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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 : **Kamal J. Karia & Kavita K. Karia**

Residential Flat No. 1204, 12th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°15'37.6"N 73°8'23.2"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1204, 12th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Kamal J. Karia & Kavita K. Karia**.

Boundaries	:	Building	Flat
North	:	Dahlia, Building No. 3	Building
South	:	Cypress, Building No 5	Lift
East	:	Internal Road	Road
West	:	Internal Road	Flat No. 1203

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 92,94,000.00 (Rupees Ninety Two Lakhs Ninety Four Thousands 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 report.

Hence certified

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 17:55:13 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 1204, 12th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, 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 Fair Market Value as on 14.08.2024 for Housing Loan Purpose.
1	Date of inspection	09.08.2024
3	Name of the owner / owners	Kamal J. Karia & Kavita K. Karia
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. 1204, 12 th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India. Contact Person : Mr. Kamal Karia (Owner) Contact No. 8928838293
6	Location, Street, ward no	Municipality Ward No - 8C, Village - Gandhare, District - Thane
7	Survey / Plot No. of land	Village - Gandhare New Survey No - 23/4 (P) & 22 (P)
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, Taxis, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 758.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 783.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 939.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Gandhare, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Kamal J. Karia & Kavita K. Karia
	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 Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Kamal J. Karia & Kavita K. Karia
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,400.00 (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.
26	SALES	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (Part 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.
<p>Remark: All the above areas are within 3% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 14.08.2024 for Residential Flat No. 1204, 12th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Kamal J. Karia & Kavita K. Karia**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No. 9471/2010 Dated 08.10.2010 between M/s. Vikas Builders and Developers(The Promoter) And Kamal J. Karia & Kavita K. Karia(The purchaser).
2)	Copy of Amended Commencement Certificate No. KDMC / NRV /BP / KV / 422 – 198 Dated 19.12.2008 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Part Occupancy Certificate No.KDMC / NRV / CC / KV / 586 Dated 31.12.2010 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Municipality Ward No - 8C, Village - Gandhare, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 3.9 Km from Kalyan Railway Station.

Building

The building under reference is having Stilt + 1 Podium + 14 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 12th Floor is having 6 Residential Flat. The building is having 2 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 12th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Cupboard + Balcony.(i.e 2BHK Flat) This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 14th August 2024

The Carpet Area of the Residential Flat	:	783.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2010 (Part Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	939.60 Sq. Ft. X ₹ 2,500.00 = ₹ 23,49,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$:	21.00%
Amount of depreciation	:	₹ 4,93,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,380/- per Sq. M. i.e. ₹ 7,746/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 75,067/- per Sq. M. i.e. ₹ 6,974/- per Sq. Ft.
Value of property as on 14th August 2024	:	783.00 Sq. Ft. X ₹ 12,500 = ₹97,87,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 14th August 2024	:	₹ 97,87,500.00 - ₹ 4,93,500.00 = ₹ 92,94,000.00
Total Value of the property	:	₹ ₹ 92,94,000.00
The realizable value of the property	:	₹83,64,600.00
Distress value of the property	:	₹74,35,200.00
Insurable value of the property (939.60 X 2,500.00)	:	₹23,49,000.00
Guideline value of the property (939.60 X 6974.00)	:	₹65,52,770.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1204, 12th Floor, Building No 4, "Erica", Vasant Valley, Near Narayana e-Techno School, Village - Gandhare, Municipality Ward No. 8C, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 92,94,000.00 (Rupees Ninety Two Lakhs Ninety Four Thousands Only)** as on 14th August 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **14th August 2024** is **₹ 92,94,000.00 (Rupees Ninety Two Lakhs Ninety Four Thousands 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- VALUATION

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	: Stilt + 1 Podium + 14 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 12 th Floor
3	Year of construction	: 2010 (Part Building Completion Certificate)
4	Estimated future life	: 46 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" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.



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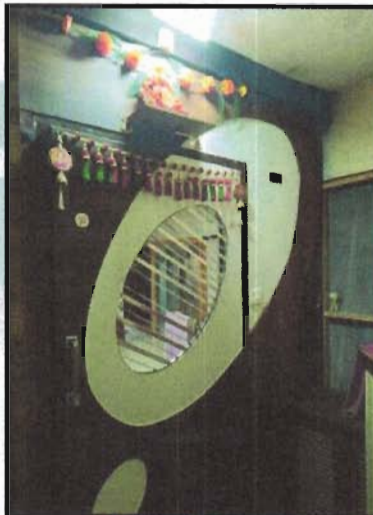
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Technical details**Main Building**

13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.		
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.	:	Superior White
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	:	2 Lifts
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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



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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°15'37.6"N 73°8'23.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 3.9 Km).



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Ready Reckoner Rate

DIVISION / VILLAGE : GANDHARE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'C'		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone: 8C. All the Balance Properties of Gandhare Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/87	24000	75800	87100	95000	87100
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 43, 44, 45, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, ...						
← Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	75800.00			
Increase by 10% on Flat Located on 12 th Floor	7580			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,380.00	Sq. Mtr.	7,746.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24000			
The difference between land rate and building rate(A-B=C)	59,380.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	75,067.00	Sq. Mtr.	6,974.00	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

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

Property	Vasant Valley, Khadakpada, Kalyan West		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	780.00	936.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,564.00	₹10,470.00	-

The screenshot displays a property listing on the 99acres website. The main details are:

- Price:** ₹98 Lac (₹12,564 per sq ft)
- Property Type:** 2BHK 2Baths
- Carpet Area:** 780 sq ft
- Rate:** ₹12,564 per sq ft
- Address:** Vasant Valley, Khadakpada, Kalyan West
- Project Age:** 10+ Year Old
- Floors:** 14 Floors

Additional features include a 'Request Photo' button, 'Places nearby' (Shree Ram Mandir, Kali Masjid, Tanmay Health Care, Shwaas Multispecialty Hospital, Anyush Hospital), and a 'Deal with Trusted RERA Professionals' badge.



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Property	Vasant Valley, Khadakpada, Kalyan West		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,100.00	1,320.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,182.00	₹10,985.00	-

The screenshot displays a property listing on the Housing.com website. The main heading is 'Vasant Valley, Khadakpada, Kalyan West, Thane'. The listing includes a 'Property Overview' section with the following details:

- Project Name:** Vasant Valley
- Price:** ₹1.45 Cr
- Bedrooms:** 3
- Bathrooms:** 3
- Parking:** 1 Covered and 1 Open Parking
- Project Status:** More than a month ago
- Price:** ₹2.5 Lacs
- Carpet Area:** 1100 sq.ft
- Bathrooms:** 3
- Bedrooms:** 3

Additional features shown include 'Around This Property' with nearby schools and hospitals, and a 'Contact Seller' section for Vishal with a phone number +9190229... The listing also features a 'Share' button and a 'Still deciding?' section.



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Sale Instances

Property	Flat for Sale in Vasant Valley Kalyan (West)		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,080.37	1,296.44	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,218.00	₹10,182.00	-

1792171 07-08-2024 <small>Note:-Generated Through eSearch Module For original report please contact concern SRC office</small>	सूची क्र.2	युष्मन् निबंधक सहायुनि कल्याण 2 दस्ता क्रमांक 12922/2024 मंडणी - Regn.63m
गावाचे नाव : गंधारे		
(1) विविधाना प्रकार	करारागमा	
(2) मीठदस्ता	13200000	
(3) साजराभण्ड(भाडेपरत घाबरा काबजितपरत)कारा अकारणी वेलो वी परतदार ते मसुदा करणे	9385300	
(4) भू-मापन गेदद्विस्ता व घराकामांक,असल्यास	1) पारिकेचे मान कल्याण डॉबिवलीइतर वार्ड .. इतर माहिती: इतर माहिती: 29-67 विभाग 8 क.मोडे गंधारे,स.नं.23,हि.नं.1 पैकी,स.नं.22,गंधारील वसंत कॅंटी मधील कैमॅलिया बिल्डिंग नं.2,सदानिका क्र. 1603.16 वा मजला,अंश 100.37 चौ.मी.कारपेट((Survey Number : 234 :))	
(5) क्षेत्रफळ	100.37 चौ मीटर	
(6) अकारणी किंवा चुकी देणारा असलेले		
(7) दस्तऐवज करण देणार या विद्युत देणारा या पद्धताराने गार गंधारे विद्युती न्यायपालिका हुकुमनाम किंवा अर्थास असल्यास,परीतदिवेचे न्याय घेणा	1) नाव : स. विद्याल विद्युती अर्थास अकारणी तर्फे जोडलेले घेणार अकारणी मधील वी विद्युतीने संध्यापर्यंत कापणी करणारा कुणु घेणार तो मजला संप. 46 परत. प्लॉट नं. , माळा नं. , हुमरलीचे न्याय 402 : कार्याक रेगिडिन्नी, गुळ्यालपार. ब्लॉक नं.- 118 नं. , माहाष्ट्र. ठाणे. पिन कोड -421001 पिन नं.-AA3AA4237B 2) नाव. स. विद्याल विद्युती अर्थास अकारणी तर्फे जोडलेले घेणार अकारणी मधील पारिके अर्थास अकारणी संप. 62 परत. प्लॉट नं. , माळा नं. , हुमरलीचे न्याय, संप. नं 1 व 2 संपल अर्थास, संधीची माजा रोड, कल्याण, ब्लॉक नं.- रोड नं.- माहाष्ट्र. ठाणे. पिन कोड -421501 पिन नं.-AA3AA4237B	
(8) दस्तऐवज करण देणार या पद्धताराने व किंवा देणारी न्यायपालिका हुकुमनाम किंवा अर्थास असल्यास,परीतदिवेचे न्याय घेणा	1) नाव. घन मंडलाल किमदानी - 20-28 दस्ता अर्थास, स. माळा नं. , हुमरलीचे न्याय 1101 संपल्यास, हिरानवती गार्डन, संपीक दख्खु, चौ.मद माले, परवई, मुंबई, ब्लॉक नं. , रोड नं. , माहाष्ट्र. मुम्बई. पिन कोड: 400076 पिन नं.-B21PK6663C	
(9) दस्तऐवज करण देणारा विनांक	21-06-2024	
(10) दस्ता नोंदणी करणारा दिनांक	21-06-2024	
(11) अग्रुपायन,खड व घू	12922/2024	
(12) साजराभण्डावधाने सुद्धा घुःक	924000	
(13) साजराभण्डावधाने नोंदणी घुःक	30000	
(14) घेण		
सुद्धा कमाली दिवाला घेतलेला तपशील .		
सुद्धा घुःक आकारताला घेणारेला अग्रुःक .	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Property	Flat for Sale in Vasant Valley Kalyan (West)		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,080.37	1,296.44	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,107.00	₹9,256.00	-

150971 07-08-2024 Note-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुयस मिकलक - सह दुनि कल्याण 2 दस्ता क्रमांक : 1509/2024 नोंदणी Regn 63m
गावाचे नाव : गंधारे		
(1)सूचिकेवया प्रकार	करारनामा	
(2)मूल्य	12000000	
(3) शासकभवाव(शासकभवावच्या शासकभवावकराकरा अकारकी वेने की पदवेवार ले मयूद करावे)	9520500	
(4) मू.प्राप्त. नोटवित्त व करक्रमांक असल्यावर	1) पालिकेचे नाव,कल्याण-डोबिवलीइतर वर्णन , इतर माहिती , इतर माहिती. 20.67 विभाग 8 क.मोजे गंधारे,स.नं.23,हि.नं.4 पैकी,स.नं.22,यावरील वसत व्हॅली आताची वसत व्हॅली बिल्डींग नं.1 आणि 2 को ओप होसिंग सोसायटी लि मधील केमेलिया बिल्डिंग नं.2,सदनाका क्र.703,सातवा मजला,क्षेत्र 100.37 चौ.मी कारपेट - 1 स्टिलट कार पार्किंग नं.एलबीएस-17,मुंबई मुद्रांक अधिनियम 1958 चे करण्यात आलेल्या सुधारणा अनु. 5(ग-अ)2 नुसार मिकलकीचे मुद्रांक शुल्कची सवलत घेतली आहे((Survey Number : 23-4part.))	
(5) क्षेत्रफळ	100.37 चौ.मीटर	
(6)आकारची किंदा जुटी देण्यात जसेच नैदा		
(7) वसतदेवत करण देण.या सिटुन ठेका.या पक्षारवाचे नाव किंदा देवानी नवावावयाचा हुकुमनाम किंदा आदेश असल्यावर,पलिशिवे वाट व पला	1). नाव .जवा अमरनाथ कोटानी . वाट .36 पला. फॉट नं. . माळा नं. . इमारतीचे नाव .2304/2305 मिकलक हेरीदेव. वसत व्हॅली रोड. वाटकावका कल्याण. बॉकी नं. . रोड नं. . महाराष्ट्र. तापो. पिन कोड.-421101 पिन नं.-A/HP/0795R	
(8)वसतदेवत करण देण.या पक्षारवाचे व किंदा देवानी नवावावयाचा हुकुमनाम किंदा आदेश असल्यावर,पलिशिवे नाव व पला	1) नाव .अमित राजू सेन . वाट .30 पला. फॉट नं. . माळा नं. . इमारतीचे नाव 0.2/11 सेंकुरी रयोन कॉलोनी. विश्राम भवन जवळ. उत्तारनगर महान. बॉकी नं. . रोड नं. . महाराष्ट्र. तापो. पिन कोड. -421103 पिन नं.-F/2P/54320G 2) नाव .राज सेन . वाट .60 पला. फॉट नं. . माळा नं. . इमारतीचे नाव 0.2/11 सेंकुरी रयोन कॉलोनी. विश्राम भवन जवळ. उत्तारनगर महान. बॉकी नं. . रोड नं. . महाराष्ट्र. तापो. पिन कोड. -421103 पिन नं.-A/C/2P/6130P	
(9) वसतदेवत करण देवत्या दिनांक	18.01.2024	
(10)वसत नोंदणी केवत्या दिनांक	18.01.2024	
(11)-अनुवर्नांक,वेड व प्लू	1509/2024	
(12)शासकभवावमाले मुद्रांक शुल्क	808000	
(13)शासकभवावमाले नोंदणी शुल्क	30000	
(14)वेड		
मुद्रांकनासाठी विचारलेले घनवैल नवपील :-		
मुद्रांक शुल्क आकारताम पिठवलेला अनुवर्ने :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	



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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 **14th August 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 92,94,000.00 (Rupees Ninety Two Lakhs Ninety Four Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 17:55:32 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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