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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. Sunil Gopal Gokhale & Mrs. Aarti Sunil Gokhale for (Flat No. 302) & Mr. Sunil Gopal Gokhale for (Flat No. 303)**

Residential Amalgamated Flat No. 302 & 303, 3<sup>rd</sup> Floor, "**Bhairav Apartment.**", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane, PIN Code – 421 501, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'32.6"N 73°10'59.9"E

### Valuation Done for:

**Cosmos Bank**

**Ambernath Branch**

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambernath (East), State – Maharashtra, Country – India.



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### Regd. Office

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Ambemath Branch / Mr. Sunil Gopal Gokhale (009086/2306638) Page 2 of 17

Vastu/Thane/06/2024/009086/2306638

08/2-82-PSBS

Date: 08.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat Nos. 302 & 303, 3<sup>rd</sup> Floor, "Bhairav Apartment.", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambemath (East), Taluka – Ambemath, District - Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mr. Sunil Gopal Gokhale & Mrs. Aarti Sunil Gokhale for (Flat No. 302) & Mr. Sunil Gopal Gokhale for (Flat No. 303).**

Boundaries of the property.

North : Prashant Apartment  
South : Ratan Apartment  
East : 38 Gurukrupa Apartment  
West : Shivaji Road

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 ₹ 60,76,000.00 (Rupees Sixty Lakh Seventy-Six Thousand 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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.08 14:51:39 +05'30'

**Auth. Sign.**



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Valuation Report of Residential Amalgamated Flat No. 302 & 303, 3<sup>rd</sup> Floor, "Bhairav Apartment.", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane, PIN Code – 421 501, 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 08.06.2024 for Banking Purpose
2	Date of inspection	05.06.2024
3	Name of the owner/ owners	<b>Mr. Sunil Gopal Gokhale &amp; Mrs. Aarti Sunil Gokhale for (Flat No. 302) &amp; Mr. Sunil Gopal Gokhale for (Flat No. 303).</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 Amalgamated Flat Nos. 302 & 303, 3 <sup>rd</sup> Floor, "Bhairav Apartment.", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane, PIN Code – 421 501, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sunil Gopal Gokhale (Owner) Contact No. 9822074386
6	Location, street, ward no	Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane
	Survey/ Plot no. of land	Plot No. 43, C.T.S. No. 4755, 4756, 4757, 4758 of Village – Kohoj - Khuntavli
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.	Carpet Area in Sq. Ft. = 1073.00



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	Shape, dimension and physical features	(Area as per Actual Site Measurement of Amalgamated Flat No. 302 & 303) <b>Area as per Agreement for Sale area as under:</b>												
		<table border="1"> <thead> <tr> <th>Flat No.</th> <th>RERA Carpet Area in Sq. Ft.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>302</td> <td>490.00</td> <td>539.00</td> </tr> <tr> <td>303</td> <td>490.00</td> <td>539.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>980.00</b></td> <td><b>1,078.00</b></td> </tr> </tbody> </table>	Flat No.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	302	490.00	539.00	303	490.00	539.00	<b>Total</b>	<b>980.00</b>	<b>1,078.00</b>
Flat No.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.												
302	490.00	539.00												
303	490.00	539.00												
<b>Total</b>	<b>980.00</b>	<b>1,078.00</b>												
13	Roads, Streets or lanes on which the land is abutting	Shivaji Road, Village – kohoJ - Khuntavli, Ambemath (East), TaluKa – Ambemath, 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. (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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per AMC norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Details not provided
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	Details not provided
	(iv) Gross amount received for the whole property	Details not provided
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	As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
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 up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2023 (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.
	<b>Remark:</b> 1. As per site inspection Flat No. 302 & 303 are internally amalgamated to form a single flat with single entrance door. 2. Full O.C is received in the date of 18.09.2023 vide Building Proposal No.195293. But it is mentioned Ground floor for Mixed use. 3. For the purpose of valuation, we have considered the area as per agreement for sale of Flat No. 302 & Flat No. 303.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 08.06.2024 for Residential Amalgamated Flat Nos. 302 & 303, 3<sup>rd</sup> Floor, "Bhairav Apartment.", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane, PIN Code – 421 501, State – Maharashtra, Country – India. belongs to **Mr. Sunil Gopal Gokhale & Mrs. Aarti Sunil Gokhale for (Flat No. 302) & Mr. Sunil Gopal Gokhale for (Flat No. 303).**

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

1	Copy of Agreement 29.03.2023 between M/s. Bharti Construction (The Developers) and Mr. Sunil Gopal Gokhale & Mrs. Aarti Sunil Gokhale (The Purchaser) for Flat No. 302.
2	Copy of Allotment Agreement dated 28.03.2023 between M/s. Bharti Construction (The Developers) and Mr. Sunil Gopal Gokhale (The Purchaser) for Flat No. 303.
3	Copy of Commencement Certificate No, AMC / NRV / BP / 2022 – 2023 / 557 / 9334 / 26 dated 26.07.2023 issued by Ambernath Municipal Council.
4	Copy of Occupancy Certificate No. CATAM / FO / 2023 / APL / 00011 dated 18.09.2023 issued by Ambernath Municipal Council.
5	Copy of Approved Building Plan No. AMC / NRV / BP / 2022 – 2023 / 557 / 9334 / 26 dated 26.07.2022 is issued by Ambernath Municipal Council.



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**LOCATION:**

The said building is located at Plot No. 43, C.T.S. No. 4755, 4756, 4757, 4758 of Village – Kohoj - Khuntavli, Ambarnath (East), Taluka – Ambarnath, District - Thane. The property falls in Residential Zone. It is at a travelling distance 250M. from Ambarnath railway station.

**BUILDING:**

The building under reference is having 2 Basement + Ground + 1<sup>st</sup> + 4<sup>th</sup> 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. 3<sup>rd</sup> Floor is having 4 Residential Flat. The building is having 1 lift.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. As per site inspection Flat No. 302 & 303 are internally amalgamated to form a single flat with single entrance door. It consists of 3 Bedrooms + Living Room + Dinning + Pooja Room + Kitchen + 3 Toilets + Passage (i.e. **3 BHK + Pooja Room + 3 Toilets**). The residential flat is finished with Italian marble & Wooden flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing. The flat condition is good.

**Valuation as on 08<sup>th</sup> June 2024**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>980.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2023 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 year
Cost of Construction	:	1,078.00 Sq. Ft. X ₹ 2,800.00 = ₹ 30,18,400.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation		Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 63,600.00 per Sq. M. i.e. ₹ 5,909.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,200.00 per Sq. Ft.
<b>Value of property as on 08.06.2024</b>	<b>:</b>	<b>980.00 Sq. Ft. X ₹ 6,200.00 = ₹ 60,76,000.00</b>

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

<b>Total Value of the property</b>	<b>:</b>	<b>₹ 60,76,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 54,68,400.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 48,60,800.00</b>
<b>Insurable value of the property (1,078.00 Sq. Ft. X ₹ 2,800.00)</b>	<b>:</b>	<b>₹ 30,18,400.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Amalgamated Flat Nos. 302 & 303, 3<sup>rd</sup> Floor, "**Bhairav Apartment.**", Suryodaya Co – Op. Housing Society, Shivaji Road, Village – kohoj - Khuntavli, Ambernath (East), Taluka – Ambernath, District - Thane, PIN Code – 421 501, State – Maharashtra, Country – India. for this particular purpose at **₹ 60,76,000.00 (Rupees Sixty Lakh Seventy Six Thousand Only)** as on **08<sup>th</sup> June 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 **08<sup>th</sup> June 2024 is ₹ 60,76,000.00 (Rupees Sixty Lakh Seventy Six Thousand 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	2 Basement + Ground + 1 <sup>st</sup> + 4 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2023 (As per Occupancy Certificate.)
4	Estimated future life	59 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



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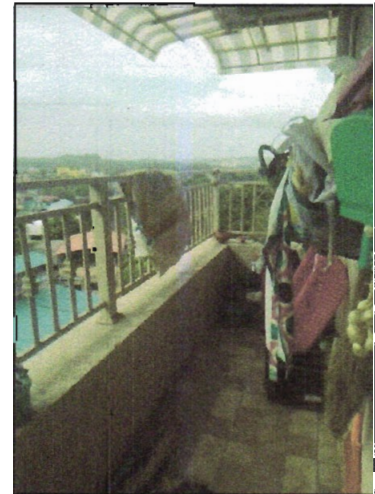
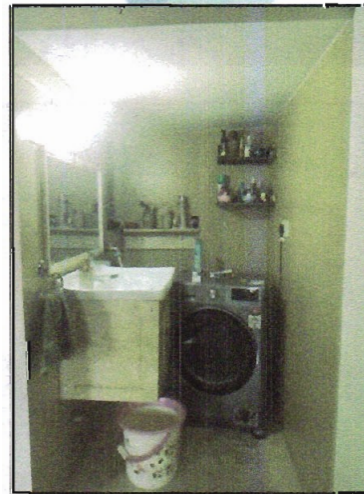
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6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows
10	Flooring	Italian marble & Wooden 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	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank 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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



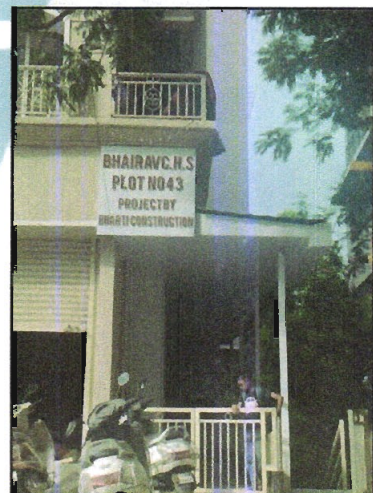
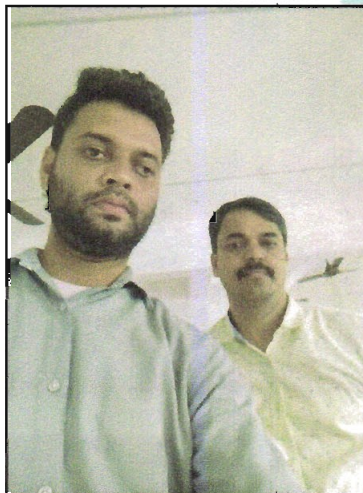
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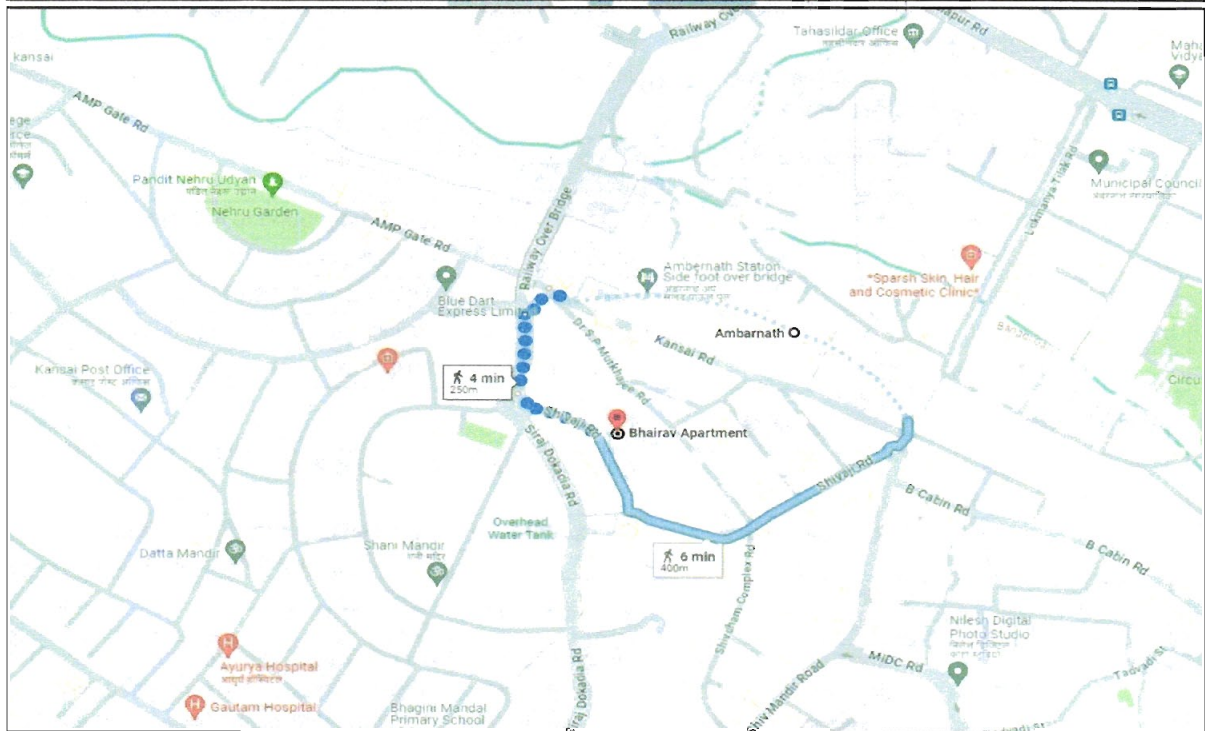


## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude - 19°12'32.6"N 73°10'59.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ambarnath – 250M.)



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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	Ambarnath				
Select Village	Mauje (Gav) Kohoj Khutnamvalli (Ambarnath)				
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones				
Enter Survey No	4755	<input type="button" value="Search"/>			
व्यवस्थापन	प्लॉट क्षेत्र	निवासी संख्या	अंशित इकाये	औद्योगिक एकाक (Rs./)	Attribute
1/4-सी-1-1) कल्याण - पुणे रेल्वे बाईपासच्या दक्षिणेकडील (कोहोज खुंटवणी भाग निवासी भाग) - शिवमंदीर रस्ता रेल्वे बाईपासपासून दक्षिणेकडे 60 फुट रस्त्यापर्यंत (कोहोज खुंटवणी गावातील या रस्त्याच्या दोन्ही बाजूचा भाग)	12690	83600	68600 80900	68600	बी. सि. डी. एम. नंबर
Stamp Duty Ready Reckoner Market Value Rate for Flat		63,600.00			
No Increase, Flat Located on 3 <sup>rd</sup> Floor		-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>		<b>63,600.00</b>	<b>Sq. Mtr.</b>	<b>5,909.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for		-			
The difference between land rate and building rate		-			
Depreciation Percentage as per table		-			
<b>Rate to be adopted after considering depreciation</b>		-	<b>Sq. Mtr.</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)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table - D: Depreciation Percentage Table**

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

## Price Indicators

**Bhairav Apartment**  
in Ambemath

₹20 L onwards

Request a Call Back

Overview Location Buy Rent

BHK	Area	Price Range	Property Type
1 BHK	400 - 500 sq.ft. (37.16 - 46.45 sq.m)	₹ 20 L - 25 L	Apartment

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
1 BHK Apartment Availability*: Sold out	400 - 500 sq.ft. (37.16 - 46.45 sq.m)	NA	₹ 20 L - 25 L	NA NA

\*Availability Yes/Sold Out depicts Availability with Builder only Taxes and other charges may apply. Last Updated on 03-Jun-2024

Property	Flat		
Source	<a href="https://www.commonfloor.com">Commonfloor.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	277.78	333.33	400.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 7,200.00	₹ 6,000.00	₹ 5,000.00



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## Sales Instances

2964541 04-05-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	वुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 2964/2022 नोंदणी : Regn.63m
<b>गावाचे नाव : जोवेली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2320000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी वित्तो की पट्टेदार ते नमुद करावे	1783500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कूळगाव-बदलापूरइतर वर्णन ; इतर माहिती: मौजे जोवेली तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे नं 2 हिस्सा नं. 4 ब या मिळकतीवर साई तीर्थ कॉम्प्लेक्स मध्ये फेस नं 1 गंगा बिल्डिंग मध्ये विंग ए सदनाका नं. 102 पहिला मजला क्षेत्र 33.37 चौरस मीटर कारपेट + ओपन टेरेस 8.31 चौरस मीटर ( Survey Number : सर्व्हे नं 2 हिस्सा नं. 4 ब ; ) )	
(5) क्षेत्रफळ	41.68 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.-मे. पिनकल कॉर्पोरेशन भागीदारी संस्था तर्फे भागीदार राजेश मोहनदास छतानी यांच्या वतीने कबुलीजबाबा करिता कु मु. म्हणून शहाजी पंडीत पवळे वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं 20 तळमजला श्रीजी सेंटर मॉल घोरपडे चौक कात्रप बदलापूर पूर्व , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AARFP8528K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मयुर विलास आवडे वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 402, चौथा मजला, मिरव आशिष अपार्टमेंट, खरवई नाका, डी.के. सदन जवळ, खरवई, बदलापूर ईस्ट, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AL2PA1775C 2): नाव.-नयन मयुर आवडे वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 402, चौथा मजला, मिरव आशिष अपार्टमेंट, खरवई नाका, डी.के. सदन जवळ, खरवई, बदलापूर ईस्ट, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-BTKPP2579K	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	2964/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	139200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23200	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Property	Flat		
Source	<a href="http://Coomanfloor.com">Coomanfloor.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	359.19	431.00	00.00
<b>Percentage</b>	-	20%	00%
<b>Rate Per Sq. Ft.</b>	₹ 6,459.00	₹5,382.00	₹ 00.00



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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 **08<sup>th</sup> June 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 ₹ 60,76,000.00 (Rupees Sixty Lakh Seventy Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.08 14:51:54 +05'30'

Auth. Sign.



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