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

Residential Flat No. 702, 7<sup>th</sup> 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 :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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#### **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 OPINION REPORT

The property bearing Residential Flat No. 702, 7<sup>th</sup> 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.15 11:58:12 +05'30'

*Manoj*

**Auth. Sign.**





		<b>Carpet Area in Sq. Ft. = 862.00</b> <b>Open Terrace Area in Sq. Ft. 60.00</b> <b>Total Carpet Area in Sq. Ft. = 922.00</b> <b>(Area as per Agreement for Sale)</b>  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.
	<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?	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	<b>RENTS</b>	
	(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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a

		Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied 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 – 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.
	<b>Remark:</b>	

## 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, 7<sup>th</sup> 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 + 7<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. 7<sup>th</sup> Floor is having 4 Residential Flat. The building is having 1 Lift.



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**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 3 Bedroom + Living Room + Dining + 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 15<sup>th</sup> June 2024**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>922.00 Sq. Ft.</b>
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**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) X 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
<b>Value of property as on 15.06.2024</b>	<b>:</b>	<b>922.00 Sq. Ft. X ₹ 11,700.00 = ₹ 1,07,87,400.00</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>Depreciated fair value of the property as on 15.06.2024</b>	<b>:</b>	<b>₹ 1,07,87,400.00 - ₹ 6,22,125.00 = ₹ 1,01,65,275.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,01,65,275.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 91,48,748.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 81,32,220.00</b>
<b>Insurable value of the property (1,106.00 Sq. Ft. X 2,500.00)</b>	<b>:</b>	<b>₹ 27,65,000.00</b>
<b>Guideline value of the property (1,106.00 Sq. Ft. X 6,619.00)</b>	<b>:</b>	<b>₹ 73,20,614.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7<sup>th</sup> 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 15<sup>th</sup> June 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 **15<sup>th</sup> 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:

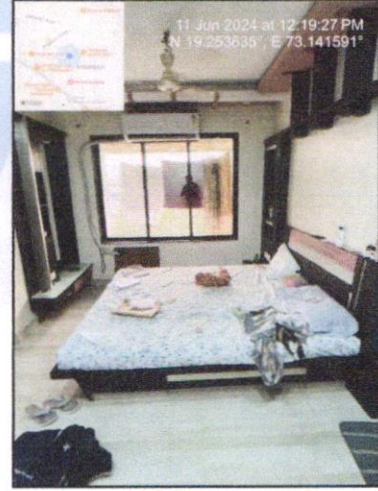
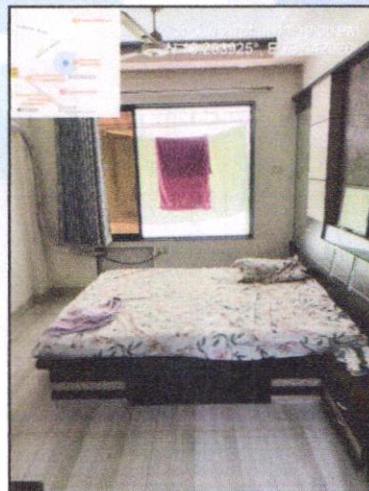
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 <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 7 <sup>th</sup> 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	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	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



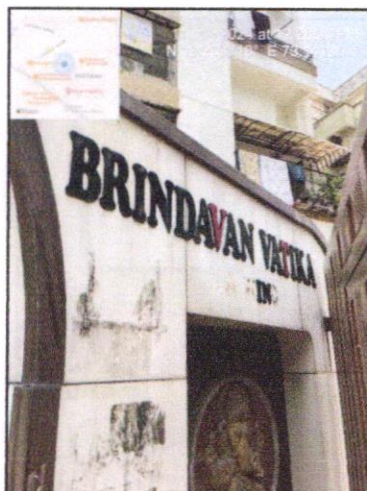
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## Actual site photographs



## 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.)



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## Price Indicators

**square yards** Thane Buy Rent Projects Agents Services Resources 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 #5101498

**₹ 95 L**

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

2 Photos Map

WhatsApp Request for Call

Facet Similarity Group with this Listing? Report here

Save Extra with 3 offers

Prime Member

Benefits worth ₹15000 in just ₹4999

Enjoy benefits worth ₹75,000 on real property home loan interests valuation report & more. Get Offer

More Offers

Valuation Report

₹1499

- Estimated Market Value
- Market Value
- Mark Value

Get a comprehensive Valuation Report of any property

View Sample Report

Overview Amenities Agent Overview Commute Time Kalyan West Reviews

Key Highlights

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

Contact our Real Estate Experts

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**NOBROKER**

3 BHK Flat in Tharwadi Road For Sale in Kalyan West

₹ 1.1 Crores

₹ 63,043/Month

1,248

May 9, 2024

3 Bedrooms

3 Bathroom

1

Bike and Car

Get Owner Details

Report what has not done in the property

Listed by Broker Sold Out Wrong info

Price trends by NREestimate

Activity On This Property

127

Similar Properties

Overview

- Age of Building: 5-10 Years
- Maintenance Charge: ₹2.2 Per Sq.Ft
- Built-up Area: 1,248 Sq.Ft
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: 1,008 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Khadakpada / 3 BHK Flat for Sale in Khadakpada / Project Details

Home Amenities: 24x7 PWR McDonald's Paved Road Drive Stone Apartments



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## Price Indicators

The screenshot shows a property listing on the 99acres website. The listing is for a 2BHK 2Baths apartment with a price of ₹86 Lac. The listing includes a photo of the interior, a list of features, and nearby locations.

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

Home / Kalyan in Cosmos Bank - Project / Home buying in Kalyan in Khadakpada - 2 BHK 2Baths in Khadakpada

Posted on May 08, 2024 | Ready to move

**₹86 Lac** @ 11,315 per sq.ft. **2BHK 2Baths**

Estimated ESI: ₹ 68,497

Property Status: **NOT AVAILABLE** Website: <http://munsarwad.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recoms: >

**Property (12)**

**Area**  
Carpet area: 760 sq.ft. (694 sq.m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 3 Balconies

**Price**  
₹ 86 Lac+ Govt Charges & Tax  
@ 11,315 per sq.ft. (Registration Fee/Price)

**Address**  
Madhav Sankalp  
Khadakpada, Kalyan West

**Floor Number**  
7<sup>th</sup> of 17 Floors

**Facing**  
East

**Club/Pooling**  
Main Road Park/Garden Club

**Property Age**  
10+ Year Old

**Places nearby** (12) [View All \(12\)](#)

T01: Khadakpada, Kalyan West

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

## Sales Instances

649270	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. कल्याण 1
28-05-2024		दस्त क्रमांक : 6492/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : गंधारे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10751000	
(3) बाजारभाव(भाडेपट्ट्याच्या 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 करुन 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:-CIMPS4881F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्नत 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:-AEVPS0181B 2): नाव:-संध्या अर्नत 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 करुन 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.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 7798/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : गंधारे</b>		
(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 करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-प्रशांत कामराज बोदेले 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 बोदेले 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 करून 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 करून 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) शोरा		
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 **15<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 ₹ 1,01,65,275.00 (Rupees One Crore One Lakh Sixty Five Thousand Two Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.15 11:58:23 +05'30'

*Manoj*

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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