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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma**

Commercial Shop No. 03, Ground Floor, Wing - K, "**Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.**", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

**Latitude Longitude - 19°15'08.8"N 73°08'33.9"E**

### Valuation Done for:

**Cosmos Bank**

**Kalyan Branch**

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

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

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## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 03, Ground Floor, Wing - K, "**Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.**", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma.**

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Wing - J  
West : Sai Mahadev Nx Dhaba

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 **₹ 26,30,310.00 (Rupees Twenty-Six Lakh Thirty Thousand Three Hundred Ten 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.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

**Auth. Sign.**



**Valuation Report of Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.**

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

|    |  |   |
|----|--|---|
| 1  | Purpose for which the valuation is made  | To assess the Fair Market Value as on 10.05.2024 for Bank Loan Purpose  |
| 2  | Date of inspection   | 07.05.2024  |
| 3  | Name of the owner/ owners  | <b>Mr. Jeetendra Kumar Sharma &amp; Mrs. Seema Sharma</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available  |
| 5  | Brief description of the property  | <b>Address:</b> Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.<br><b>Contact Person:</b><br>Ms. Manisha Sharma (Owner)<br>Contact No. 95039 21901 |
| 6  | Location, street, ward no  | Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane   |
|    | Survey/ Plot no. of land   | Survey No. 9/11(Pt.), 9/1/1, 12(Pt.) of Village - Chikanghar  |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential cum commercial area   |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class  |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity   |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private cars  |
|    | <b>LAND</b>  |   |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 120.00<br>Otla Area in Sq. Ft. = 28.00   |

|    |  |  |
|----|--|--|
|    |  | Total Carpet Area in Sq. Ft. = 148.00<br>(Area as per actual site measurement)<br><b>Built Up Area in Sq. Ft. = 215.00</b><br>(Area as per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting  | Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane                                |
| 14 | If freehold or leasehold land  | Free hold  |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br><br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N. A.  |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.  | As per documents   |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant  | Information not available  |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.   | Information not available  |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding?   | Information not available  |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.  | No   |
| 21 | Attach a dimensioned site plan   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available  |
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)  | Attached   |
| 24 | Is the building owner occupied/ tenanted/ both?  | Owner Occupied – (Manisha Tailor)  |
|    | 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<br>Percentage actually utilized – Details not available  |

|    |   |   |   |
|----|---|---|---|
| 26 | <b>RENTS</b>  |   |   |
|    | (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 | ₹ 5,500.00 Expected rental income per month   |
|    | (iv)  | Gross amount received for the whole property                        | N.A.  |
| 27 | Are any of the occupants related to, or close to business associates of the owner?  |   | Information not available   |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details    |   | N. A.   |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner   |   | N. A.   |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars  |   | N. A.   |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?  |   | N. A.   |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?  |   | N. A.   |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?                                       |   | N. A.   |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof  |   | Information not available   |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium  |   | Information not available   |
| 36 | Is any dispute between landlord and tenant 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 Commercial shop in a building. The rate is considered as composite rate. |

|    |  |  |
|----|--|--|
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate                              | N. A.  |
|    | <b><i>COST OF CONSTRUCTION</i></b>   |  |
| 41 | Year of commencement of construction and year of completion  | Year of Completion – 2001 (As per 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 10.05.2024 for Commercial Shop No. 03, Ground Floor, Wing - K, "**Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.**", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma.**

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

|   |   |
|---|---|
| 1 | Copy of Agreement for sale dated 15.12.2005 between M/s. Suparshwa Constructions (The Promoters) and Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma (The Purchasers). |
| 2 | Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 137 - 49 Dated 23.06.1998 issued by Kalyan Dombivli Municipal Corporation, Kalyan.                        |
| 3 | Copy of Building Completion Certificate No KDMC / NRV / CC / KV / 343 Dated 20.10.2001 issued by Kalyan Dombivli Municipal Corporation, Kalyan                        |
| 4 | Copy of Society Share Certificate No. 43 Dated 15.03.2007 in the name of Shri. Jeetendra K. Sharma & Smt. Seema Jeetendra Sharma.                                     |
| 5 | Copy of Property Tax No. B1525 dated 02.05.2023 for the year 2023-2024 in the name of Jeetendra K. Sharma issued by Kalyan Dombivli Municipal Corporation.            |

### LOCATION:

The said building is located at Survey No. 9/11(Pt.), 9/1/1, 12(Pt.) of Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India. The property falls in Commercial Zone. It is at a travelling distance 2.7 KM from Kalyan railway station.

### BUILDING:

The building under reference is having Ground + 4th Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. Ground Floor is having 7 Commercial Shops & 2 Residential Flats. The building is not having Lift.



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**Commercial Shop:**

The Commercial Shop under reference is situated on the Ground Floor. It consists of single unit + Ofla Area. Shop Height is 9.43 ft. The commercial shop is finished with Mosaic tiles flooring, Casing Capping electrification, Wooden frame glass door & M. S. Rolling Shutter with MS Grill.

**Valuation as on 10<sup>th</sup> May 2024**

|   |          |                       |
|---|----------|-----------------------|
| <b>Built Up Area of the Commercial Shop</b> | <b>:</b> | <b>215.00 Sq. Ft.</b> |
|---|----------|-----------------------|

**Deduct Depreciation:**

|   |          |   |
|---|----------|---|
| Year of Construction of the building  | :        | 2001 (As per Building Completion Certificate)         |
| Expected total life of building   | :        | 60 Years  |
| Age of the building as on 2024  | :        | 23 years  |
| Cost of Construction  | :        | 215.00 X 2,800.00 = ₹ 6,02,000.00                     |
| Depreciation $\{(100-10) \times 23 / 60\}$                                  | :        | 34.50%  |
| Amount of depreciation  |          | ₹ 2,07,690.00   |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 80,100.00 per Sq. M.<br>i.e. ₹ 7,441.00 per Sq. Ft. |
| Guideline rate (after depreciate)   | :        | ₹ 67,197.00 per Sq. M.<br>i.e. ₹ 6,243.00 per Sq. Ft. |
| Prevailing market rate  | :        | ₹ 13,200.00 per Sq. Ft. on Built Up Area              |
| <b>Value of property as on 10.05.2024</b>                                   | <b>:</b> | <b>215.00 Sq. Ft. X ₹ 13,200.00 = ₹ 28,38,000.00</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 10.05.2024</b>       | <b>:</b> | <b>₹ 28,38,000.00 - ₹ 2,07,690.00 = ₹ 26,30,310.00</b> |
| <b>Total Value of the property</b>                                   | <b>:</b> | <b>₹ 26,30,310.00</b>                                  |
| <b>The realizable value of the property</b>                          | <b>:</b> | <b>₹ 23,67,279.00</b>                                  |
| <b>Distress value of the property</b>                                | <b>:</b> | <b>₹ 21,04,248.00</b>                                  |
| <b>Insurable value of the property (215.00 X ₹ 2,800.00)</b>         | <b>:</b> | <b>₹ 6,02,000.00</b>                                   |
| <b>Guideline Value of the property (215.00 Sq. Ft. X ₹ 6,243.00)</b> | <b>:</b> | <b>₹ 13,42,245.00</b>                                  |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten Only)** as on **10<sup>th</sup> May 2024**.



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## **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 **10<sup>th</sup> May 2024 is ₹ 26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten 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**

| <b>Technical details</b> |   | <b>Main Building</b>   |
|--------------------------|---|--|
| 1.                       | No. of floors and height of each floor  | Ground + 4th Upper Floor   |
| 2.                       | Plinth area floor wise as per IS 3361-1966  | N.A. as the said property is Commercial Shops situated on Ground Floor           |
| 3                        | Year of construction  | 2001 (As per Building Completion Certificate)                                    |
| 4                        | Estimated future life   | 37 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   | Wooden frame glass door & M. S. Rolling Shutter with MS Grill                    |
| 10                       | Flooring  | Mosaic flooring  |
| 11                       | Finishing   | Cement plastering with POP finishing   |
| 12                       | Roofing and terracing   | R.C.C. Slab  |
| 13                       | Special architectural or decorative features, if any  | No   |
| 14                       | (i) Internal wiring – surface or conduit<br>(ii) Class of fittings: Superior/ Ordinary/ Poor.                                 | Casing Capping electrification wiring  |
| 15                       | Sanitary installations<br>(i) No. of water closets<br>(ii) No. of lavatory basins<br>(iii) No. of urinals<br>(iv) No. of sink | As per Requirement   |
| 16                       | Class of fittings: Superior colored / superior white/ordinary.  | Superior   |
| 17                       | Compound wall<br>Height and length<br>Type of construction  | 6'.0" High, R.C.C. column with B. B. masonry wall                                |
| 18                       | No. of lifts and capacity   | No Lift  |
| 19                       | Underground sump – capacity and type of construction  | R.C.C tank   |
| 20                       | Over-head tank<br>Location, capacity<br>Type of construction  | R.C.C tank on terrace  |
| 21                       | Pumps- no. and their horse power  | May be provided as per requirement   |
| 22                       | Roads and paving within the compound approximate area and type of paving  | Cement concrete in open spaces, etc.   |
| 23                       | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity                              | Connected to Municipal Sewerage System   |

## Actual site photographs

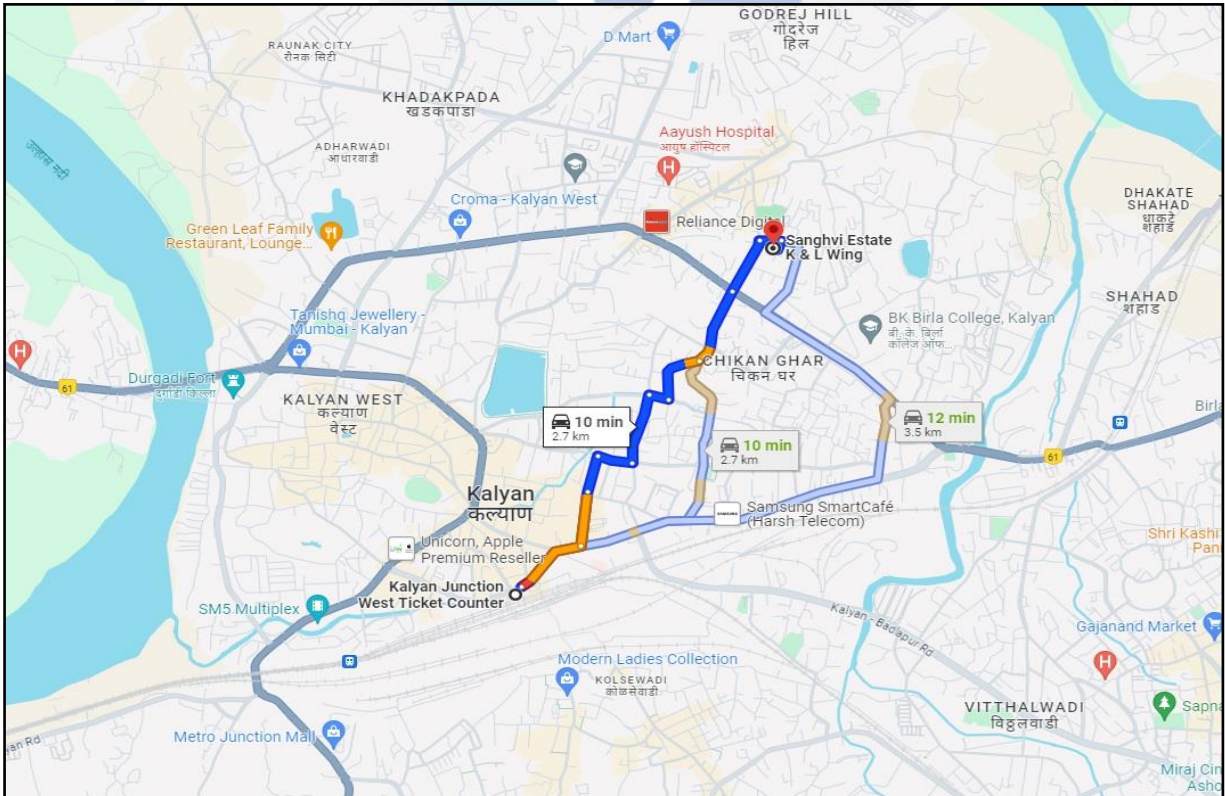


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°15'08.8"N 73°08'33.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.7 Km)**



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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 )**

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Year:       Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.       SubZones

Enter Survey No:

| उपविभाग   | खुनी जमीन | निवासी सदनिका | ऑफीस इकाने | औद्योगिक | एकक (Rs.) | Attribute               |
|---|-----------|---------------|------------|----------|-----------|-------------------------|
| 2/16-विभाग 9: उरलेल्या भागातील मिळकती वरील विभागातील सि.स.न झालेल्या भागातील मिळकती | 24000     | 63100         | 72500      | 80100    | 72500     | चौ. मीटर सर्वेक्षण नंबर |

|   |                  |                 |                 |                |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>                               | 80,100.00        |                 |                 |                |
| No Reduced, Shop Located on Ground Floor  | -                |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>                    | <b>80,100.00</b> | <b>Sq. Mtr.</b> | <b>7,441.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>                           | 24,000.00        |                 |                 |                |
| The difference between land rate and building rate (A – B = C)                            | 56,100.00        |                 |                 |                |
| Depreciation Percentage as per table (D) [100% - 23%]<br>(Age of the Building – 23 Years) | 77%              |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                    | <b>67,197.00</b> | <b>Sq. Mtr.</b> | <b>6,243.00</b> | <b>Sq. Ft.</b> |

### 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 shop 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 |

## Price Indicators

**NOBROKER** | Pay Rent | Post Your Property | Binu Surendran

**Shop In Kalyan, Mumbai For Sale**  
Chiken Ghar, Datta Mandir

₹ 55.5 Lacs (₹ 8,672 / Sq.Ft) | ₹ 41,676/Month (Estimated EMI) | 640 Sq.Ft Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Chiken Ghar / Shops for Sale in Chiken Ghar / Prop...

Photos | Location | Shortlist

**Shop** (Property Type) | **Public** (Parking) | **Freehold** (Ownership Type) | **Ground** (Of Total) | **Unfurnished** (Furnishing) | **1 To 5** (Age of Pr) | **Nov 23, 2023** (Posted On) | **Immed** (Available)

**Get Owner Details**

Report what was not correct in property:  
 Listed by Broker  
 Sold Out  
 Wrong Info

Nearby: D Mart, PVR, McDonald's, Balaji ENT And EYE Hospital, Stotre Apartments

**NoBroker Services:** Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

**Activity On This Prop:** 0 Unique Views, 0 Shortlists

**Amenities:** Power Backup Need To Arrange, Washroom(s) Shared, Security NA, Lift None, Water Storage Facility NA

**Similar Properties:** Shop in Kalyan, Shop in Kalyan

**99acres** | Commercial Buy | Enter Locality / Project / Society / Landmark | Post property FREE

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Kalyan West

**₹40 Lac** @ 18,181 per sq.ft. | Commercial Shops for Sale in Archies CHS, Kalyan West, Mumbai Beyond Thane, Mumbai | Estimated EMI ₹31,948

RERA STATUS: NOT AVAILABLE | Website: https://maharera.mahaonline.gov.in/

Overview | Dealer Details | Recommendations | Articles

**Property (3)**

**Sale Amount:** ₹ 40 Lac+ Govt. Charges & Tax @ 18,181 per sq.ft. | **Carpet Area:** 220 sq.ft. (20.44 sq.m.)

**Built-up Area:** 300 sq.ft. (27.87 sq.m.) | **Floor Number:** Basement

**Parking:** Only private parking available | **Washrooms:** Only Public Washrooms available

**Key Highlights:** Near Elevator | **Property Age:** 10+ Year Old

5 people viewed this property this week

## Sales Instance

|   |  |  |
|---|--|--|
| 104170<br>10-05-2024<br>Note:-Generated Through eSearch<br>Module,For original report please contact<br>concern SRO office.           | <b>सूची क्र.2</b>  | दुय्यम निबंधक : दु.नि. कल्याण 1<br>दस्त क्रमांक : 1041/2024<br>नोदणी :<br>Regn:63m |
| <b>गावाचे नाव : चिकणघर</b>  |  |  |
| (1)विलेखाचा प्रकार  | करारनामा   |  |
| (2)मोबदला   | 5000000  |  |
| (3) बाजारभाव(भाडेपट्टयाच्या<br>बाबतितपट्टाकार आकारणी देतो की पट्टेदार<br>ते नमुद करावे)   | 2269000  |  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: 2/13 विभाग 9-ब दर रु 71800/- प्रती चौ.मी. मौजे चिकणघर येथील सर्व्हे नं. 32,हिस्सा नं. 1(पै),सिटी सर्व्हे नं. 3174(पैकी),प्लॉट नं. 1,2,3 यावरील नवज्योती दर्शन को.ऑप.हौ.सो.ली. डी विंग मथिल दुकान क्रमांक 4,तळ मजला,क्षेत्र 340 चौ.फूट बांधीव.( ( Survey Number : 32 ; C.T.S. Number : 3174(Part) ; ) )  |  |
| (5) क्षेत्रफळ   | 31.59 चौ.मीटर  |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |  |
| (7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मोहिंदरकौर दिलबगसिंग पाबला - वय:-80 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-1, सदनिका नं. 16, नवरंग बिल्डिंग, सपना हॉटेल जवळ, शहाड पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421103 पॅन नं:-BIYPP9085R<br>2): नाव:-चरणजीतसिंग दिलबगसिंग पाबला - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-1, सदनिका नं. 16, नवरंग बिल्डिंग, सपना हॉटेल जवळ, शहाड पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421103 पॅन नं:-ABAPP3256C   |  |
| (8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार विनेश भोजु शेटी - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-5/6, वसिष्ठा को.ऑप.हौ.सो.ली. आर.पी.रोड, डीमार्ट, के सी गांधी शाळे समोर, रामनगर, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C<br>2): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार कविता विजय शेटी - वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका नं.1601, स्प्रिंग बिल्डिंग नं.2, सीसन्स कॉम्प्लेक्स, संदीप हॉटेल जवळ, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C<br>3): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार अक्षया विनेश शेटी - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-5/6, वसिष्ठा को.ऑप.हौ.सो.ली. आर.पी.रोड, डीमार्ट, के सी गांधी शाळे समोर, रामनगर, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C |  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 25/01/2024   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 25/01/2024   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 1041/2024  |  |
| (12)बाजारभावप्रमाणे मुद्रांक शुल्क  | 350000   |  |
| (13)बाजारभावप्रमाणे नोंदणी शुल्क  | 30000  |  |
| (14)शेरा  |  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |  |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.   |  |

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

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> May 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 knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

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

#### **UNDER LYING ASSUMPTIONS**

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



### **DECLARATION OF PROFESSIONAL FEES CHARGED**

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

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company

