



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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. Kalpesh Vasant Thakkar, Mr. Bhavesh Vasant Thakkar,
Miss. Monika Vasant Thakkar & Miss. Kajal Vasant Thakkar**

Residential Flat No. 702, 7th Floor, Building No. 2, Wing – A, "**Brindavan Vatika**", Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'12.1"N 73°08'29.9"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, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office

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

☎️ **+91 2247495919**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Kalyan Khadakpada Branch / Mr. Kalpesh Vasant Thakkar (9187/2306767)

Page 2 of 19

Vastu/Thane/06/2024/9187/2306767

15/02-211-PSSH

Date: 15.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7th Floor, Building No. 2, Wing – A, "Brindavan Vatika", Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Kalpesh Vasant Thakkar, Mr. Bhavesh Vasant Thakkar, Miss. Monika Vasant Thakkar & Miss. Kajal Vasant Thakkar.**

Boundaries of the property.

North : Internal Road
South : Kalyan Dombivli Municipal Corporation
East : Club Road
West : Shree Sai Plaza CHSL

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 **₹ 1,01,65,275.00 (Rupees One Crore One Lakh Sixty Five Thousand Two 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.



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

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

Our Pan India Presence at :

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

Regd. Office

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 2, Wing – A, "Brindavan Vatika", Club Road,
Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, 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 15.06.2024 for Bank Loan Purpose
2	Date of inspection	10.06.2024
3	Name of the owner/ owners	Mr. Kalpesh Vasant Thakkar, Mr. Bhavesh Vasant Thakkar, Miss. Monika Vasant Thakkar & Miss. Kajal Vasant Thakkar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 702, 7 th Floor, Building No. 2, Wing – A, " Brindavan Vatika ", Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Darshan Deshmukh (Tenant) Contact No. 7039525798
6	Location, street, ward no	Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Plot No. A, Survey No. 37 / 2, 38/1 of Village – Gandhare
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 936.00 Balcony Area in Sq. Ft. = 57.00 Total Carpet Area in Sq. Ft. = 993.00 (Area as per actual measurement)

		Carpet Area in Sq. Ft. = 862.00 Open Terrace Area in Sq. Ft. 60.00 Total Carpet Area in Sq. Ft. = 922.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,106.00 (Capet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, 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. (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?	Tenant Occupied - Mr. Darshan Deshmukh Rented Since – 1 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Darshan Deshmukh
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 Present 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.
	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 up on, 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 – 2009 (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>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch to assess fair market value as on 1.06.2024 for Residential Flat No. 702, 7th Floor, Building No. 2, Wing – A, "**Brindavan Vatika**", Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Kalpesh Vasant Thakkar, Mr. Bhavesh Vasant Thakkar, Miss. Monika Vasant Thakkar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.01.2008 Between M/s. Shreeji Developers (the Promoter) & Mr. Kalpesh Vasant Thakkar, Mr. Bhavesh Vasant Thakkar, Miss. Monika Vasant Thakkar (the Purchasers).
2	Copy of Amended Commencement Certificate No. KDMP / NRV / BP / KV / 569 - 241 dated 28.12.2007 issued by Kalyan Dombivali Municipal Corporation.
3	Copy of Occupancy Certificate No. KDMP / NRV / BP / KV / 13 Dated 21.02.2009 issued by Kalyan Dombivali Municipal Corporation

LOCATION:

The said building is located at Plot No. A, Survey No. 37 / 2, 38/1 of Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Kalyan railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7th 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. 7th Floor is having 4 Residential Flat. The building is having 1 Lift.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 3 Bedroom + Living Room + Dinning + Kitchen + 3 Toilets + Passage + Balcony + Dry Balcony (i.e. **3BHK Flat + 3 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 15th June 2024

The Total Carpet Area of the Residential Flat	:	922.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2009 ((As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 years
Cost of Construction	:	1,106.00 X 2,500.00 = ₹ 27,65,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation		₹ 6,22,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,590.00 per Sq. M. i.e. ₹ 7,394.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 71,252.00 per Sq. M. i.e. ₹ 6,619.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,700.00 per Sq. Ft. for Flat
Value of property as on 15.06.2024	:	922.00 Sq. Ft. X ₹ 11,700.00 = ₹ 1,07,87,400.00

(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 15.06.2024	:	₹ 1,07,87,400.00 - ₹ 6,22,125.00 = ₹ 1,01,65,275.00
Total Value of the property	:	₹ 1,01,65,275.00
The realizable value of the property	:	₹ 91,48,748.00
Distress value of the property	:	₹ 81,32,220.00
Insurable value of the property (1,106.00 Sq. Ft. X 2,500.00)	:	₹ 27,65,000.00
Guideline value of the property (1,106.00 Sq. Ft. X 6,619.00)		₹ 73,20,614.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 2, Wing – A, "**Brindavan Vatika**", Club Road, Near Kalyan Dombivli Municipal Corporation, Village – Gandhare, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 1,01,65,275.00 (Rupees One Crore One Lakh Sixty Five Thousand Two Hundred Seventy Five Only)** as on 15th June 2024.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **15th June 2024 is ₹ 1,01,65,275.00 (Rupees One Crore One Lakh Sixty Five Thousand Two 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

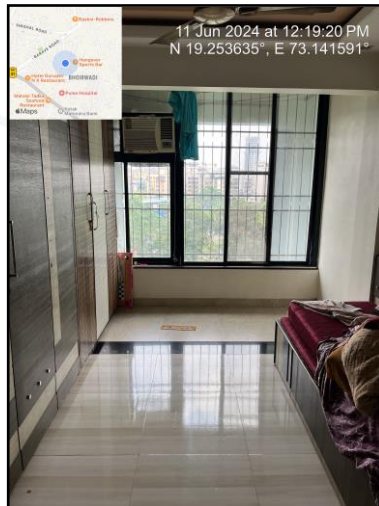
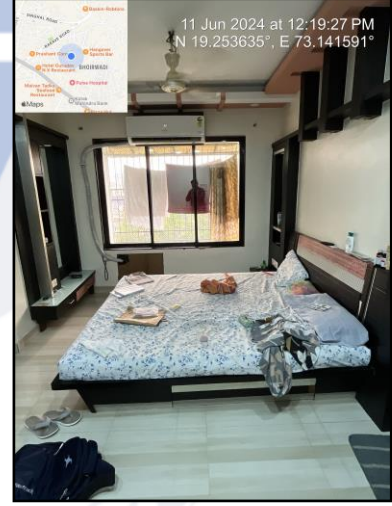
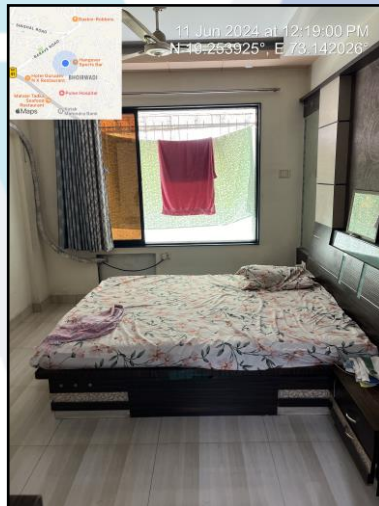
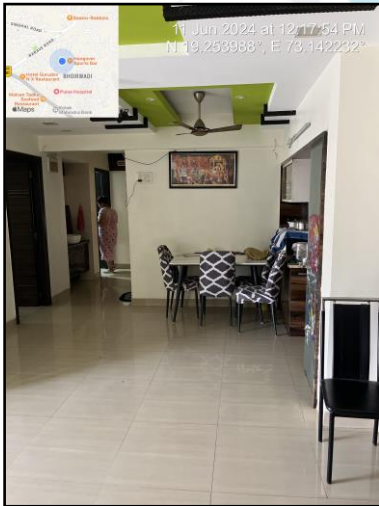
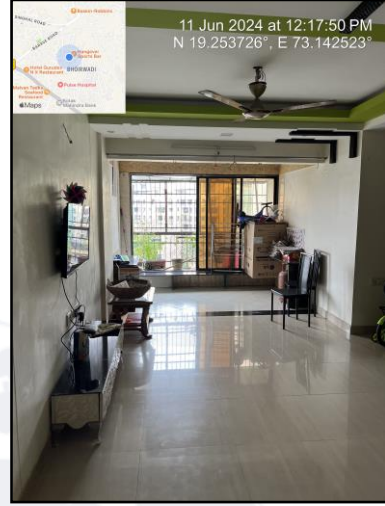
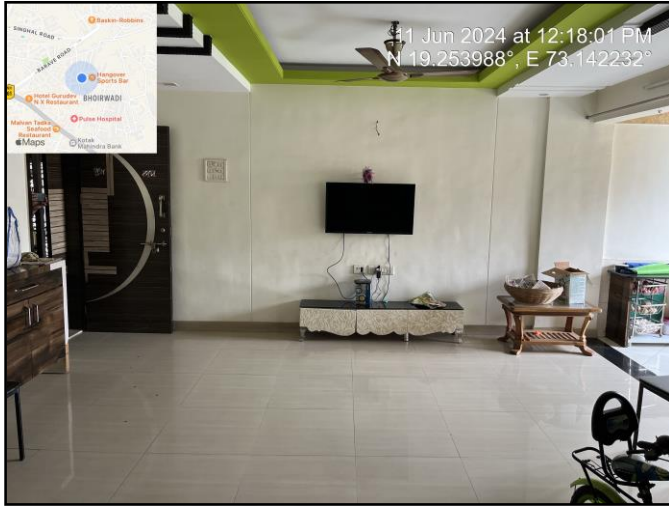
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

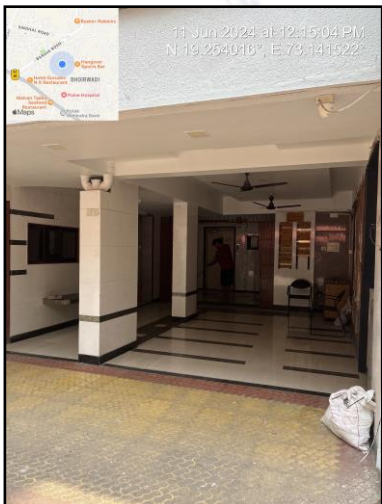
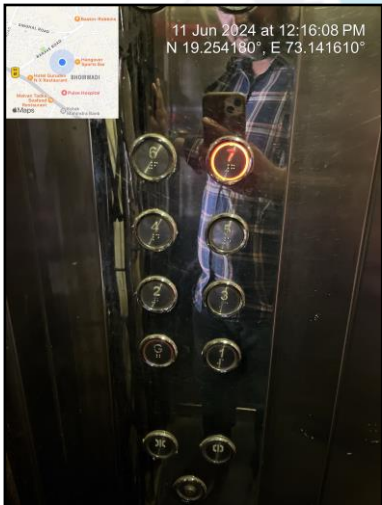
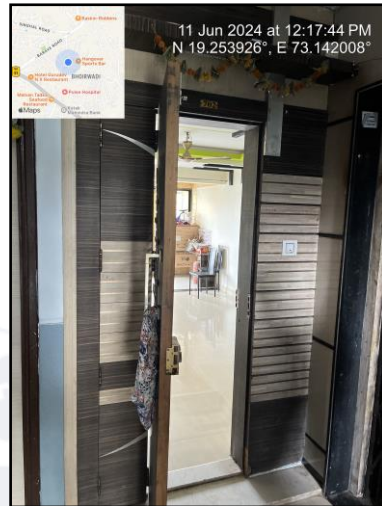
	Technical details	Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2009 (As per Occupancy Certificate)
4	Estimated future life	45 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 with safety door, Powder Coated Aluminium 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
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.
15	Sanitary installations	
	(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	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	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

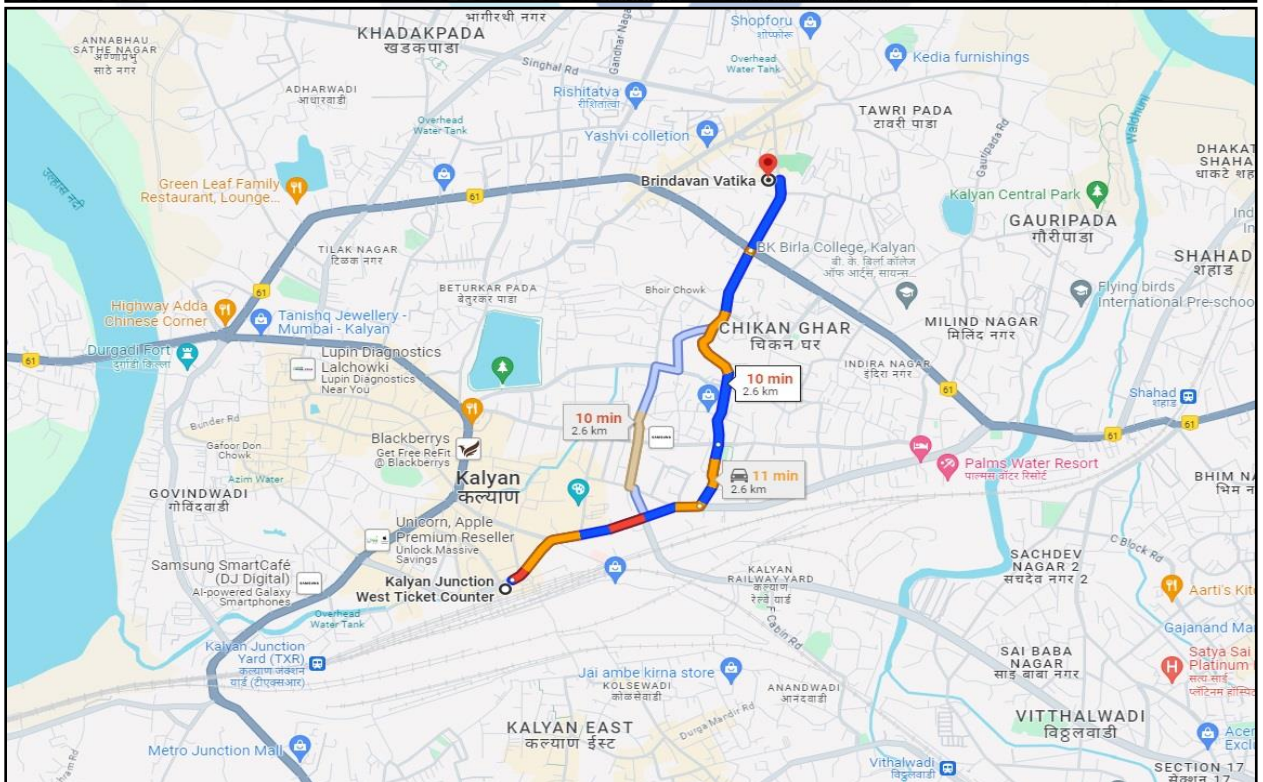


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°15'12.1"N 73°08'29.9"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.6 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




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: Language:

Selected District:

Select Taluka:

Select Village: Gavache Nav : Gandhare (Kalyan Dombivli MahanagarPalika)

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
20/67-विभाग 8क : गांधारे गांधारील उर्बेरित मिल्कती	24000	75800	87100	95000	87100	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	75,800.00			
Increase by 5% on Flat Located on 7 th Floor	3,790.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	79,590.00	Sq. Mtr.	7,394.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,000.00			
The difference between land rate and building rate (A – B = C)	55,590.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	71,252.00	Sq. Mtr.	6,619.00	Sq. Ft.

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

square yards Thane Buy Rent Projects Agents Services Resources **Deals** Intelligence Advertise with us

Home Property in Thane Flats in Thane Flats in Kalyan West 3 BHK Flats in Kalyan West 3 Bedroom 1450 Sq.Ft. Apartment in Kalyan West ...

314 Views Compare

Vrindavan Vatika, Khadakpada, Kalyan West
3 Bedroom 1450 Sq.Ft. Apartment in Kalyan West Thane
 Listing ID #5183498
₹ 95 L

- 3 Bedrooms + Pooja Room
- Unfurnished
- 3 Bathroom
- 1450 Sq.Ft. (Built-up Area)
- Community View

2 Photos Map Ghanshyam O ...

Valuation Report
 ₹1999 **₹1499**
 • Estimated Market Value
 • Rental Value
 • Govt. Value
 Get a comprehensive **Valuation Report** of any property
[View Sample Report](#)

Save Extra with 3 offers

- Prime Member**
 Benefits worth ₹75000 in just ₹4999
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

More Offers

Found Something Wrong with this Listing? Report Here.

Overview Amenities Agent Overview Commute Time Kalyan West Reviews

Key Highlights

- Schools in vicinity
- Affordable
- Reputed Builder
- Fully Renovated

Contact our Real Estate Experts

Preferred Partner
Ghanshyam O Veerwani ★★★★★
 +91932XXXXXXX

NOBROKER Pay Rent Post Your Property

3 BHK Flat in Tharwanis Rosalie For Sale in Kalyan West
 Godrej Hill, Khadakpada, Kalyan West, Mumbai, Maharashtra, INDIA

₹ 1.1 Crores Negotiable ₹ 63,045/Month Estimated EMI 1,248 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Khadakpada / 3bhk Flat for Sale in Khadakpada / Property Details

Photos Location

3 Bedroom No. of Bedroom
 3 Bathroom No. of Bathroom
 1 Balcory
 Bike and Car Parking
 May 9, 2024 Posted On
 Immediately Possession
 Tharwanis Rosalie Apartment
 Full Power Backup

Get Owner Details

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

Price trends by NBEstimate

Nearby: D Mart PVR McDonald's Prasad Food Divine Stotra Apartments

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,248 Sq.Ft	Carpet Area	1,000 Sq.Ft

Activity On This Property
 127 Unique Views 0 Shortlists 3

Similar Properties

Price Indicators

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Khadakpada > 2 BHK Flats in Khadakpada

Posted on May 08, 2024 | Ready to move

₹86 Lac @ 11,315 per sq.ft. | **2BHK 2Baths**
Flat/Apartment for Sale
In Madhav Sankalp, Khadakpada, Kalyan West

Estimated EMI ₹68,689

REERA STATUS: NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview | Dealer Details | Price Trends | Registry Record | Explore Locality | Recomm.

Property (12)

Area
Carpet area: 760 sq.ft. (70.61 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, 3 Balconies

Price
₹86 Lac+ Govt Charges & Tax @ 11,315 per sq.ft. (Negotiable) [View Price Details](#)

Address
Madhav Sankalp Khadakpada, Kalyan West

Floor Number
7th of 17 Floors

Facing
East

Overlooking
Main Road, Park/Garden, Club

Property Age
10+ Year Old

Places nearby (701, Khadakpada, Kalyan West) [View All \(50\)](#)

- Shree Ram Mandir
- Kali Masjid
- Tanmay Health Care
- Aayush Hospital
- Shwaas Multispeciality Hospital
- The

Sales Instances

649270 28-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 6492/2024 नोदणी : Regn:63m
गावाचे नाव : गंधारे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10751000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8500000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :; इतर माहिती: मौजे गंधारे,ता. कल्याण,जि. ठाणे येथील सर्वे नंबर 28 हिस्सा नंबर 1/2 यावरील निरज पार्क,बिल्डींग नंबर 5 मधील तिस-या मजल्यावरील सदनिका नंबर 304 क्षेत्र 1009 चौरस फुट(कारपेट)म्हणजेच 93.44 चौरस मिटर बाबतचा करारनामा((HOUSE NUMBER : सदनिका नंबर 304 ;))	
(5) क्षेत्रफळ	93.44 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:-सचिन प्रकाश शाळीग्राम वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. 304, बिल्डींग नं. 5, निरजपार्क, वायले नगर रोड, खडकपाडा, कल्याण (प.), ता. कल्याण, जि. ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BEGPS1707F 2): नाव:-अमृता सचिन शाळीग्राम वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. 304, बिल्डींग नं. 5, निरजपार्क, वायले नगर रोड, खडकपाडा, कल्याण (प.), ता. कल्याण, जि. ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CIMP4881F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनंत विनायक शेवडे वय:-69; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ए-103, देवीविहार सोसायटी, संस्कार धाम जवळ, लालचौकी कल्याण (प.), ता. कल्याण, जि. ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABVPS0181B 2): नाव:-संध्या अनंत शेवडे वय:-62; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ए-103, देवीविहार सोसायटी, संस्कार धाम जवळ, लालचौकी कल्याण (प.), ता. कल्याण, जि. ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-DNKPS3228C	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6492/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	753000	
(13)बाजारभावाप्रमाणे 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.	

Sales Instances

779871 06-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 7798/2024 नोदणी : Regn:63m
गावाचे नाव : गंधारे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6863900	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र.20/67 8क सदनिका क्र. 101,1 ला मजला,बी विंग,वृंदावन पॅराडाईज बिल्डींग ची वृंदावन पॅराडाईज को-ऑप. हौ. सो. लि. कशिश पार्क जवळ क्षेत्र 75.46 चौ.मी. कार्पेट,गंधारे गाव,कल्याण प.((Survey Number : सर्व्हे नं. 24 हिस्सा नं. 1 ;))	
(5) क्षेत्रफळ	75.46 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:-प्रशांत कामराज बोदले वय:-52 पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: नोरीटा को-ऑप. हौ. सो. लि., ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-ADTPB6762C 2): नाव:-शिल्पा प्रशांत बोदले वय:-40 पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: नोरीटा को-ऑप. हौ. सो. लि., ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AATPW8007A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश गोरख सूर्यवंशी वय:-42; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: वृंदावन व्हाली, ब्लॉक नं: वनश्री कॉम्प्लेक्स समोर, रोड नं: खडकपाडा, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BCXPS3966H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7798/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	665000	
(13)बाजारभावाप्रमाणे 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 **15th 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 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 **₹ 1,01,65,275.00 (Rupees One Crore One Lakh Sixty Five Thousand Two Hundred Seventy Five 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.