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MSME Reg No: UDYAM-MH-18-0083617

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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. Vijay Dnyanoba More (Flat No. 201) & Mrs. Anita Vijay More (Flat No. 202)**

Residential Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "**Sai Leela Galaxy**", 100 Ft. Road
Village – Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane
State - Maharashtra, Country - India.

Latitude Longitude - 19°13'04.2"N 73°07'56.8"E

Valuation Done for:

Cosmos Bank

Bhandup Branch

Shop No. 1001/1008/1009, Station Plaza, 1st Floor, Station Road, Bhandup (West), Mumbai - 400 078
State - Maharashtra, Country - India.

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- | | | | |
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Regd. Office

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

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Vastu/Mumbai/10/2024/011757/2308631

15/13-171JASH

Date 15.10.2024

VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "Sai Leela Galaxy", 100 Ft. Road, Village - Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane, State - Maharashtra, Country - India belongs to **Mr. Vijay Dnyanoba More (Flat No. 201) & Mrs. Anita Vijay More (Flat No. 202)**.

Boundaries of the property.

North : : Krishna Heights
South : : 100 Feet Road
East : : 'B' Wing of Sai Leela Galaxy
West : : Krishna Paradise

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 ₹ 1,03,30,388.00 (Rupees One Crore Three Lakh Thirty Thousand Three Hundred Eighty Eight 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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.16 10:40:01 +05'30'

Auth. Sign.



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- Jaipur

Regd. Office

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Valuation Report of Residential Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "Sai Leela Galaxy", 100 Ft. Road, Village - Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane, 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 15.010.2024 for Banking Purpose						
2	Date of inspection	14.10.2024						
3	Name of the owner/ owners	Mr. Vijay Dnyanoba More (Flat No. 201) & Mrs. Anita Vijay More (Flat No. 202)						
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 Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "Sai Leela Galaxy", 100 Ft. Road, Village - Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane, State - Maharashtra, Country - India. Contact Person: Mrs. Anita Vijay More (Owner) Contact No. 8605008104						
6	Location, street, ward no	100 Ft. Road, Village - Tisgaon, Kalyan (East), Taluka - Kalyan, District - Thane						
	Survey/ Plot no. of land	Survey No. 53, Hissa No. 4 & Survey No. 54, Hissa No. 2						
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							
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>874.00</td> </tr> <tr> <td>Balcony Area</td> <td>106.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Carpet Area	874.00	Balcony Area	106.00	
Particulars	Area in Sq. Ft.							
Carpet Area	874.00							
Balcony Area	106.00							

Flowerbed Area	70.00
Total	1,050.00

(Area as per Actual Site Measurement of Amalgamated Flat No. 201 & 202)

Area as per Agreement for Sale are as under:

Flat No.	Carpet Area in Sq. Ft.	Flowerbed Area in sq. Ft.	Open Terrace Area in Sq. Ft.
201	450.00	48.00	45.00
202	450.00	41.00	75.00
Total	900.00	89.00	120.00

Area considered for valuation are as under:

Particular	Carpet Area in Sq. Ft.
Total Carpet area	900.00
Total Flowerbed area	89.00
40% of 120.00 Sq. Ft. Terrace area	48.00
Total Area	1,037.00

**Total Built up Area in Sq. Ft. = 1244.00
(Total Carpet Area + 20%)**

For the purpose of valuation, we have considered Total Carpet area of 1037.00 Sq. Ft.

13	Roads, Streets or lanes on which the land is abutting	100 Ft. Road, Village - Tisgaon, Kalyan (East), 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	Information not available

	contribution still outstanding?	
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(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.
	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 Amalgamated 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (As per Documents)
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.
	Remark: As per site inspection Flat No. 201 & 202 are internally amalgamated to form a single flat with single entrance door. For the purpose of valuation, we have considered the area as per agreement for sale of Flat No. 201 & Flat No. 202.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Bhandup Branch to assess fair market value as on 15.10.2024 for Residential Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "Sai Leela Galaxy", 100 Ft. Road, Village - Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane, State - Maharashtra, Country - India. belongs to **Mr. Vijay Dnyanoba More (Flat No. 201) & Mrs. Anita Vijay More (Flat No. 202).**

We are in receipt of the following documents:

1	Copy of Agreement for Sale, Registration No. 6955/2012 dated 09/08/2012 between M/s. Choudhari Developers (the Builders / Promoters) AND Mr. Vijay Dnyanoba More (the Purchaser) - Flat No. 201
2	Copy of Agreement for Sale, Registration No. 6956/2012 dated 09/08/2012 between M/s. Choudhari Developers (the Builders / Promoters) AND Mrs. Anita Vijay More (the Purchaser) - Flat No. 202
3	Copy of Agreement dated 20.09.2024 between M/s. Choudhari Developers (the Promoters) AND Mrs. Vijay Dnyanoba More (the Purchaser/s) – acquired Stilt parking Space Bearing No. ST-4
4	Copy of Part Building Completion Certificate No. KDMC / NRV / CC / KV / OCC / 5036/19 dated 19.12.2019 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at bearing Survey No. 53, Hissa No. 4 & Survey No. 54, Hissa No. 2 and within the limits of Kalyan Dombivli Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 2.7 km. from Kalyan Junction railway station.

BUILDING:

The building under reference is having Stilt (Part) + Ground (Part) + 7 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 normal. The building is used for residential cum commercial purpose. 2nd Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. As per site inspection Flat No. 201 & 202 are internally amalgamated to form a single flat with single entrance door. It consists of 2 Bedrooms + Living Room + Kitchen + Office (Kitchen Converted) + 2 Bathrooms + 2 WC + Cupboard Area + Balcony + Flowerbed + Passage (i.e. 2 ½ BHK). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, concealed electrification & concealed plumbing.

Valuation as on 15th October 2024

The total Carpet Area of the Residential Amalgamated Flat	:	1,037.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Documents)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	07 years
Cost of Construction	:	1,244.00 Sq. Ft. X ₹ 2,600.00 = ₹ 32,34,400.00
Depreciation $\{(100-10) \times 7 / 60\}$:	₹ 10.50%
Amount of depreciation		₹ 3,39,612.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 56,400.00 per Sq. M. i.e. ₹ 5,240.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 53,481.00 per Sq. M. i.e. ₹ 4,969.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
Value of property as on 15.10.2024	:	1,037.00 Sq. Ft. X 10,000.00 = ₹ 1,03,70,000.00

(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 Value of the property	:	₹ 1,03,70,000.00 (-) ₹ 3,39,612.00 = ₹ 1,00,30,388.00
Add: Stilt Parking Space Bearing No. ST-4		₹ 3,00,000.00
Total Value of the property		₹ 1,03,30,388.00
The realizable value of the property	:	₹ 92,97,349.00
Distress value of the property	:	₹ 82,64,310.00
Insurable value of the property (1244.00 Sq. Ft. X ₹ 2,600.00)	:	₹ 32,34,400.00
Guideline value of the property (1244.00 Sq. Ft. X ₹ 4,969.00)		₹ 61,81,436.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Amalgamated Flat No. 201 & 202, 2nd Floor, 'A' Wing, "**Sai Leela Galaxy**", 100 Ft. Road, Village - Tisgaon, Kalyan (East), PIN - 421 306, Taluka - Kalyan, District - Thane, State – Maharashtra, Country – India. for this particular purpose at **₹ 1,03,30,388.00 (Rupees One Crore Three Lakh Thirty Thousand Three Hundred Eighty Eight Only)** as on **15th October 2024**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15th October 2024 is ₹ 1,03,30,388.00 (Rupees One Crore Three Lakh Thirty Thousand Three Hundred Eighty Eight Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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:



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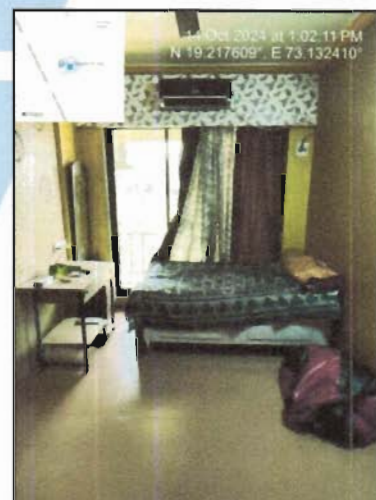
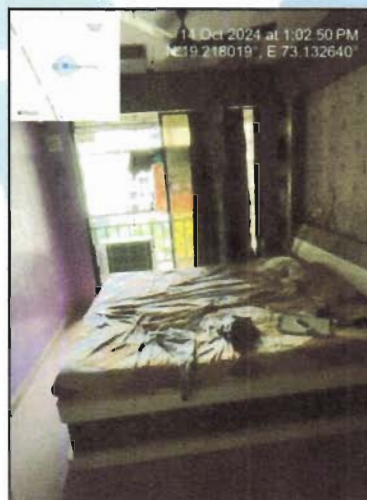
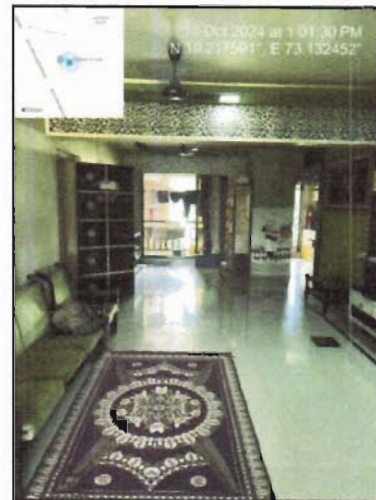
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt (Part) + Ground (Part) + 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 2 nd Floor
3.	Year of construction	2017 (As per Documents)
4.	Estimated future life	53 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 door, Powder Coated Aluminum 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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	1 Lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Actual site photographs



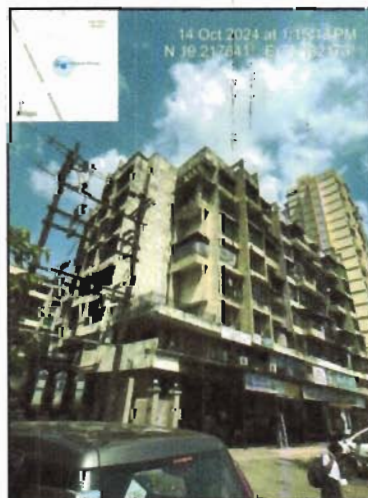
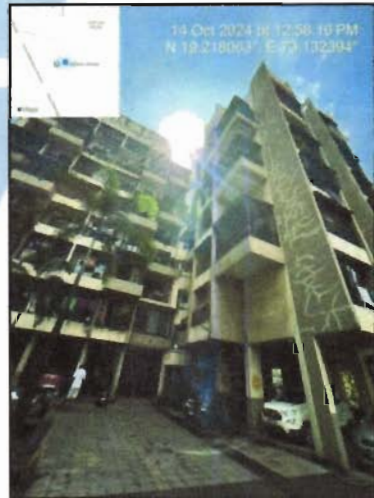
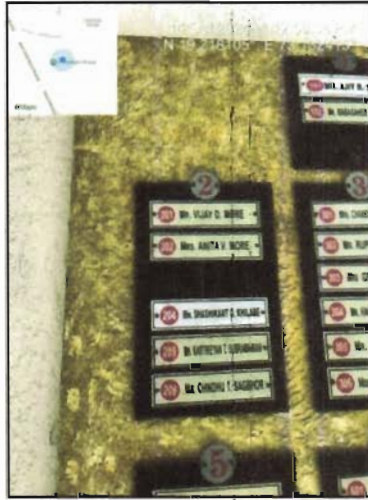
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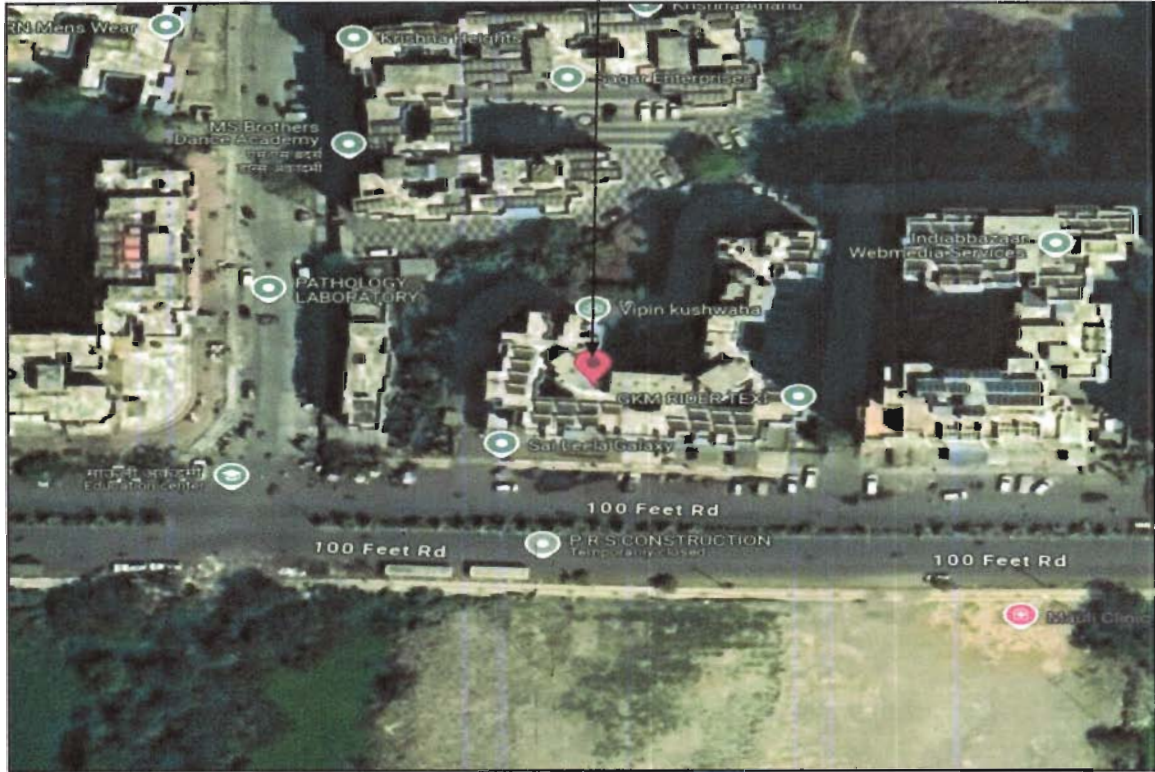


Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°13'04.2"N 73°07'56.8"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan Junction – 2.7 km.)



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Ready Reckoner Rate

Home		Valuation Guidelines User Manual			
Year	2024-2025	Language	English		
Select District	Thane	Select Taluka	Kalyan		
Select Village	Gavache Nav - Tisgaon (Kalyan Dombivli 5th)	Select SubZone			
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones	Enter Survey No	53		
Search					
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (R.R.)	Attribute
22/72-विभाग(12-अ 2) तिसगाव - तिसगाव गावातील उल्हासनगर स्टेशनकडे जाणा-या रस्त्याच्या दक्षिणेकडील भाग	14700	56400	65100 74600 65100	चौ मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	56,400.00			
No Increase, Flat Located on 2 nd Floor				
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	56,400.00	Sq. Mtr.	5,240.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	14,700.00			
The difference between land rate and building rate (A – B = C)	41,700.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)	93%			
Rate to be adopted after considering depreciation	53,481.00	Sq. Mtr.	4,969.00	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

Property	Flat		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	730.00	876.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 9,452.00	₹ 7,877.00	-

99acres
Post property ✔

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Kalyan > Flats in Kalyan East > 2BHK Flats > Kalyan East > 30 to 35 Lakh

Posted on Jul 25, 2024 | Ready to move

₹ 69 Lac

@ 7,113 per sq.ft. Estimated EMI ₹ 55,111

2BHK 2Baths

Flat/Apartment for Sale

in Sai Leela Galaxy, Kalyan East, Thane

RERA STATUS: NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Owner Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#)

Area

Built Up area: 970 sq.ft. (90.12 sq.m.)

Carpet area: 730 sq.ft. (67.62 sq.m.)

Price

₹ 69 Lac* Govt Charges & Tax @ 7,113 per sq.ft. (All inclusive, Negotiable)

Floor Number

6th of 7 Floors

Overlooking

Park/Garden, Main Road

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Sai Leela Galaxy
Kalyan East, Thane

Facing

East

Property Age

5 to 10 Year Old

Places nearby View All (50)

Kalyan East, Thane

Inaam masjid
Kali Masjid
Madina Tabligi Masjid
Ankur Nursing Home
Amey Multispeciality Clinic
Shree T

Why should you consider this property?

Overlooking Main Road
Gated Society
Close to Market
Close to School
East Facing
Wheel Chair Friendly
Pet Friendly
Full Power Backup

24*7 Water
Visitor Parking Available
Air Conditioned
Close to Hospital
Overlooking Park/Garden
Feng Shui/ Vastu Compliant

Price Indicators

Property	Flat		
Source	NOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	451.00	541.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 9,978.00	₹ 8,315.00	-

NOBROKER

1 BHK Flat in Rai Aaragya For Sale in Kalyan ...

₹ 45 Lacs Negotiable | ₹ 25,791/Month Estimated EMI | 619 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home: Flats for Sale in Mumbai | Flats for Sale in Santosh nagar | 1bhk Flat for Sale in Santosh nagar | Property ...

Photos | Location | Shortlist

1 Bedroom (1 of 2 Bedrooms) | **Apr 22, 2024** (Selling On) | **1 Bathroom** (1 of 2 Bathrooms) | **Immediately** (Possession) | **2** Balcony | **Rai Aaragya** (Localities) | **None** Parking | **Partial** (Furnishing)

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: HDFC Bank | Madhav Shriati | AIMS Hospital | Gopi Cine Mall | Lok Dhara Phase 2 Garden

Overview

Age of Building	1-3 Years	Ownership Type	On Lease 25 Years
Maintenance Charges	NA	Flooring	Marble/Granite
Builtup Area	619 Sq.Ft	Carpet Area	451 Sq.Ft

Activity On This Property

18 Unique Views | 0 Shortlists | 0 Contacted

Powered By: NBEstimate

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th October 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 ₹ 1,03,30,388.00 (Rupees One Crore Three Lakh Thirty Thousand Three Hundred Eighty Eight Only).

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: 2024.10.16 10:40:32 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

