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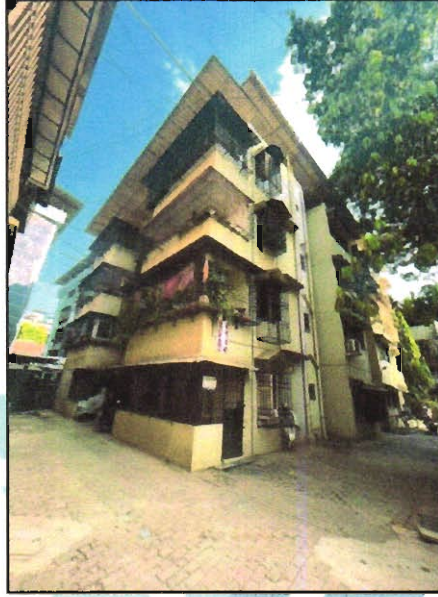
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Milapsingh N. Heero**

Residential Flat No. 2, 2nd Floor, Building "**Anupama**", Amber Co-op. Hsg. Soc. Ltd., Plot No. 4
Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District - Thane
PIN - 421 301, State - Maharashtra, Country - India.

Latitude Longitude - 19°14'13.1"N 73°07'40.6"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 2, 2nd Floor, Building "Anupama", Amber Co-op. Hsg. Soc. Ltd., Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421301, State - Maharashtra, Country - India belongs to **Mr. Milapsingh N. Heero.**

Boundaries of the property.

North	:	Internal Road / Anuradha Building
South	:	Internal Road / Residential Building
East	:	Amber Society Phase 1
West	:	Archies Apartment

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 **₹ 51,09,375.00 (Rupees Fifty One Lakh Nine Thousand Three Hundred Seventy Five Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credid/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: 2024.04.12 15:58:12 +05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 2, 2nd Floor, Building "Anupama", Amber Co-op. Hsg. Soc. Ltd.
Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District - Thane
PIN - 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 12.04.2024 for Bank Loan Purpose
2	Date of inspection	06.04.2024
3	Name of the owner/ owners	Mr. Milapsingh N. Heero
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 2, 2 nd Floor, Building "Anupama", Amber Co-op. Hsg. Soc. Ltd., Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, Country - India. Contact Person: Mr. Jatin Heero (Owner's Son) Contact No.: 8767440030
6	Location, street, ward no	Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District - Thane
7	Survey/ Plot no. of land	Survey No. 272, Hissa No. 4(pt), C.T.S. No. 3360
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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 566.00 Balcony Area in Sq. Ft. = 72.00 Total Area in Sq. Ft. = 638.00



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		(Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 625.00 (Area as per Agreement) Built-up Area in Sq. Ft. = 750.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Vali Peer Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	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 KMC norms

		Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,000.00 Expected rental income per month
	(iv) N.A.	Information not available
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
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	N.A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is

		considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1979 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<u>Remarks:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 12.04.2024 for 1 Residential Flat No. 2, 2nd Floor, Building “Anupama”, Amber Co-op. Hsg. Soc. Ltd., Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District – Thane, PIN - 421 301, State - Maharashtra, Country - India belongs to **Mr. Milapsingh N. Heero**.

We are in receipt of the following documents:

1	Copy of Agreement dated 29.12.1994 between Dr. Jaya Laxmichand Parekh (the Transferor) AND Shri. Nirmalsingh Keshavsingh Heero (the Transferee).
2	Copy of Duplicate Share Certificate, Member's Registration No. 156 transferred on 01.05.2016 in the name of Milapsingh N. Heero by Amber Co-op. Hsg. Soc. Ltd.
3	Copy of Death Certificate of Nirmalsingh Keshavsingh Heero dated 05.10.2015 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Search and Title Report dated 05.04.2024 for Flat No. 2 on 2 nd Floor of Building “Anupama” in the name of Mr. Milapsingh Heero issued by Vijay B. Chavan, Advocate High Court.
5	Copy of Building Completion Certificate No. P.W.D / 227 dated 21/05/1979 issued by Kalyan Municipal Corporation.
6	Copy of NOC dated 11.04.2024 for Mortgage of Flat No. 2, 2 nd Floor of Mr. Milapsingh Nirmalsingh Heero residing in the building Anupama issued by Amber Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at bearing Survey No. 272, Hissa No. 4(pt), C.T.S. No. 3360, Taluka – Kalyan, District – Thane, within the limits of Kalyan Municipal Corporation. The property falls in Residential Zone. It is at a walkable distance of 500 M. from Kalyan railway station.



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BUILDING:

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 2nd Floor is having 4 Residential Flats. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + 1 Bedroom + WC + Bath + Passage + Balcony (i.e., **1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Casing capping electrification & plumbing etc.

Valuation as on 12th April 2024

The Carpet Area of the Residential Flat	:	625.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1979 (As per Building Completion Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	45 Years
Cost of Construction	:	750.00 X 2,500.00 = ₹ 18,75,000.00
Depreciation $\{(100-10) \times 45 / 60\}$:	67.50%
Amount of depreciation	:	₹ 12,65,625.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,080.00 per Sq. M. i.e. ₹ 5,953.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 58,357.00 per Sq. M. i.e. ₹ 5,421.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,200.00 per Sq. Ft.
Value of property as on 12.04.2024	:	625.00 Sq. Ft. X ₹ 10,200.00 = ₹ 63,75,000.00

(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 12.04.2024	:	₹ 63,75,000.00 - ₹ 12,65,625.00
Total Value of the property	:	₹ 51,09,375.00
The realizable value of the property	:	₹ 45,98,438.00
Distress value of the property	:	₹ 40,87,500.00
Insurable value of the property (750 X 2,500.00)	:	₹ 18,75,000.00
Guideline value of the property (750 X 5,421.00)	:	₹ 40,65,750.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2, 2nd Floor, Building "Anupama", Amber Co-op. Hsg. Soc. Ltd., Plot No. 4, Jai Hind Colony Compound, Vali Peer Road, Kalyan (West), Taluka - Kalyan, District – Thane, PIN - 421 301, State - Maharashtra, Country - India for this particular purpose at ₹ 51,09,375.00 (Rupees Fifty One Lakh Nine Thousand Three Hundred Seventy Five Only) as on 12th April 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 12th April 2024 is ₹ 51,09,375.00 (Rupees Fifty One Lakh Nine Thousand Three Hundred Seventy Five Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	1979 (As per Building Completion Certificate)
4	Estimated future life	15 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
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing capping electrification & concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Existing
18	No. of lifts and capacity	No lift
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

Society NOC

AMBER COOPERATIVE HOUSING SOCIETY LTD. (SCHEME - 1)

(Registration No. TNA/HSG/780 of 1971)

Jaihind Co-op Housing Society Ltd., Valli Peer Road, Opp. Morya Grand Banquet Hall, KALYAN (W) - 421301

Place: Kalyan (W)
Dated: 10-04-2024

To,
The Manager
The Cosmos Co-op. Bank Ltd. (Dadar Branch)
32/34, Neelkanth Niwas, D. L. vaidya Road,
Off Ranade Rd., Dadar, Mumbai - 400 028

Subject: No Objection Certificate to create Mortgage/Lien in favour of The Cosmos Co-Op Bank Ltd.

Ref.: Flat No. 2, 2nd Floor of Mr. Milapsingh Nirmalsingh Heero residing in building called ANUPAMA of Amber Co-op Housing Society Ltd., situated at Jaihind CHS Compound, Valli Peer Road, Kalyan (W) 421301.

Dear Sirs,

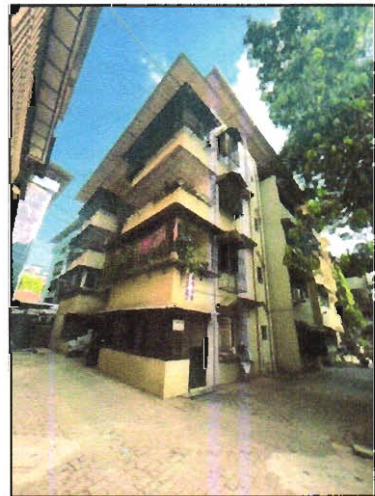
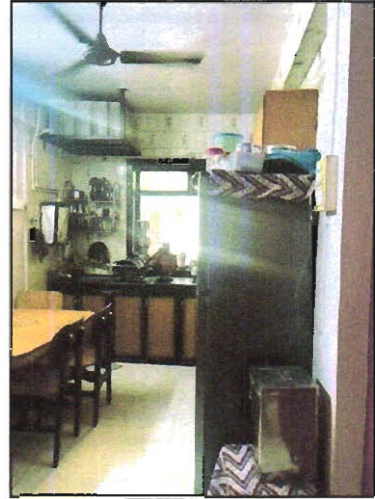
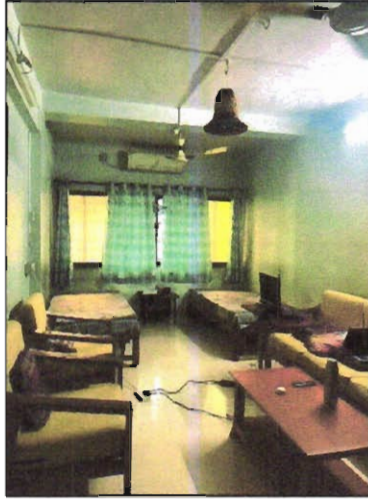
1. This is to confirm that the above society is registered under No. TNA/HSG/780 dated 1971 and is the owner of the above building pursuant to the conveyance dated 15-09-1971 registered under No 4053/71
2. This is to confirm you that the society is constructed on survey no. 261 (H no. 6) and survey no 272, H no. 3 and 4(p) and CTS no. 3353 to 3356 and 3360. We assure you that though CTS no. 3360 is not included in OC NO. 227 Dated 21-05-1979 but it is part of the entire layout of the building construction. We confirm that the said building is constructed after obtaining all necessary permission from concerned competent authority.
3. This is to confirm that Mr. Milapsingh Nirmalsingh Heero is currently a bonafide member of our society and the rightful owner of the Share Certificate No 3 for shares bearing distinctive Nos 11 to 15 stand in his name and the said flat is possessed by them.
4. We confirm that we have been paying all taxes/dues to the Municipal Corporation or any other government body as when they are due for payment.
5. We assure you, to the best of our knowledge, that the said flat is NOT subject to any encumbrance, charge or liability of any kind whatsoever including dues to the society from the said flat and that it is free and marketable.
6. We have no objection to Mr. Milapsingh Heero mortgaging the above mentioned Flat No. 2, 2nd Floor of ANUPAMA building in Amber Co-op Housing Society Ltd. to you as security for any facility sanctioned by your bank to Mr. Milapsingh Heero or his associates .
7. We hereby note the lien marked in your favour towards mortgaging the said flat. We further undertake not to permit the said above-mentioned member of the society to sell, transfer, and create a further lien or mortgage on the said flat without prior written permission from your selves.

Yours faithfully,
For AMBER COOPERATIVE HOUSING SOCIETY LTD. (SCHEME-1)

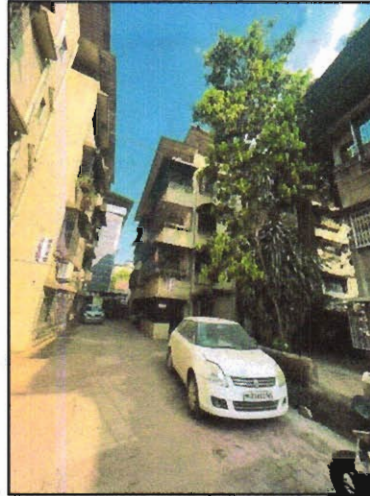

Secretary
Amber Co-op. Hsg. Society Ltd.
(Scheme-1) Kalyan.



Actual site photographs



Actual site photographs



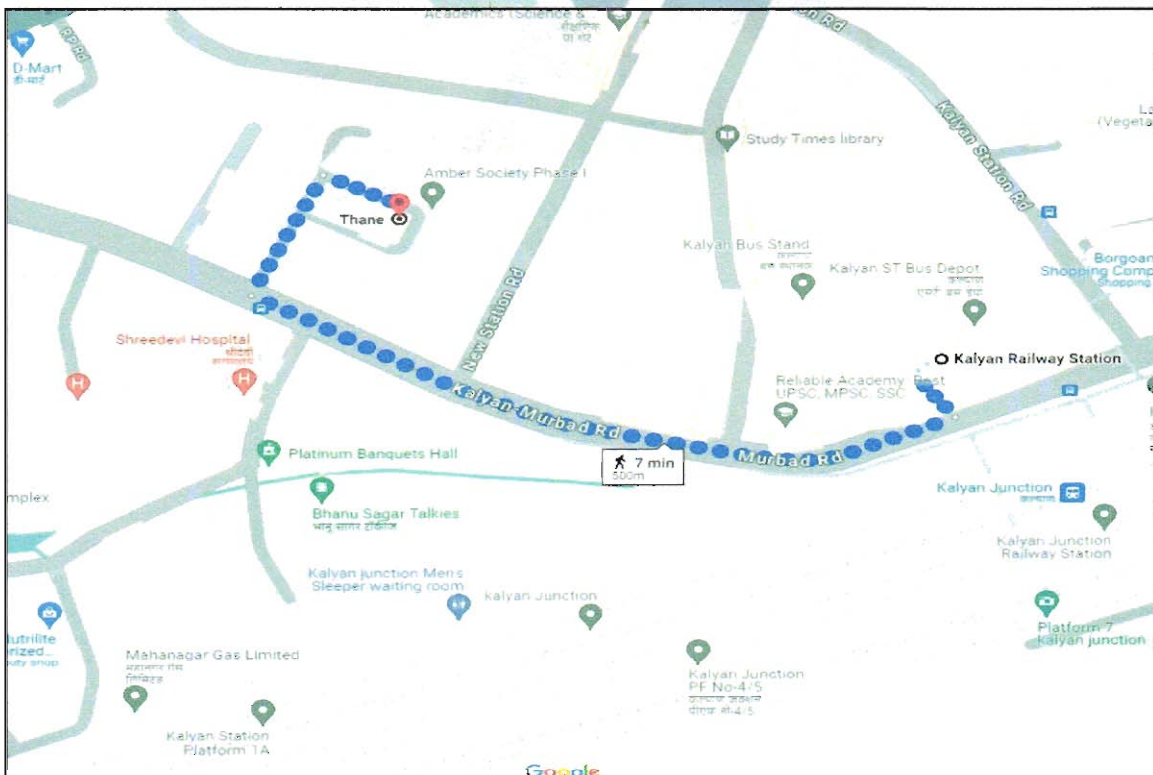
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Route Map of the property Site u/r



Latitude Longitude - 19°14'13.1"N 73°07'40.6"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 500m)



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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: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav - Kalyan (Kalyan Dombi)

Search By: Survey No. Location

Enter Survey No: 272 Search

विवरण	पूरी मूल्य	निवासी मूल्य	औद्योगिक इकाये	औद्योगिक इकाये	एकक (Rs.)	Attribute
1/8-विभाग (10ड-2)कल्याण कल्याण गावठाणमध्ये प्रभागाची म्वाती उत्तर. [पूरी मूल्ये किंवा जगा रोजने महानगर चौकापरीत तेथून मिवाजी चौकापरीत मिवाजी चौकापारुणिक वडे जागारा रज्याने मजी मुलापरीत] पत्रिक. [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिक. [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिक. [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिक.	22500	57300	65800	74500	65800	चौ. मि डी एम मज्य
1/9-विभाग (10-ड) कल्याण- प्रभागाची म्वाती पत्रिकेक [देखे मज्य मारुणिक चौकापरीत मिवाजी चौकापरीत] पत्रिकेक. [मिवाजी चौक ते मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिकेक [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिकेक. [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिकेक. [मज्य देखे मारी व जगा रज्या मारुणिक मारीचा मारा रज्याने मारी मुलापरीत] पत्रिकेक.	31800	71200	81600	107800	81600	चौ. मज्य मज्य

Stamp Duty Ready Reckoner Market Value Rate for Flat	71,200.00			
10% Decrease for Flat Located on 2 nd Floor	7,120.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	64,080.00	Sq. Mt.	5,953.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	31,800.00			
The difference between land rate and building rate (A – B = C)	48,285.00			
Depreciation Percentage as per table (D) [100% - 45%] (Age of the Building – 45 Years)	55%			
Rate to be adopted after considering depreciation [B + (C x D)]	58,357.00	Sq. Mt.	5,421.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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



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Price Indicators

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

Posted on Feb 16, 2024 | Ready to

₹65 Lac @ 9,848 per sq.ft.
Estimated EMI ₹ 51,916

1BHK 1Bath
Flat/Apartment for Sale
Mohan Heights, Kalyan West, Thane

REG. STATUS: NOT AVAILABLE Website: <https://maharereg.mahaonline.gov.in/>

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recomm](#)

Area
Carpet area: 660 sq.ft.

Price
₹ 65 Lac • Govt. Charges & Tax @ 9,848 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number
6th of 7 Floors

Overlooking
Main Road, Park/Garden


Configuration
1 Bedroom, 1 Bathroom, 2 Balconies

Address
Mohan Heights
Kalyan West, Thane

Facing
East

Property Age
5 to 10 Year Old

Property (7)



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

Posted on Apr 12, 2024 | Ready to

₹40 Lac @ 8,888 per sq.ft.
Estimated EMI ₹ 31,948

1BHK 2Baths
Flat/Apartment for Sale
Sai Satyam Residency, Kalyan West, Thane

REG. STATUS: REGISTERED Registration No: PS1700015767 Website: <https://maharereg.mahaonline.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Area
Carpet area: 450 sq.ft.

Price
₹ 40 Lac • Govt. Charges & Tax @ 8,888 per sq.ft. [View Price Details](#)

Floor Number
5th of 7 Floors

Overlooking
Park/Garden, Main Road, Club


Configuration
1 Bedroom, 2 Bathrooms, 2 Balconies

Address
Sai Satyam Residency
Kalyan West, Thane

Facing
East

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

Videos (1)



Property (8)

Society (19)

Sale Instance

गावाचे नाव : कल्याण	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4370400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोबिवली इतर वर्णन : इतर माहिती : इतर माहिती: विभाग क्र. 1/9 10 ई सदनिका नं. 31, तळ मजला, बिल्डींग नं. 3 जय हिंद को ऑप हौ सो लि., कल्याण प. क्षेत्र 660 चौ फूट कारपेट, मालमत्ता क्र. सी01000422900 (Survey Number : सर्व्हे क्र. 261/7, 261/8, 272/3/ब सिटी सर्व्हे क्र. 3353, 3354, 3355 आणि 3356 ;)
(5) क्षेत्रफळ	660 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शशिकांत देसरराज सचदेव वय:-73 पत्ता:-प्लॉट नं: ए-1/204, माळा नं:-, इमारतीचे नाव: श्रेया पॅलेस सीएचएस लि., ब्लॉक नं: संतोषी माता मंदिर रोड, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANMPS3889C 2): नाव:-मीना शशिकांत सचदेव वय:-72 पत्ता:-प्लॉट नं: ए-1/204, माळा नं:-, इमारतीचे नाव: श्रेया पॅलेस सीएचएस लि., ब्लॉक नं: संतोषी माता मंदिर रोड, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BOYPS4098K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्ञानेश्वर केशव घाटील वय:-35; पत्ता:-प्लॉट नं: डी-504, माळा नं:-, इमारतीचे नाव: गुरु आत्मण सोसायटी, ब्लॉक नं: वृंदावन सोसायटी जवळ, रोड नं: गौरीपाडा रोड, योगीधाम, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AZCPP4577A
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11150/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	338000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://reasearchgrservice.meharashtra.gov.in/serialHTMLReportSuchiKramank2_RegLive.aspx

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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 **12th April 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.



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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 ₹ 51,09,375.00 (Rupees Fifty One Lakh Nine Thousand Three Hundred Seventy Five 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: 2024.04.12 15:58:29 +05'30'

Auth. Sign.



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