

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Atul Siddhinath Awasthi**

Residential Flat No. 702, 7<sup>th</sup> Floor, "Shree Kacharnath Co-op. Hsg. Soc. Ltd.", Balaji Nagar, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°13'27.3"N 73°6'1.9"E

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**


Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India

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### Regd. Office

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

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/09/2024/011165/2308194

16/11-200-PSH

Date. 16.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, "Shree Kacharnath Co-op. Hsg. Soc. Ltd.", Balaji Nagar, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Atul Siddhinath Awasthi**.

Boundaries of the property

North : Road  
South : Shivayan CHSL  
East : Sunshine CHSL  
West : Road & Shree Nimish Complex CHS

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 **₹ 73,92,000.00 (Rupees Seventy Three Lakhs Ninety Two 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: 2024.09.16 16:09:20 +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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#### Regd. Office:

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

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Residential Flat No. 702, 7<sup>th</sup> Floor, "**Shree Kacharnath Co-op. Hsg. Soc. Ltd.**", Balaji Nagar, Village - Chole, Thakurli (East),  
Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 16.09.2024 for Bank Loan Purpose.
1	Date of inspection	16.09.2024
3	Name of the owner / owners	<b>Mr. Atul Siddhinath Awasthi</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 702, 7 <sup>th</sup> Floor, " <b>Shree Kacharnath Co-op. Hsg. Soc. Ltd.</b> ", Balaji Nagar, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Manoj (Carpenter) Contact No. -
6	Location, Street, ward no	Balaji Nagar Village - Chole, Thakurli (East) District - Thane
7	Survey / Plot No. of land	Village - Chole New Survey No - 9, Hissa No. 5/MA, Old Survey No. 212, Hissa No. 5 Part
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. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 641 .00 Flowerbed Area in Sq. Ft. = 34.00 Balcony Area in Sq. Ft. = 27 .00 Total Area in Sq. Ft. = 702 .00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 672.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Chole, Thakurli (East) Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Yes, Copy of Approved Building Plan Document No.KDMC / TPD / BP / DOM / 2022 - 23 / 11 / 215 Dated 25.07.2022 issued by Kalyan Dombivli Municipal Corporation
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,400.00 (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?	N.A.
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		<b>SALES</b>	
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 flat 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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Commencement – 2022 (As per Commencement 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> At the time of visit, flat internal interior work is in progress.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 16.09.2024 for Residential Flat No. 702, 7<sup>th</sup> Floor, "Shree Kacharnath Co-op. Hsg. Soc. Ltd.", Balaji Nagar, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Atul Siddhinath Awasthi**.

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

1)	Copy of Agreement for sale Document No.14448/2022 Dated 18.11.2022 between M/s. Amogh Associates(The Developers) And Mr. Atul Siddhinath Awasthi(The purchaser).
2)	Copy of RERA Certificate Document No.P51700047049 Dated 27.09.2022 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.KDMC / TPD / BP / DOM / 2022 - 23 / 11 / 215 Dated 25.07.2022 issued by Kalyan Dombivli Municipal Corporation.
4)	Copy of Occupancy Certificate Document No.KDMCC / FO / 2024 / APL / 00054 Dated 12.06.2024 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Approved Building Plan Document No.KDMC / TPD / BP / DOM / 2022 - 23 / 11 / 215 Dated 25.07.2022 issued by Kalyan Dombivli Municipal Corporation.

### Location

The said building is located at Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 350 Mt. from Thakurli Railway Station.

### Building

The building under reference is having Still + 7 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. 7th Floor is having 2 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 16th September 2024**

The Carpet Area of the Residential Flat	: 672.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	: 2024 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: Less Than 1 Year
Cost of Construction	: 739.20 Sq. Ft. X ₹ 2,600.00 = ₹ 19,21,920.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	: N.A. Age of Property below 5 year
Amount of depreciation	: ₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 76,125/- per Sq. M. i.e. ₹ 7,072/- per Sq. Ft.
Guideline rate (after depreciate)	: N.A. Age of Property below 5 year
Value of property as on 16th September 2024	: 672.00 Sq. Ft. X ₹ 11,000 = ₹ 73,92,000.00

(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)

<b>Fair value of the property as on 16th September 2024</b>	<b>: ₹ 73,92,000.00</b>
<b>Total Value of the property</b>	<b>: ₹ 73,92,000.00</b>
<b>The realizable value of the property</b>	<b>: ₹ 66,52,800.00</b>
<b>Distress value of the property</b>	<b>: ₹ 59,13,600.00</b>
<b>Insurable value of the property (739.20 X 2,600.00)</b>	<b>: ₹ 19,21,920.00</b>
<b>Guideline value of the property (739.20 X 7072.00)</b>	<b>: ₹ 52,27,622.00</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, "Shree Kacharnath Co-op. Hsg. Soc. Ltd.", Balaji Nagar, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 73,92,000.00 (Rupees Seventy Three Lakhs Ninety Two Thousands Only)** as on 16th September 2024

**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16th September 2024** is **₹ 73,92,000.00 (Rupees Seventy Three Lakhs Ninety Two 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.



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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

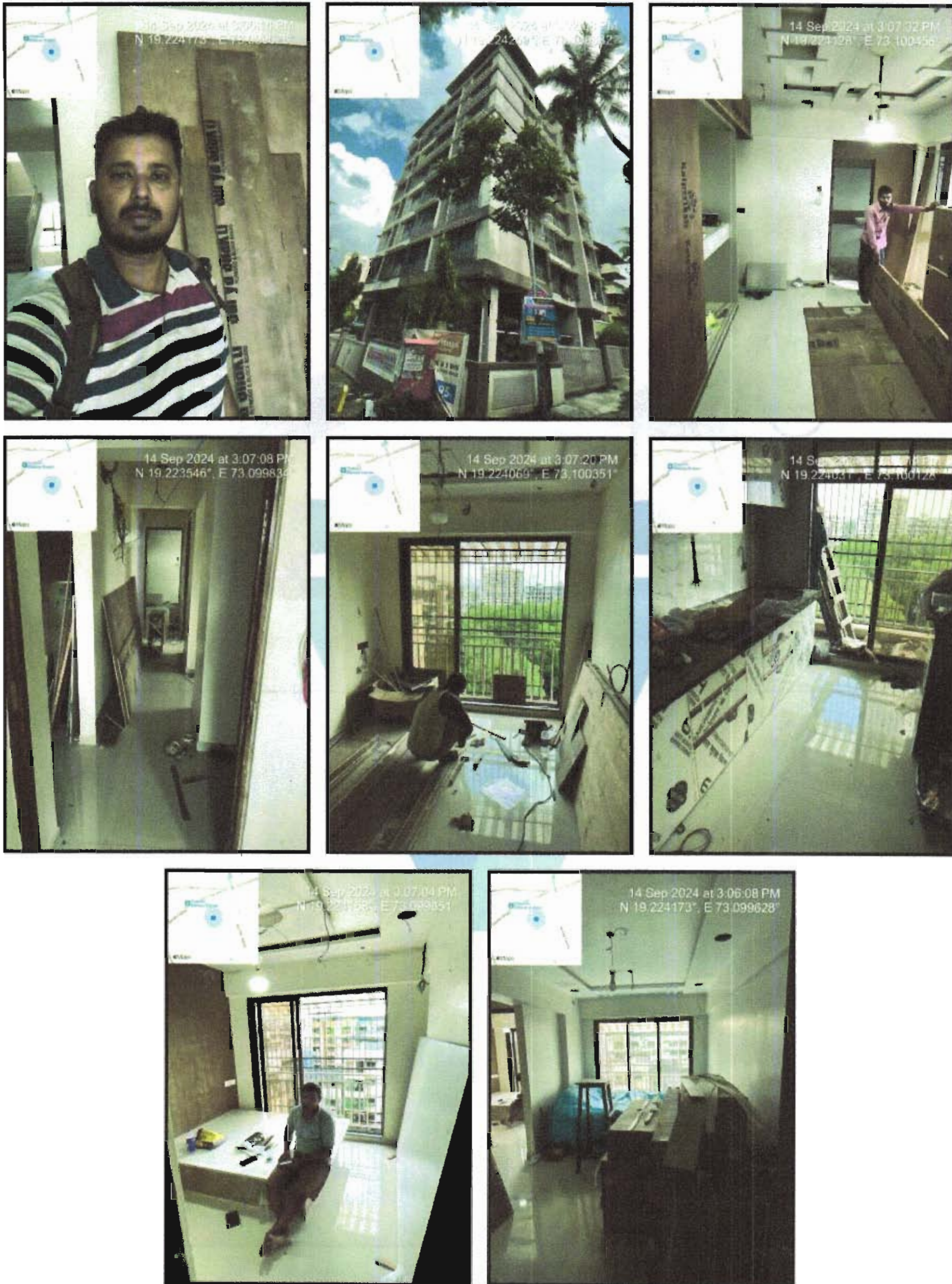
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor				
3	Year of construction	: 2024 (As per occupancy certificate)				
4	Estimated future life	: 60 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: Yes, Interior Work is in progress				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					



**Technical details****Main Building**

15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
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	:	1Lift
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC 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	:	Cemented Road 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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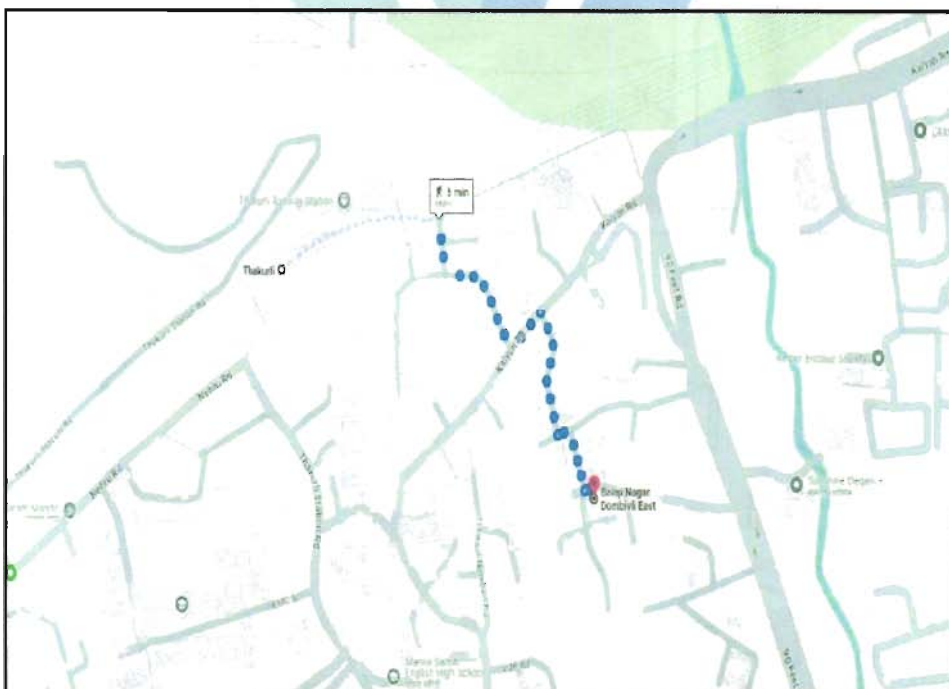
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## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°13'27.3"N 73°6'1.9"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thakurli - 350 Mt.).





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## Ready Reckoner Rate

Home	Valuation Guidelines   User Manual				
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>Department of Registration and Stamp</b> Government of Maharashtra</p> </div> <div style="text-align: center;"> <p><b>नोंदणी व मुद्रांक विभाग</b> महाराष्ट्र शासन</p> </div> <div style="text-align: center;">  </div> </div>	<p><b>Annual Statement of Rates Ver. 2.0</b> ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )</p>				
<p><b>Year</b> 2024-2025</p> <p><b>Selected District</b> Thane</p> <p><b>Select Taluka</b> Kalyan</p> <p><b>Select Village</b> Gavache Nav : Chole (Kalyan Dombivli Mah.</p> <p><b>Search By</b> <input type="radio"/> Survey No. <input checked="" type="radio"/> Sub Zones</p>	<p><b>Language</b> English</p>				
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)
Survey No	9.37-विभाग 17अ : चोळे, ठाकुरी रेल्वे स्टेशनच्या पश्चिमेकडील उल्हास नदी पर्यंतच्या चोळे गावच्या मिळकती	24000	72800	83900 91100 83900	चौ. मीटर
Survey No	9.38-विभाग 17अ : चोळे, ठाकुरी रेल्वे स्टेशनच्या पश्चिमेकडील उल्हास नदी पर्यंतच्या चोळे गावच्या मिळकती -अविकसित प्र.चौ.मी.	9000	0	0 0 0	चौ. मीटर
Survey No	9.39-विभाग 17अ : चोळे, मध्य रेल्वेच्या पूर्वेकडील ठाकुरी स्टेशनच्या पूर्वेकडील मिळकती सि.स.न. (चोळे)	18300	58000	66800 72500 66800	चौ. मीटर
Survey No	9.40-मध्य रेल्वेच्या पूर्वेकडील ठाकुरी स्टेशनच्या पूर्वेकडील डोंबिवली नगर पालीकेच्या हद्दी बाहेरील चोळे गावातील सर्व नंबर नवीन	29400	72500	83400 90600 83400	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	72500			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	3625			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>76,125.00</b>	<b>Sq. Mtr.</b>	<b>7,072.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	29400			
The difference between land rate and building rate(A-B=C)	46,725.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>76,125.00</b>	<b>Sq. Mtr.</b>	<b>7,072.00</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



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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



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## Price Indicators

Property	Shree Kacharnath CHSL., Dombivali East		
Source	Housing.Com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	402.00	482.40	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹12,935.00	₹10,779.00	-

**Amogh Shree Kacharnath CHSL** Project

By AMOGH ASSOCIATES NUMBRS  
Dombivali, Beyond Thane - Thane

**₹13.18 L - 52.0 L** | ₹13.18 K/sq.ft  
EMI starts at ₹27.07 K

[Request Photos](#)

1 BHK Apartment Configuration | Dec. 2024 Possession Starts | ₹13.18 K/sq.ft Avg. Price | 380 - 402 sq.ft. (Carpet Area) Sizes

**Amogh Shree Kacharnath CHSL Overview**

- Project Area: 0.11 Acres
- Size: 380 - 402 sq.ft.
- Launch Date: Oct. 2022
- Avg. Price: ₹13.18 K/sq.ft.
- Configuration: 1 BHK Apartment
- Project Size: 1 Building - 14 units
- Possession Starts: Dec. 2024
- Price to: ₹12,935.00

**Contact Seller**  
Amogh Associates Number: +91982222  
Please share your contact



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## Price Indicators

Property	Shree Kacharnath CHSL., Dombivali East		
Source	Dwello.com		
Floor	Higher		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	540.00	648.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,889.00	₹11,574.00	-

**Amogh Shree Kacharnath CHS Ltd**

**By Amogh Associates**

**Dombivli**

**Mumbai**

- 📍 Location  
**Thakurli, Dombivli**
- 📅 Possession Date  
**July 2024**
- 🏠 Project Size  
**14 Units**
- 👷 Developer  
**Amogh Associates**
- 🏡 Products  
**1, 2 BHK**

**REQUEST DETAILS**

Configurations

Floor Plans

About

Highlights

Project Stories

Specifics

➤

**CONFIGURATIONS FOR AMOGH SHREE KACHARNATH CHS LTD**

🏠

**1 BHK**

1 living room, kitchen, 1 bedrooms, 2 bathrooms

379.75 ft<sup>2</sup>

**₹55.00 L**

🏠

**2 BHK**

1 living room, kitchen, 2 bedrooms, 2 bathrooms

539.92 ft<sup>2</sup>

**₹75.00 L**

## Sale Instances

Property	Shree Kacharnath CHSL., Dombivali East		
Source	Index no.2		
Floor	6th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	417.00	458.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,552.00	₹9,592.00	-

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06-05-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुयम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 6026/2024

नोंदणी :

Regn:63m

### गावाचे नाव : चोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3280000
(4) भू-मापन/पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र.9/40.दर 72500/- मौजे चोळे येथील जुना सर्वे नं. 212.हिस्सा नं. 5 पैकी.नवीन सर्वे नं. 9.हिस्सा नं. 5 एम ए यावरील श्री कचरनाथ को.ऑ.हौ.सौसायटी लि. बिल्डींग मधील सदनिका नं. 604.सहावा मजला.एकूण क्षेत्र 37.38 चौ.मी. रेरा कार्पेट(37.38 चौ. मी एनक्लोज बाल्कनी सहित - ओपन बाल्कनी एरिया 1.79 चौ मी( ( Survey Number : old 212. न्यू 9 : ) )
(5) क्षेत्रफळ	37.38 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:-मेसर्स अमोघ असोसिएट्स लॉफ भागीदार केशव गुणाकार मराठे - वय:-52 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- अमृता सी एच एस , ब्लॉक नं: जी -4 , रोड नं: आर एच -216, जिमखाना रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABXFAS176D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीनिवास सुब्रमण्यम अय्यर - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जय रविकिरण सी एच एस , ब्लॉक नं: 10, पहिला मजला, डी विंग, रोड नं: एम आय डी सी रोड, न्यू हनुमान मंदिर जवळ, चोळेगाव ठाकुली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AARPI7829N
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6026/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Sale Instances

Property	Shree Kachamath CHSL., Dombivali East		
Source	Index no.2		
Floor	2nd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	538.00	591.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,152.00	₹10,139.00	-

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02-02-2024

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 4126/2023

नोंदणी :

Regn:63m

### गावाचे नाव : चोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4252950
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन . इतर माहिती: विभाग क्र. 9/40, दर 72500 भोजे चोळे येथील जुना सर्वे नं. 212,हिस्सा नं. 5 पैकी,नवीन सर्वे नं. 9,हिस्सा नं. 5/एमए यावरील श्री कचरनाथ को.ऑ.होसिंग सोसायटी लि. मधील सदनिका नं. 202,दुसरा मजला.क्षेत्र 50.16 चौ.मी रेशा कार्पेट + कव्हर्ड पार्किंग स्पेस नं. 5 यु आणि 5 एल.तळ मजला( ( Survey Number : new 9 : ) )
(5) क्षेत्रफळ	50.16 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अमोघ असोसिएट्स तर्फे भागीदार केशव गुणाकार मराठे -- वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अमृता सी एच एस लि. , ब्लॉक नं: जी-4, आर एच -216, रोड नं: जिमखाना रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABXFA5176D
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र सत्यदेव पांडेय -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भगवान निवास , ब्लॉक नं: 108, रोड नं: चोळेगाव रोड, साई बाबा मंदिर जवळ, ठाकुर्ली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AZLPP8814B 2): नाव:-रजनीश राजेंद्र पांडेय -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भगवान निवास , ब्लॉक नं: 108 , रोड नं: चोळेगाव रोड, साई बाबा मंदिर जवळ, ठाकुर्ली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-DHWPP971SF
(9) दस्तावेज करून दिल्याचा दिनांक	24/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4126/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th September 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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Vastukala Consultants (I) Pvt. Ltd.

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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 **₹ 73,92,000.00 (Rupees Seventy Three Lakhs Ninety Two 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: 2024.09.16 16:00:39 +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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