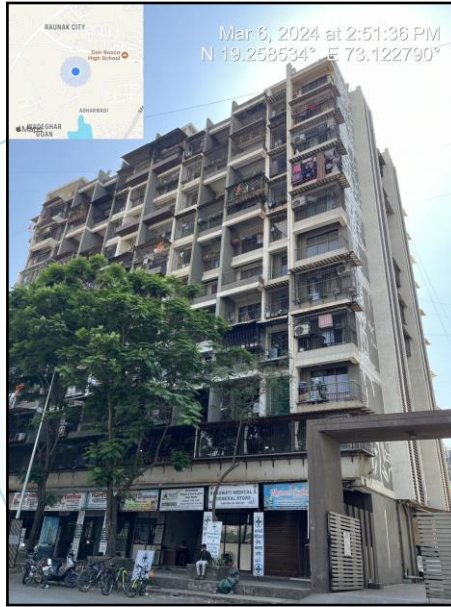


## Valuation Report of the Immovable Property



### 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.**", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

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

### Valuation Done for: **Cosmos Bank**

#### **Kalyan Khadakpada Branch**

Ground Floor, Shiv Villa Apartment, Opp. Gagangiri Society, Sai Chowk, Khadakpada, Kalyan (West), Thane – 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

#### **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/03/2024/7500/2305388  
07/12-136-PSSH  
Date: 07.03.2024

## 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.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 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 : Neelkanth Shrushti Complex

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 ₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two 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.Create



Director

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.



[www.vastukala.org](http://www.vastukala.org)

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

### Our Pan India Presence at :

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

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

**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.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, 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 07.03.2024 for Bank Loan Purpose
2	Date of inspection	06.03.2024
3	Name of the owner/ owners	<b>Mr. Venkatesh Bapurao Nagargoje &amp; Mrs. Shital Venkatesh Nagargoje</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 904, 9 <sup>th</sup> Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Venkatesh Nagargoje (Owner) Contact No. 8698707475
6	Location, street, ward no	Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – 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?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 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) <b>Carpet Area in Sq. Ft. = 381.00</b>

		<b>Open Terrace Area in Sq. Ft. = 49.00</b> <b>Total Carpet Area in Sq. Ft. = 430.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 457.00 (Capet area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Wadeghar, Kalyan (West), Thane – 421 301.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	NA
	(ii)	Portions in their occupation	NA
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	<b>SALES</b>		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration 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 upon, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (As per Part Building 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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 07.03.2024 for Residential Flat No. 904, 9<sup>th</sup> Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 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 / Transferors) & Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje (the Purchasers / Transferees).
2	Copy of Part Building Completion Certificate No. KDMP / NRV / CC / KV / 38 dated 04.05.2016 issued by Kalyan Dombivali Municipal Corporation.
3	Copy of Previous Valuation Report Dated 30.08.2022

### 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), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.4 Km. from Kalyan railway station.

### BUILDING:

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. 9<sup>th</sup> 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 07<sup>th</sup> March 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>381.00 Sq. Ft.</b>
<b>The Open Terrace Area of the Residential Flat</b>	<b>:</b>	<b>49.00 Sq. Ft.</b>

**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 2024	:	08 years
Cost of Construction	:	457.00 X 2,700.00 = ₹ 12,33,900.00
Depreciation $\{(100-10) \times 8 / 60\}$	:	12.00%
Amount of depreciation		₹ 1,48,068.00
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)	:	₹ 68,837.00 per Sq. M. i.e. ₹ 6,395.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,000.00 per Sq. Ft. for Flat ₹ 5,200.00 per Sq. Ft. for Terrace (40% of Flat rate)
<b>Value of property as on 07.03.2024</b>	<b>:</b>	<b>381.00 Sq. Ft. X ₹ 13,000.00 = ₹ 49,53,000.00</b>
<b>Open Terrace (40% of Flat Rate)</b>	<b>:</b>	<b>49.00 Sq. Ft. X ₹ 5,200.00 = ₹ 2,54,800.00</b>

(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)

<b>Depreciated fair value of the property as on 07.03.2024</b>	<b>:</b>	<b>₹ 49,53,000.00 - ₹ 1,48,068.00 = ₹ 48,04,932.00</b>
<b>Add: Open Terrace</b>		<b>₹ 48,04,932.00 + ₹ 2,54,800.00 = ₹ 50,59,732.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 50,59,732.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 45,53,759.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 40,47,786.00</b>
<b>Insurable value of the property (457.00 Sq. Ft. X 2,700.00)</b>	<b>:</b>	<b>₹ 12,33,900.00</b>
<b>Guideline value of the property (457.00 Sq. Ft. X 6,395.00)</b>		<b>₹ 29,22,515.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only)** as on **07<sup>th</sup> March 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 **07<sup>th</sup> March 2024 is ₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two 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:



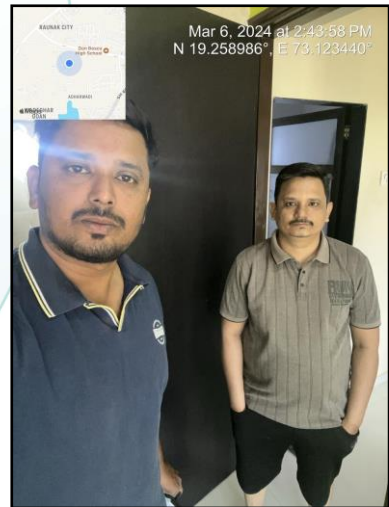
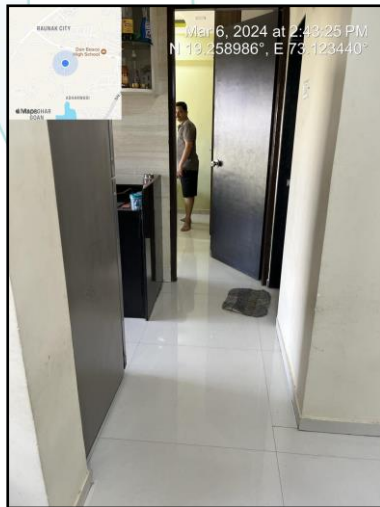
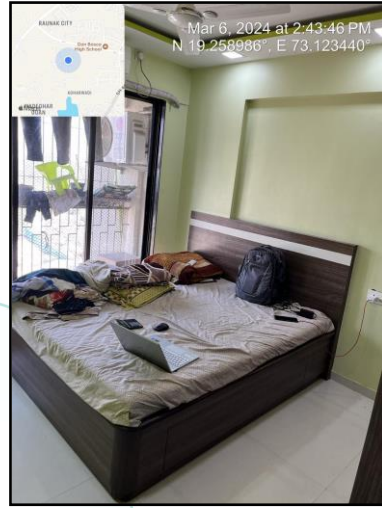
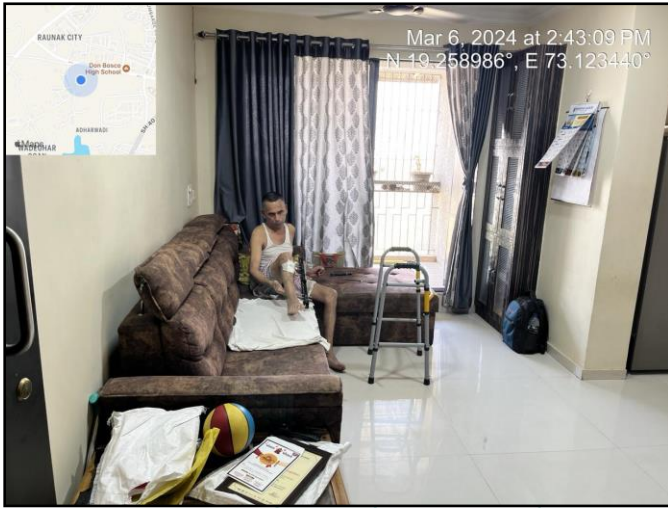
**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground / (Part) Stilt + 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 9 <sup>th</sup> Floor
3.	Year of construction	2016 (As per Part Building Completion 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 shutters, Powder Coated Aluminum sliding windows
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	2 Lifts

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

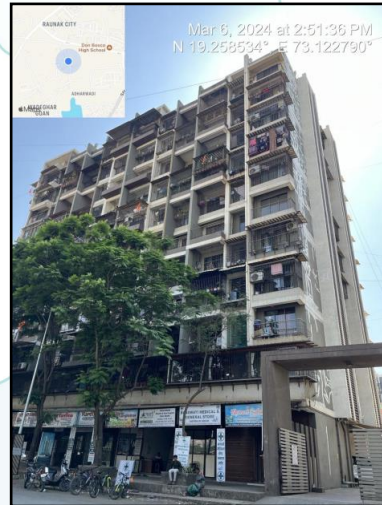
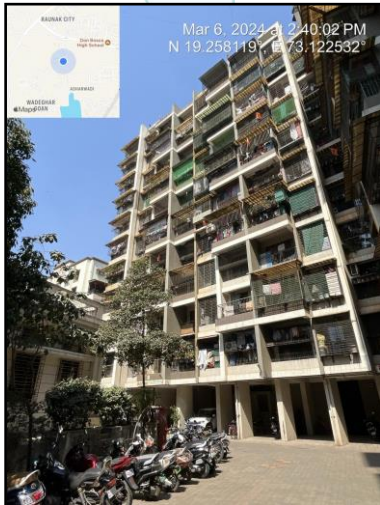
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## Actual site photographs





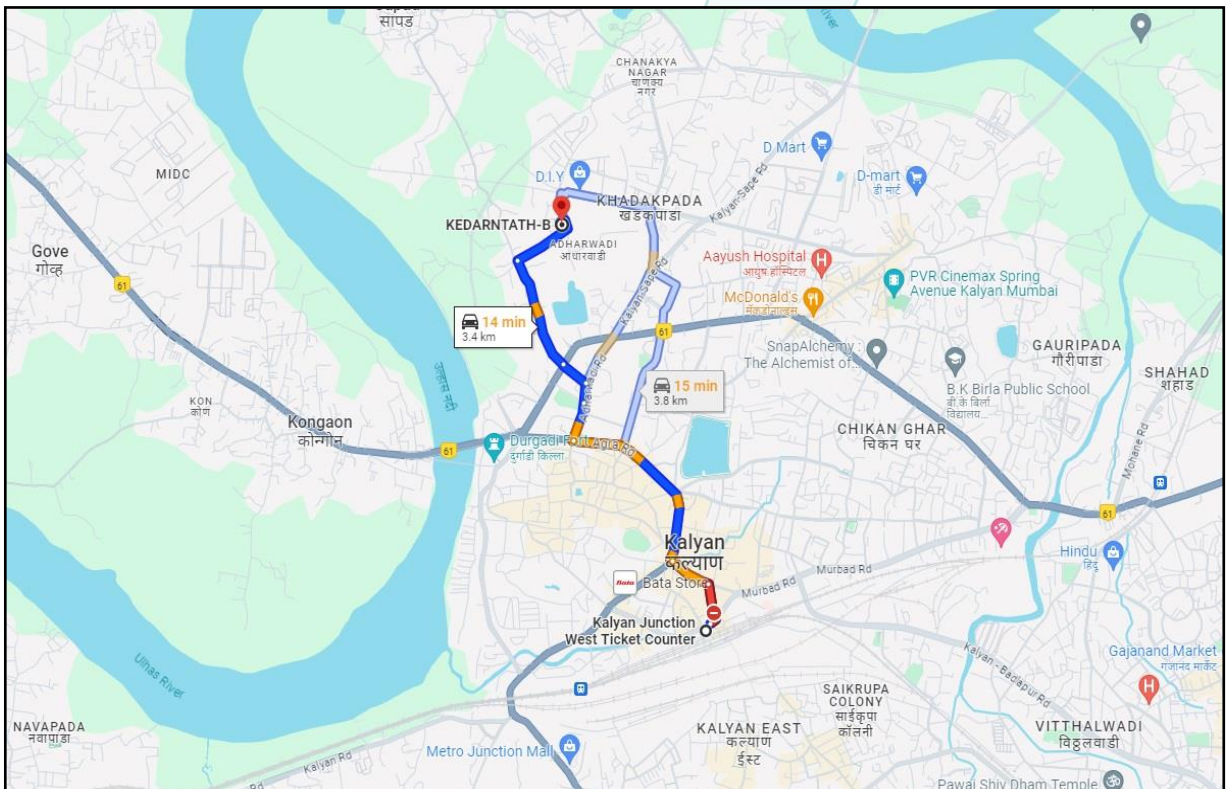
## Actual site photographs



Think.Innovate.Create

## Route Map of the property

Site u/r



**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 – 3.4 Km.)**



## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Vadeghar (Kalyan Dor)

Search By:  Survey No.  Location

Enter Survey No: 86 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाने	औद्योगिक एकक (Rs./)	Attribute
16/58-विभाग 8अ वाडेघर या गावातील सर्व मिळकती	14000	70100	77900   87900	77900	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,100.00			
Increase by 20% on Flat Located on 69 <sup>th</sup> Floor	3,505.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>73,605.00</b>	<b>Sq. Mtr.</b>	<b>6,838.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	14,000.00			
The difference between land rate and building rate (A – B = C)	59,605.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>68,837.00</b>	<b>Sq. Mtr.</b>	<b>6,395.00</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)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	<b>5 Floors to 10 Floors</b>	<b>Increase by 5% on units located between 5 to 10 floors</b>
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**
Pay Rent Post Your Property Sign up



**2 BHK Flat In Ashapura Neelkanth Shrushti For Sale In Kalyan West**  
Kalyan West, Mumbai, Maharashtra, INDIA.

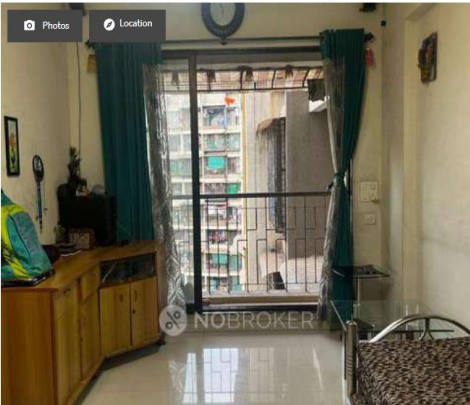

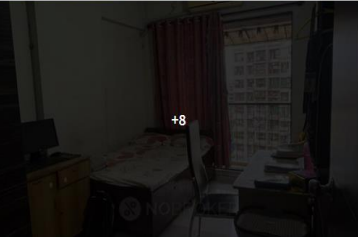
**₹ 68 Lacs**  
Negotiable

**₹ 38,973/Month**  
Estimated EMI

**850**  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kalyan west / 2bhk Flat for Sale in Kalyan west / Property Details

Photos Location
Shortlist

<b>2 Bedroom</b>	Jan 1, 2024
No. of Bedroom	Posted On
<b>2 Bathroom</b>	Immediately
No. of Bathroom	Possession
<b>NA</b>	Ashapura Neelkant...
Balcony	Apartment
<b>Bike</b>	None
Parking	Power Backup

**Get Owner Details**

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Metro Junction Mall SMS Multiplex Big Bazaar McDonald's Lodha Palava Viento

**Overview**


Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq.Ft/M	Flooring	NA
Builtup Area	850 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Furnish Now</a>

**Activity On This Property**

74 Unique Views 1 Shortlists 0

**Similar Properties**

**NOBROKER**
Pay Rent Post Your Property Sign up



**2 BHK Flat In Ashapura Neelkanth Shrushti For Sale In Kalyan West**  
Nr. Don Bosco School




**₹ 75 Lacs**  
Negotiable

**₹ 42,985/Month**  
Estimated EMI

**979**  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kalyan west / 2bhk Flat for Sale in Kalyan west / Property Details

Photos Location
Shortlist

<b>2 Bedroom</b>	Sep 18, 2023
No. of Bedroom	Posted On
<b>2 Bathroom</b>	Immediately
No. of Bathroom	Possession
<b>4</b>	Ashapura Neelkant...
Balcony	Apartment
<b>Car</b>	Full
Parking	Power Backup

**Get Owner Details**

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Metro Junction Mall SMS Multiplex Big Bazaar McDonald's Lodha Palava Viento

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	979 Sq.Ft	Carpet Area	655 Sq.Ft

**Activity On This Property**

325 Unique Views 2 Shortlists 0

**Similar Properties**

# Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Flats in Thane Outskirts > Flats in Kalyan > Flats in Kalyan West > 2 BHK Flats in Kalyan West > 25 to 30 Lakh Posted on Dec 26, 2023 | Ready to move

₹69 Lac

@ 8,625 per sq.ft.  
Estimated EMI ₹55,111

2BHK 2Baths

Flat/Apartment for Sale  
In Ashapura Neelkanth Shrushti, Kalyan West, Thane Outskirts, Maharashtra

RERA STATUS REGISTERED | Registration No: P51700011819 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Property (12)
Society (14)

Photos (1/12)

Area

Built Up area: 800 sq.ft. ▼  
(74.32 sq.m.)

Price

₹ 69 Lac  
@ 8,625 per sq.ft. (Negotiable)

Floor Number

6<sup>th</sup> of 7 Floors

Overlooking

Park/Garden

Configuration

2 Bedrooms , 2 Bathrooms, 2 Balconies

Address

Ashapura Neelkanth Shrushti  
Kalyan West, Thane Outskirts

Facing

North-East

Property Age

1 to 5 Year Old [View Construction Status](#)

Places nearby

Kalyan West, Thane Outskirts, Maharashtra View All (50)

Kali Masjid
Shree Ram Mandir
Inaam masjid
Madina Tabligi Masjid
Apex Hospital
Phadke Hospital

Why should you consider this property?

North-East Facing
Close to Market
Gated Society
Close to Mall
24\*7 Water
Overlooking Park/Garden
Parking Available
Vitrified Flooring

o/x
India
Find Cars, Mobile Phones and more...

1/11

₹ 49,99,000

1 Bds - 1 Ba - 600 ft2  
1Bhk Flat For Sale In Neelkanth Shrushti Kalyan New Construction

Kalyan, Thane, Maharashtra Feb 28

Ghar Junction

Chat with seller

☎️ \*\*\*\* \* Show number

Posted in

Kalyan, Thane, Maharashtra

📍 google map

AD ID 1759462676 REPORT THIS AD

LUXURY  
2 & 3 BHK STARTING  
@ 1.50 Cr.

Details

Type	Apartments	Bedrooms	1
Bathrooms	1	Furnishing	Unfurnished
Construction Status	Under Construction	Listed by	Builder
Super Builtup area (ft²)	600	Carpet Area (ft²)	465
Total Floors	18	Floor No	10
Car Parking	0	Facing	South-East
Project Name	Neelkanth Shrushti		

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An ISO 9001:2015 Certified Company www.vastukala.org

VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects &  
Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Licentiate Engineer



## Sales Instances

17959507 31-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 17959/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : वाडेघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6150000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4944500	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ., इतर माहिती: मौजे वाडेघर येथील सर्व्हे नं.86 हिस्सा नं.2अ,सर्व्हे नं.88 हिस्सा नं.2,3 अ,4,10,11,12,13,14,सर्व्हे नं.90 हिस्सा.नं.2 व 3 या जमीन मिळकतीवरील सोमनाथ(मंजूर नकाशात दर्शविल्याप्रमाणे इमारत नं.2),निळकंठ सृष्टी सोमनाथ को.ऑप.हौ.सो.लि.या इमारतीमधील सदनिका क्र.बी-304,तिसरा मजला,बी विंग,क्षेत्र 54.46 चौ.मी.कारपेट + 4.55 चौ.मी.ओपन टेरेस.मालमत्ता क्र.बी07017546800.( ( Survey Number : सर्व्हे नं. 86,हि.नं 2 अ,सर्व्हे नं. 88,हि. नं 2,3 अ,4,10,11,12,13,14,स नं 90,हि नं 2 व 3 ; ) )	
(5) क्षेत्रफळ	59.01 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मयूर मोहन पालाडे - - वय:-29 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. - -, रोड नं. रूम नं.4,सुष्मा कॉलनी,कोळसेवाडी रोड,पोस्ट ऑफिस,कल्याण पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-:BUAPP0684E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भट्ट बाबुराव धनगर - - वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. - -, रोड नं. रूम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-:ABCPD2654A 2): नाव:-भूषण भट्ट धनगर - - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. - -, रोड नं. रूम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-:APRPD6527R 3): नाव:-सुनंदा भट्ट धनगर - - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. - -, रोड नं. रूम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-:EWTPD7315A	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	17959/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	430500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

## Sales Instances

41571	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2
31-01-2024		दस्त क्रमांक : 415/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :
		Regn:63m
<b>गावाचे नाव : वाडेघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6100000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5057500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: , इतर माहिती: 16/58,विभाग 8 अ,मौजे वाडेघर,तालुका कल्याण येथील स.नं. 86 हि.नं. 2अ, स.नं. 88 हि नं. 2,3अ,4,10,11,12,13,14, स.नं. 90 हि.नं. 2,3 नीलकंठ सृष्टी सोमनाथ को ऑप हौसिंग सोसायटी लि.,सोमनाथ बिल्डींग नंबर 2,ए-विंग,निवासी सदनिका क्र.1001,दहावा मजला,क्षेत्र 53.53 चौरस मीटर कारपेट + ओपन टरेस क्षेत्र 4.55 चौरस मीटर + स्टिल्ट कार पार्किंग नं. 20ए(1 टक्का महिला सूट)( ( Survey Number : 86/2A ; ) )	
(5) क्षेत्रफळ	53.53 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दीपक विजय वानखेडकर - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ADBPW9267F 2): नाव:-माधुरी दीपक वानखेडकर - वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BQBPM5883K 3): नाव:-विजय डी वानखेडकर - वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAQPW7269M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा तुषार कपाडिया - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-3/802, रौनक सिटी, सेक्टर-2, कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AQEPP4970E	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	415/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	366000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment	



## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **07<sup>th</sup> March 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 **₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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