 9<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed + Open Terrace (i.e. **1BHK + 2 Toilets + Open Terrace**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.





#### Valuation as on 30th August 2022

The Carpet Area of the Residential Flat	:	381.00 Sq. Ft.
The Open Terrace Area of the Residential Flat	:	49.00 Sq. Ft.

#### **Deduct Depreciation:**

Year of Construction of the building	:	2016 (As per Part Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022		06 years
Cost of Construction	:	457.00 X 2,700.00 = ₹ 12,33,900.00
Depreciation {(100-10) X 6 / 60}	:	09.00%
Amount of depreciation		₹ 1,11,051.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 73,605.00 per Sq. M. i.e. ₹ 6,838.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 70,029.00 per Sq. M. i.e. ₹ 6,506.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft. for Flat ₹ 4,200.00 per Sq. Ft. for Terrace (40% of Flat rate)
Value of property as on 30.08.2022	:	381.00 Sq. Ft. X ₹ 10,500.00 = ₹ 40,00,500.00
Open Terrace (40% of Flat Rate)	:	49.00 Sq. Ft. X ₹ 4,200.00 = ₹ 2,05,800.00

(Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on	:	₹ 40,00,500.00 - ₹ 1,11,051.00 =
30.08.2022		₹ 38,89,449.00
Add: Open Terrace		₹ 38,89,449.00 + ₹ 2,05,800.00 =
Think.Inno	ova	₹40,95,249.00 ; † ;
Total Value of the property	:	₹40,95,249.00
The realizable value of the property	:	₹ 36,85,724.00
Distress value of the property	:	₹ 32,76,199.00
Insurable value of the property (457 X 2,700.00)	:	₹ 12,33,900.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9<sup>th</sup> Floor, Building No. 1, Wing – B, **"Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd."**, Wadeghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 40,95,249.00 (Rupees Forty Lakh Ninety Five Thousand Two Hundred Forty Nine Only)** as on 30<sup>th</sup> August 2022.





#### <u>NOTES</u>

- I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 30<sup>th</sup> August 2022 is ₹ 40,95,249.00 (Rupees Forty Lakh Ninety Five Thousand Two Hundred Forty Nine 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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		Technical details	Main Building				
1.	No. of floor	s and height of each floor	(Part) Ground / (Part) Stilt + 10 Upper Floors				
2.	Plinth area	floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 9th Floor				
3	Year of cor	nstruction	2016 (As per Part Building Completion Certificate)				
4	Estimated	future life	54 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	••	nstruction- load bearing frame/ steel frame	R.C.C. Framed Structure				
6	Type of fou	Indations	R.C.C. Foundation				
7	Walls		All external walls are 9" thick and partition walls are 6" thick.				
8	Partitions		6" thick brick wall				
9	Doors and	Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows				
10	Flooring		Vitrified tiles flooring				
11	Finishing	U	Cement plastering				
12	Roofing an	d terracing	R.C.C. Slab				
13	Special arc if any	chitectural or decorative features,	No				
14	(i)	Internal wiring – surface or conduit	Concealed electrification				
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing				
15	Sanitary in	stallations Think.Inno	vate.Create				
	(i)	No. of water closets	As per Requirement				
	(ii)	No. of lavatory basins					
	(iii)	No. of urinals					
	(iv)	No. of sink					
16	Class of fit white/ordin	tings: Superior colored / superior ary.	Ordinary				
17	Compound	wall	Not Provided				
	Height and	length					
	Type of co	nstruction					
18	No. of lifts	and capacity	2 Lifts				

#### **ANNEXURE TO FORM 0-1**



19	Underground sump – capacity and type of construction	R.C.C tank			
20	Over-head tank	R.C.C tank on terrace			
	Location, capacity				
	Type of construction				
21	Pumps- no. and their horse power	May be provided as per requirement Cement concrete in open spaces, etc.			
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.			
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System			







## Actual site photographs

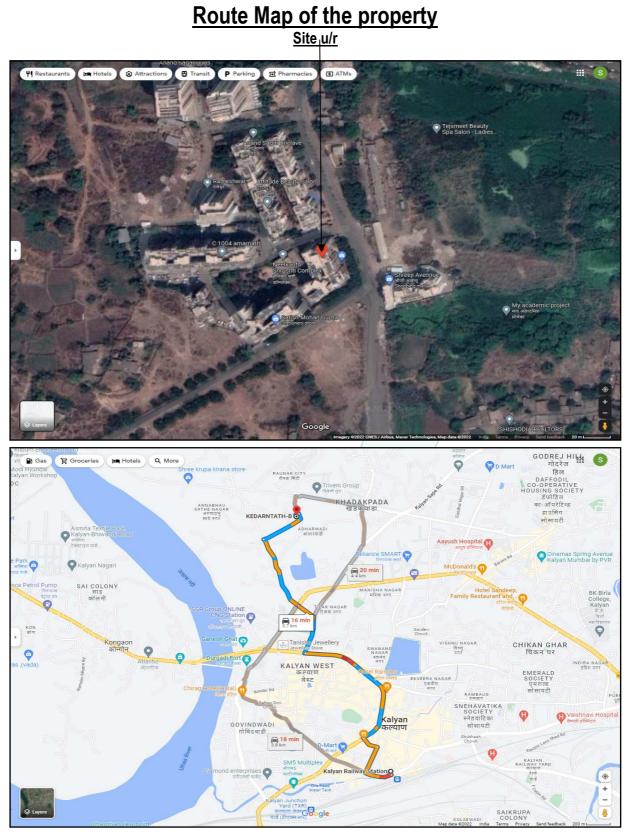


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Latitude Longitude - 19°15'29.9"N 73°07'21.5"E Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.7 Km.)





## **Ready Reckoner Rate**

(f)	Departmen	nt of Registr ernment of Ma		amps		व मुद्रांब हाराष्ट्र शा		9	
		नोंदग	गी व मुद्रांक f			न			
Home	Va	luation Rules		ा्ल्य दर पत्रव	P		<u>Close</u>	Feed	back
Year 20222023 ❤		ئ	Annual Sta	tement o	f Rates				Language English
	Selected District Select Taluka Select Village	ठाणे कल्याण गावाचे नाव : वा	~ • नेपा		~				
	Search By Enter Survey No	Survey No     86	A	:h	<u> </u>				
	उपविभाग		खुली जमीन	निवासी सदनिका	ऑफ़ीस दुका	ने औद्योगिक	एकक (Rs./)	Attribute	
	16/58-विभाग.8ंअ वाडे	घर या गावातील सर्व ती	मिळक 14000	70100	77900 879	00 77900	चौ. मीटर	सर्व्हे नंबर	





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# **Price Indicators**

Variations Variations   Variations Variations   Variations Vari	Vibrit of view defaunded libers   Direct 202 of full for view defau	₹43.5 Lac Apply for home loan	Contact Agent
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And and a state of a s	Series Series   Series Series   (series of series) (series) </td <td></td> <td>IND +91 V Mobile Number</td>		IND +91 V Mobile Number
Improved property Interference	Inversion Internation   Internation In	3 Photos	
Contract Agent Certhometes     More Details     Price Breakup K455 Lac   12000 Moonby   Booking Amount Eto Lac   Address Kakyan West, Thane, Adharwadi, Thane, Maharsahtra   Landmarkis Don bosco school.   Furnishing Semi-Furnished   Fooring Vierified   Loan Offered Estimated EML: 122,523 (b)                  Year Contract Imade 87 days and                  Year Mice All Contract Imade 87 days and the school is the school	Contract Append Cet Phone Ho.     More Details   Price Breakup K435 Lec   22,000 Monethy   Booking Amount: K10 Lec   Address: Kasyan West, Thane, Ashaharwadi, Thane, Maharwahtra   Lindmarks: Do bocco school.   Furning: Semi-Furnished   Booking Amount: Yerfled Topogray Geals.   Contract Appendix Yerfled Topogray Geals.		Get Contact Details
More Details   Price Breakup   R433 Lac   \$2,000 Monthly   Booking Amount   R10 Lac   Address   Kalyan West, Thane, Adharwadi, Thane, Maharashtra   Landmarks   Don bosco school.   Furnishing   Semi-Furnishid   Fooring   Virified   Land marks   Don bosco school.   Furnishing   Semi-Furnishid   Fooring   Virified   Land marks   Don bosco school.   Furnishing   Semi-Furnishid   Fooring   Virified   Land offerd   Bask Solo Solo First For Sale Adharwadi Bod, Thane   Set Solo Solo First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Lafter Sale Sale   Fooring   Cancel Captific First For Sale Adharwadi Bod, Thane   Fooring   Cancel Captific First For Sale Lafter Sale Sale   Fooring   Cancel Captific First For Sale Lafter Sale Sale   Fooring   Cancel Captific First For Sale Lafter First For Sale Sale   Fooring	More Details   Price Breakup   K43.5 Le [ \$2,000 Monthy]   Booking Amount:   To Lac   Address:   Kayan West, Thane, Adharwadi, Thane, Maharahtra   Landmarks   Don bocco school.   Erminging   Semi-Furnished   Frondrig   West, West, West, Thane, Adharwadi, Thane, Maharahtra   Landmarks   Don bocco school.   Erminging   Semi-Furnished   Frondrig   West, West, West, Thane, Adharwadi, Thane, Maharahtra   Land Offerd   Estimated EME: Y22.222 0               More Details   West, West	Contact Agent Ger Phone No 👌 Last contact made 19 days ago	
More Details   Price Breakup   K15 Lac ( 2,000 Monthy)   Bocking Amount:   K10 Lac   Address   Kayan West, Thane, Adharwadi, Thane, Maharashtra   Landmarki   Don bosco school.   Furnishing   Semi-Furnished   Flooring   Vistfied   Land Offred   Extimated EML: Y22,523 (b)                  Proce Details   File ( 2, Baths ( 2, 2000 Monthy)                  Proce Details   File ( 2, Baths ( 2, 2000 Monthy)               Proce Details   File ( 2, Baths ( 2, 2000 Monthy)  <	More Details   Price Breakup   K435 Lac [ \$2,000 Monthy]   Booking Amount:   K10 Lac   Address:   Kayn West, Thane, Adharwadi, Thane, Maharashtra   Landmark:   Doning:   Werffied Price Breakup   King Montes   Booking Amount:   Contract   Orge/DrickS   Booking Amount:   Semi-Funched   Flooring:   Werffied Price Breakup   Contract Agent:   Flooring:   Contract Agent:   Flooring:   Contract Agent:   Flooring:   Flooring:   Contract Agent:   Flooring:   Flooring:   Flooring:   Contract Agent:   Flooring:	Conduct gen	
Price Breakup K.45.1 Lac   (2.000 Monthy)   Booking Amount K10 Lac   Address Kayan West, Thane, Adharwadi, Thane, Maharashtra   Landmarks Don booco school.   Furmishing Semi-Furmished   Fooring Vitrified   Loan Offred Estimated EMI: 12.523:0               Proce Decking Property  Ref & Decking Amount & Company Amount &	Price Breakup K43L Lac [ 12,000 Monthy]   Booking Amount: K10 Lac   Address: Keiyen West, Thane, Adhanwedi, Thane, Maharashtra   Landmark: Don booco school.   Furnishing: Semi-Furnished   Fooring: Vitrified   Land Offred Extimated EMI: 122,523 (b)               Proce Breakup: Keine Status EMI: 122,523 (b)               Proce Data Is Ber Status EMI: 122,523 (b)               Proce Data Is Ber Status Edux Maximum Liber Mater Status May May Liber Status Edux Edux Edux May May Liber Status Ed		
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Address       Kayan West, Thane, Adnativado, Thane, Maharashtra         Landmarks       Don bosco school.         Furnishing       See Howit Works →         Booring       Vitrified         Land Offered       Estimated EMI: \$22,523 ©         ImagicibrickS       Bay wat wat set is the factor Sale in Nagan West, Thane, Kalyan West, Thane, Bayond Thane, Maharashtra	Address       Kayan Vest, Thane, Adnativado, Thane, Maharashtra         Landmarks       Don bosco school.         Furnishing       Semi-Furnished         Flooring       Vitrified         Land Offered       Estimated EML \$22,523 (0)         Context does in hore - Restrictions in Kayan West, Thane, Seyond Thane, Maharashtra	Booking Amount ₹1.0 Lac	
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Super Built-up Area Developer Project   Your Name Ashayra Housing Neekhanth Shrushil   Your Name Corporation Lid   Pior Transaction Type   Stass Ready to Move   Paing Lifts   Paing Lifts   Same Furnished Same Furnished   (ortract Agent) (cet Phone No. (cet Phone No	Super Built-up Area Developer Project   Super Built-up Area Ashgurar Housing Meekanth Shrushti   Corporation Ltd Corporation Ltd Meekanth Shrushti   Corporation Ltd Transaction Type Status   Pice Breakup Cet Phone No. Status   Price Breakup 443 Lac   ₹2 per sq. Unit Monthly   Booking Arnount ₹50,000   Address Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra   Landmarks Close to market, School, Hospital & 24x7 traveiling	magicbricks Buy - Rent - Sell - Home Loans - one > Reperty for Sale in Thane > Rest for Sale in Thane > Rest for Sale in Kalyan West > 18HK Rats for Sale in Kalyan West > 700 Sq-R	Posted on: Aug 26, 22 Property ID Contact Agent
Nore Details       More Details       More Straws       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       Meekkanth Shrushti       Email         Nore Straws       Kalyan West, Thane, Kalyan West, Thane - Seyond Thane, Maharashtra       Email       Image: Straws       Image: Straws         Nore Straws       Kalyan West, Thane, Kalyan West, Thane - Seyond Thane, Maharashtra       Example Abayen Alousing Abayen Alou	Nore Details   Price Breakup   Cathaguna Housing   New Property   Contract Agent   Contract Agent   Cathaguna Housing   Price Breakup   C43 Lac   32 Per sq. Unit Monthly   Booking Amount   Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra   Landmarks   Close to market, School, Hospital & 24x7 traveiling	nagicbricks Buy v Rent v Sell v Home Loans v one → Property for Sale in Thane → Patt for Sale in Thane → Patt for Sale in Kalyan West → 700 Sq.ft ₹43.0 Lac Apply for home Ioan :	Posted on: Aug 26, 22 Property ID Contact Agent
7 (Out of 13 Floors)       New Property       Ready to Move       IND +91 ° Mobile Number         Paing       Lifts       Furnished Status       Reare to MagicBindst Terms of Use         © East Facing Property       East       2       Semi-Furnished         Contract Agent       Cet Phone No.       ▲ Last contact made 67 days ago       We can visit this property         More Details       Price Breakup       ₹43 Lac   ₹2 Per sq Unit Monthly       We can visit this property details         Booking Amount       ₹50,000       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       We rified Property details	7 (Out of 13 Floors)       New Property       Ready to Move         Pacing East       Lifts       Furnished Status         © East Facing Property       2       Semi-Furnished         © East Facing Property       List contact made 67 days ago       Get Ontact Details         Oritect Agent       Cet Phone No.       List contact made 67 days ago         More Details	Anglicbricks       Buy       Rent       Sell       Home Loans         ame > Reservery for Sale in Thane > Rest for Sale in Thane > Plats for Sale in Kelyan West > 18HK Flats for Sale in Kelyan West > 700 Sqrft         ₹43.0 Lac Apply for home loan	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98x000043
East 2   Semi-Furnished	East 2 Semi-Furnished     © East Facing Property     Contact Agent   Cet Phone No.      Contact Agent   Cet Phone No.      Contact Agent   Cet Phone No.      Cet Phone No.        Cet Phone No. <td>Answer in the set of the in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 700 Sqrkt         Comme a Place for Sale Adherivadi Road, Theme         Image: Sale for Sale Adherivadi Road, Theme         Image: Sale for Sale Adherivadi Road, Theme         Image: Sale Sale for Sale Adherivadi Road, Theme         Image: Sale for Sale Sale for Sale Sale for Sale Sale for Sale Sale Sale Sale Sale Sale Sale Sale</td> <td>Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98xxxxxx43 Your Name</td>	Answer in the set of the in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 18HK. Flace for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 700 Sqrkt         Comme a Property for Sale in Theme a Place for Sale in Kalyan Weat a 700 Sqrkt         Comme a Place for Sale Adherivadi Road, Theme         Image: Sale for Sale Adherivadi Road, Theme         Image: Sale for Sale Adherivadi Road, Theme         Image: Sale Sale for Sale Adherivadi Road, Theme         Image: Sale for Sale Sale for Sale Sale for Sale Sale for Sale Sale Sale Sale Sale Sale Sale Sale	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98xxxxxx43 Your Name
Contact Agent     Cet Phone No.       More Details       Price Breakup     ₹43 Lac   ₹2. Per sq. Unit Monthly       Booking Amount     ₹50,000       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra	East Facing Property   Contact Agent   Cet Phone No.     Address   Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra   Landmarks   Close to market, School, Hospital & 24x7 travelling     Cet Chone No.     Cet Chone No.     Cet Phone No. <td>Image: Construction     Buy     Rent     Sell      Homme Learns        Arme &gt; Reservery for Sale in Thane &gt; Rest for Sale in Thane &gt; Pars for Sale in Kelgan West &gt; 1BHK Rest for Sale in Kelgan West &gt; 700 Sqrft     #       #43.0 Lac Apply for home loan    </td> <td>Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98xxxxxx43 Your Name</td>	Image: Construction     Buy     Rent     Sell      Homme Learns        Arme > Reservery for Sale in Thane > Rest for Sale in Thane > Pars for Sale in Kelgan West > 1BHK Rest for Sale in Kelgan West > 700 Sqrft     #       #43.0 Lac Apply for home loan	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98xxxxxx43 Your Name
Contact Agent       Cet Phone No.         We can visit this property your behalf         Simply tell us the details your to know.         Price Breakup       \$43 Lac   \$2 Per sq. Unit Monthly         Booking Amount       \$50,000         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra         See How it Works ->	Contact Agent       Cet Phone No.         More Details       We can visit this property our behalf         Price Breakup       ₹43 Lac   ₹2 Persq. Unit Monthly         Booking Amount       ₹50,000         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra         Landmarks       Close to market, School, Hospital & 24x7 travelling	Imagic bricks     Buy     Rent v     Sell v     Home Loans v       tore a Reserve for Sale in Thanes a Flass for Sale in Kalgan West a 1 BHK Flass for Sale in Kalgan Housing for Project Housing Flass for Sale in Kalgan Housing Flass for	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98xxxxxx43 Your Name Email
Contact Agent       Cet Phone No.         We can visit this property your behalf         Simply tell us the details your to know.         Price Breakup       \$43 Lac   \$2 Per sq. Unit Monthly         Booking Amount       \$50,000         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra         See How it Works ->	Contact Agent       Cet Phone No.         More Details       We can visit this property our behalf         Price Breakup       ₹43 Lac   ₹2 Persq. Unit Monthly         Booking Amount       ₹50,000         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra         Landmarks       Close to market, School, Hospital & 24x7 travelling	Image: Decision in the set of take in Thanes + Place for Sale in Kelgan West + 1BHK Place for Sale in Kelgan West + 700 Sqrkt         E43.0 Lac Apply for home loan       ::         1BHK 700 Sqrkt Flat For Sale Adhervadi Road, Thene       ::         IBHK 700 Sqrkt Flat For Sale Adhervadi Road, Thene       ::         IBHK 700 Sqrkt Flat For Sale Adhervadi Road, Thene       ::         IBHC @ 2 Baths @ 2 Balconies @ Semi-Furnished       ::         IBHC @ 2 Baths @ 2 Balconies @ Semi-Furnished       ::         Super Built-up Area       Developer       Project         70 sqrt *       Ashapura Housing       Meelkanth Shrushti         Floor       Transaction Type       Status         7(out of 13 Floors)       New Property       Ready to Move         Facing       Lifts       Furnished Status         East       2       Semi-Furnished	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 V Mobile Number I Agree to MagicBricko Tarms of Use
More Details     Simply tell us the details you vert to know       Price Breakup     ₹43 Lac   ₹2 Persq. Unit Monthly       Booking Amount     ₹50,000       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra	More Details       Simply relius the details you to know.         Price Breakup       ₹43 Lac   ₹2 Per sq. Unit Monthly         Booking Amount       ₹50,000         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra         Landmarks       Close to market, School, Hospital & 24x7 travelling	Magic Dricks       Ny       Nut       Nut       Year	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 V Mobile Number I Agree to MagicBricko Tarms of Use
More Details     to know       Price Breakup     ₹43 Lac   ₹2 Per sq. Unit Monthly     Image: LIVE video tour       Booking Amount     ₹50,000     Image: Verified Property deta       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra     Image: Verified Property deta       See How it Works →     See How it Works →	More Details       to know         Price Breakup       ₹43 Lac   ₹2. Per sq. Unit Monthly       It VE video tour         Booking Amount       ₹50,000       It Verified Property det         Address       Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       It Verified Property det         Landmarks       Close to market, School, Hospital & 24x7 travelling       See How it Works →	Magic Dricks       Ny       Nut       Nut       Year	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 V Mobile Number I Agree to MagicBricko Tarms of Use
Price Breakup     ₹43 Lac   ₹2 Per sq. Unit Monthly       Booking Amount     ₹50,000       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       See How it Works →	Price Breakup     ₹43 Lac   ₹2. Per sq. Unit Monthly       Booking Amount     ₹50,000       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       Landmarks     Close to market, School, Hospital & 24x7 travelling	Magic Dricks       Ny       Nut       Nut       Year	Posted on: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 ~ Mobile Number I Agree to MagicBrick: <u>Terms of Use</u> Cet Contact Details We can visit this property your behalf
Address Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra See How it Works ->	Booking Amount     \$50,000       Address     Kalyan West, Thane, Kalyan West, Thane - Beyond Thane, Maharashtra       Landmarks     Close to market, School, Hospital & 24x7 travelling	Magic Dricks       Ny       Nut       Yell       Yome Loans         are a Property for Sale in Thanes a Place for Sale in Malyan West a 1 BHK Place for Sale in Malyan West a 700 Sq.4t       ####################################	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98XXXXX43 Your Name Email IND +91 V Mobile Number I Agree to MagicBricks Terms of Use Cet Contact Details We can visit this property your behalf Simply tell us the details you w to know
Address Kalyan west, i nane, Kalyan west, i nane - Beyong i nane, Manarashtra See How it Works ->	Landmarks Close to market, School, Hospital & 24x7 travelling See How it Works →	Imagic bricks       Bay       Bat       Sell *       Home Lears *         the spectry for face in Thanes + Data for face in Nakyan West + 1 BHK Patt for false in Nakyan West + 700 Spect       #	Posted en: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-98XXXXX43 Your Name Email IND +91 V Mobile Number I Agree to MagicBricks Terms of Use Cet Contact Details We can visit this property your behalf Simply tell us the details you w to know
Landmarks Close to market, School, Hospital & 24x7 travelling	Landmarks Close to market, School, Hospital & 24x7 travelling	Magic Dricks       Name       Name       Name       Name         magic Dricks       Name       Name       Name       Name       Name         magic Dricks       Name	Posted on: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 ~ Mobile Number I Agree to MagicBrick: Tarms of Use Cet Contact Details We can visit this property your behalf Simply tell us the details you vu to mov
	Furnishing Semi-Furnished	Magic Dricks       Bay       Ret       Sell       Anne Loans         correct Age       Correct Age       Correct Age       Correct Age         Contract Age       Correct Age       Correct Age       Correct Age       Correct Age         Contract Age       Correct Age	Posted on: Aug 26, 22 Property ID Contact Agent Vishal sonis -91-980000043 Your Name Email IND -91 ~ Mobile Number I Agree to MagicBrick: Tarms of Use Cet Contact Details We can visit this property your behalf Simply tell us the details you vu to mov
Flooring Vitrified		Control Contro	Posted an: Aug 26, 22 Property I Contact Agent Vishal sonis - 91-930000043 Your Name Email IND -91  Mobile Numbe I Agree to MagicBricke Terms of UB Get Contact Details We can visit this property your behalf Simply tell us the details you to know LIVE video tour Werified Property det Verified Photos & vide



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Loan Offered

Estimated EMI: ₹22,264 ①

Page 15 of 17

# **Sales Instances**

91771	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2	
0-07-2021		दस्त क्रमोक : 5917/2021	
ote:-Generated Through eSearch Module, For original report p ontact concern SRO office.	lease	नोदंणी :	
		Regn:63m	
	गावाचे नाव: वाडेघर		
(1)विलेखाचा प्रकार	विक्री करारनामा		
(2)मोबदला	5850000		
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4124720.88		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	] 1) पार्थिकेचे नाव:लल्याण-डॉबिवलीइतर वर्णन : इतर माहिती: ! इतर माहिती: मौचे वाढेघर,लल्याण येथील नीलकंठ सुष्टी सोमनाथ सी.एच.एस.ली.सोमनाथ बिल्डींग नंबर 2.ए विंग.10 वा मजला,निवासी सदनिका क. ए 1001.क्षेत्र 53.53 चौरस मीटर कारपेट अलॉगविथ ओपन टेरेस क्षेत्र 4.55 चौरस मीटर स्टिल्ट पार्किंग नें. 20ए( (MILKAT NUMBER Survey number 86/24, 88/2, 88/34, 88/4, 88/10, 88/11, 88/13, 88/14, 90/2, 90/3 ;;))		
(५) क्षेत्रफळ	53.53 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तपेवज करुन देणा-या/शिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	Government, पिन कोड:-400081 पॅन ने:-ALZPD9709P	द अपार्टमेंट, मीठनगर रोड, मुलुंड इस्ट, -, म्हाडा कॉलनी, MAHARASHTRA, MUMBAI, Non- द अपार्टमेंट, मीठनगर रोड, मुलुंड इस्ट, -, म्हाडा कॉलनी , MAHARASHTRA, MUMBAI, Non-	
ाध्यस्तयेवज करुन येणा-या पर्क्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेषा असल्यास,प्रतिवादिचे नाव व पत्ता	कल्याण वेस्ट , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-/ 2): नाव: माधुरी दीपक वानखेडकर वय:-29: पत्ता:-प्लॉट नं: -, माळा कल्याण वेस्ट , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ह	र्म -, इसारतीचे नाव: -, व्लॉक ने: बी/3, हिना आशिथ सी.एच.एस.ली., हिंदुस्थान बॅंक जवक, बेतूरकरपाडा 2QBM5883X मारतीचे नाव: -, व्लॉक ने: बी/3, हिना आशिथ सी.एच.एस.ली., हिंदुस्थान बॅंक जवक, बेतूरकरपाडा कल्याप	
(9) दस्तऐवज करुन दिल्पाचा दिनांक	16/03/2021		
(10)दस्त नोंदणी केल्पाचा दिनांक	16/03/2021		
(11)अनुक्रमांक,खंड व पृष्ठ	5917/2021		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	234000		
(13)बाजारभावाप्रमाणे नॉवणी शुल्क	30000		
(14) शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील			
मुद्रांक श्रुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		





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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 30th August 2022.

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. e.create
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





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#### **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 ₹ 40,95,249.00 (Rupees Forty Lakh Ninety Five Thousand Two Hundred Forty Nine Only).

## For VASTUKALA CONSULTANTS (I) PVT. LTD.

Auth. Sign

## C.M.D.

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09



