



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Maruti Bhivaram Mane**

Residential Flat No. 202, 2nd Floor, Wing - B, "**Sanskar Deep**", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India.

Latitude Longitude : 19°13'31.3"N 73°4'49.5"E

Intended User:

Cosmos Bank

Ambarnath Branch

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)



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

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Thane/12/2024/012872/2309522

10/16-220-PSSK

Date: 10.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, Wing - B, "**Sanskar Deep**", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Maruti Bhivaram Mane.**

Boundaries of the property

North : Motiram Smruti Building

South : Swastik Darshan Apartment

East : Archana Deep CHSL

West : KDMC Playground

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 **₹ 50,20,812.50 (Rupees Fifty Lakhs Twenty Thousands Eight Hundred And Twelve 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: 2024.12.10 15:35:19 +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/87/2022-23

Encl.: Valuation report

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

Our Pan India Presence at :

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

Regd. Office

BI-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

Residential Flat No. 202, 2nd Floor, Wing - B, "Sanskar Deep", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, 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 10.12.2024 for Housing Loan Purpose.
1	Date of inspection	06.12.2024
3	Name of the owner / owners	Shri. Maruti Bhivaram Mane
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	Address: Residential Flat No. 202, 2 nd Floor, Wing - B, "Sanskar Deep", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India. Contact Person : Mr. Sagar Mane (Owner's Son) Contact No. 9820457710
6	Location, Street, ward no	Pandit Din Dayal Upadhyay Road Village - Thakurli, District - Thane
7	Survey / Plot No. of land	Village - Thakurli New Survey No - 11/3AOld Survey No - 286
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 406.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 545.00 (Area As Per Agreement for sale)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



13	Roads, Streets or lanes on which the land is abutting	Village - Thakurli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 202
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 - Shri. Maruti Bhivaram Mane
	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 - Shri. Maruti Bhivaram Mane
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,400.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2003 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 10.12.2024 for Residential Flat No. 202, 2nd Floor, Wing - B, "Sanskar Deep", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Maruti Bhivaram Mane**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.577/2003 Dated 14.02.2003 between M/s. Bhagwati Developer(The Promoter) And Shri. Maruti Bhivaram Mane(The purchaser).
2)	Copy of Occupation Certificate Dated 19.08.2003 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Society Share Certificate No.20 Dated 10.06.2006 And Shri. Maruti Bhivaram Mane(The purchaser) issued by SOCIETY.
4)	Copy of Electricity Bill Consumer No.020290052999 Dated 08.11.2024.

Location

The said building is located at Village - Thakurli, Taluka - Kalyan, District - Thane, PIN Code - 421 202. The property falls in Residential Zone. It is at a traveling distance 1 Km from Dombivli Railway Station.

Building

The building under reference is having Ground + 3 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. 2nd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage. 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 10th December 2024

The Built Up Area of the Residential Flat	:	545.00 Sq. Ft.
---	---	----------------



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Deduct Depreciation:

Year of Construction of the building	: 2003 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 21 Years
Cost of Construction	: 545.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,62,500.00
Depreciation $\{(100 - 10) \times (21 / 60)\}$: 31.50%
Amount of depreciation	: ₹ 4,29,187.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 73,500/- per Sq. M. i.e. ₹ 6,828/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 62,853/- per Sq. M. i.e. ₹ 5,839/- per Sq. Ft.
Value of property	: 545.00 Sq. Ft. X ₹ 10,000 = ₹54,50,000
Total Value of property as on 10th December 2024	: ₹54,50,000.00

(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)

Fair value of the property as on 10th December 2024	: ₹ 54,50,000.00 - ₹ 4,29,187.50 = ₹ 50,20,812.50
Total Value of the property	: ₹ 50,20,812.50
The realizable value of the property	: ₹45,18,731.00
Distress value of the property	: ₹40,16,650.00
Insurable value of the property (545.00 X 2,500.00)	: ₹13,62,500.00
Guideline value of the property (545.00 X 5839.00)	: ₹31,82,255.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, Wing - B, "**Sanskar Deep**", Om Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road, Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India for this particular purpose at **₹ 50,20,812.50 (Rupees Fifty Lakhs Twenty Thousands Eight Hundred And Twelve Only)** as on 10th December 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 **10th December 2024** is **₹ 50,20,812.50 (Rupees Fifty Lakhs Twenty Thousands Eight Hundred And Twelve 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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	: Ground + 3 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	: 2003 (As per occupancy certificate)				
4	Estimated future life	: 39 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.				
13	Special architectural or decorative features, if any	: No				
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.					



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



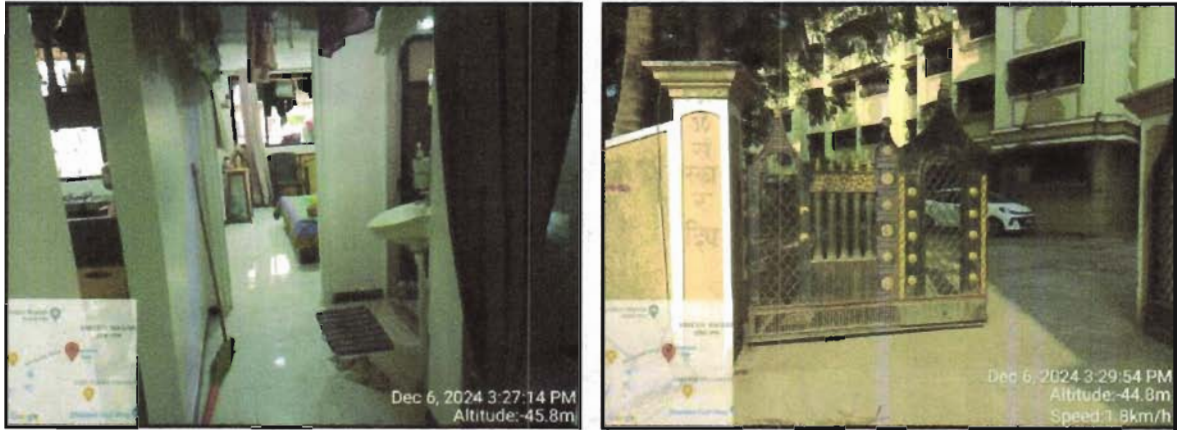
Technical details**Main Building**

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.		:	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		:	Not Provided
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		:	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



Actual Site Photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

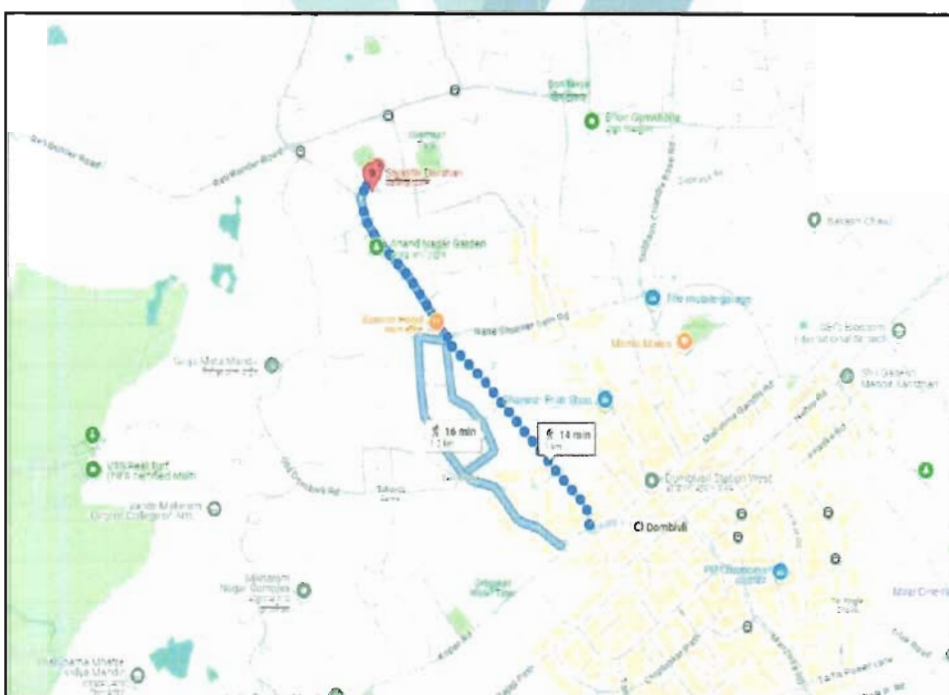
An ISO 9001 : 2015 Certified Company



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°13'31.3"N 73°4'49.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1 Km).



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

DIVISION / VILLAGE : THAKURLI 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 18A: Thakurli, All Part on West of Central Railway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/24	22800	73500	84800	91600	84800
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 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	73500			
Decrease by 10% on Flat Located on 2 nd Floor	7350			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	66,150.00	Sq. Mtr.	6,146.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	22800			
The difference between land rate and building rate(A-B=C)	43,350.00			
Percentage after Depreciation as per table(D)	21%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,853.00	Sq. Mtr.	5,839.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	466.67	560.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,857.00	₹10,714.00	-

NOBROKER Post Your Property Sign up Log in Menu

1 BHK Flat In Himalaya Darshan Chs For S... ₹ 60 Lacs ₹ 34,388/Month 560

Loan Verified Negotiable Estimated EMI Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kalu nagar / 1bhk Flat for Sale in Kalu nagar / Property Details

Photos **Location** **Shortlist**

1 Bedroom **Aug 28, 2024**

1 Bathroom **Immediately**

1 **Himalaya Darshan ...**

Bike and Car **None**

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 AIMS Hospital Gopi Cine Mall Sai Balaji Park NEW ROYAL CHEMIST

Overview

- Age of Building: >10 Years
- Maintenance Charges: ₹3.6 Per Sq.Ft/M
- Builtup Area: 560 Sq.Ft
- Furnishing Status: Semi **Furnish Now**
- Floor: 3/3
- Ownership Type: Self Owned
- Flooring: Mosaic
- Carpet Area: 450 Sq.Ft
- Facing: North-East
- Parking: Bike And Car

Activity On This Property

14 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat in Balrajes...



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	460.00	552.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,261.00	₹11,051.00	-

The screenshot shows a property listing on the Housing.com website. The main heading is "1 BHK Flat" with a price of ₹61.0 L. The location is "Tulsi raj vihar dombivli, Kaju Nagar, Dombivli West, Thane". The listing includes several images of the interior, a "SHARE" and "SAVE" button, and a "Contact Owner" button. Below the images, there are details: 640 sq.ft Built Up Area, ₹9.53 K/sq.ft Avg. Price, Ready to move Possession status, Middle of 7 floors, West facing Facing, and Unfurnished Furnishing. There are tabs for OVERVIEW, PROMOTIONS, POPULAR PROPERTIES NEARBY, FURNISHINGS, AMENITIES, RATINGS AND REVIEWS, and PRICE TRENDS. The location is marked on a map, and there are nearby amenities like a school and hospital. The contact seller is Pankaj Jaitpal. There are checkboxes for "I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc" and "I am interested in Home Loans". A "Get Contact Details" button is visible. At the bottom, it says "Still deciding?".



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	475.00	570.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,737.00	₹8,947.00	-

1046372 12-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्ता क्रमांक : 10463/2024 नोंदणी : Regn,63m
गावाचे नाव : ठाकुली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेद्वारा ते नमुद करावे)	4087000	
(4) भू-साधन,पोटहिरसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती : इतर माहिती: विभाग क्रमांक 5/24, दर 73,500/-,सदनिका क्रमांक ए/503,हिमालय धारा को. ऑप हौसिंग सोसायटी लिमिटेड,आनंद नगर,पंडित दीनदयाळ रोड,डोंबिवली पश्चिम. एकूण क्षेत्रफळ 570 चौ. फूट(बांधीव)(रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र. मुद्रांक 2021/ अनौ.स. क्र.107/म -1(धोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतली आहे.)(Survey Number : १३/१/ब ;)	
(5) क्षेत्रफळ	570 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-भा/सिद्धून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीप खिचळी नागठा वय:-46 पत्ता:-प्लॉट नं. सदनिका क्रमांक ए/५०३, घाळा नं. - इमारतीचे नाव: हिमालय धारा को. ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. - , रोड नं. आनंद नगर, पंडित दीनदयाळ रोड, डोंबिवली पश्चिम., महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं.-.AEIWP2925L	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुली पुण्यराज मोदी वय:-27; पत्ता:-प्लॉट नं. सदनिका क्रमांक १०, घाळा नं. - , इमारतीचे नाव: अन्स स्मृती, ब्लॉक नं. - , रोड नं. पंडित दीनदयाळ रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं.-.GEJPS4821A	
(9) दस्तावेज करून दिल्याचा दिनांक	10/07/2024	
(10)दस्ता नोंदणी केलेल्या दिनांक	10/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10463/2024	
(12)बाजारभावामागे मुद्रांक शुल्क	306000	
(13)बाजारभावामागे नोंदणी शुल्क	30000	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	658.33	790.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,785.00	₹8,987.00	-

1688772 04-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्ता क्रमांक : 16887/2023 नोंदणी : Regn.63m
गावाचे नाव : ठाकुर्ली		
(1)बिलेखाचा प्रकार	सेल डीड	
(2)मोबदला	7100000	
(3) बाजारभाव(भावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5664500	
(4) भू-मापन,पोटलिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र 5/24, दर 73500/-सदनिका क्रमांक 502, 'ए' विंग,पाचवा मजला,हिमालय धारा को. ऑप. हौसिंग सोसायटी लिमिटेड,आनंद नगर,पंडित दीनदयाळ रोड,डोंबिवली पश्चिम 421202. एकूण क्षेत्रफळ 790 चौ. फुट(बांधीव)दिनांक 30/10/2023 रोजी सह दुय्यम निबंधक कल्याण-4 या कार्यालयातील नोंदणीकृत दस्त क्र.15594/2023 करारनामा या दस्ताचा बाजारभाव 56,64,500/- व मोबदला 71,00,000/- असून आवश्यक मुद्रांक शुल्क 4,97,000/- व नोंदणी फी 30,000/- भरण्यात आली आहे या बाबतचे सदरचे सेलडीड.((Survey Number : १३/१/ब ;))	
(5) क्षेत्रफळ	790 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) दस्तऐवज करून देणा-या/लितून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-आनंद भीमराव बदभावी बय.-70 पत्ता.-प्लॉट नं. सदनिका क्रमांक 402, माळा नं. पाचवा मजला, 'ए' विंग, इमारतीचे नाव: हिमालय धारा को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आनंद नगर, पंडित दीनदयाळ रोड, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड.-421202 पॅन नं.-ABVPM4111E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अर्चना नरेंद्र मकवाणा बय.-52; पत्ता.-प्लॉट नं. सदनिका क्रमांक २१, माळा नं. , इमारतीचे नाव: मयूर सहनिवास को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. पंडित दीनदयाळ रोड, गणेश मंदिर समोर, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड.-421202 पॅन नं.-AETPM8714N 2): नाव.-नरेंद्रकुमार अमृतलाल मकवाणा बय.-53; पत्ता.-प्लॉट नं. सदनिका क्रमांक २१, माळा नं. , इमारतीचे नाव: मयूर सहनिवास को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. पंडित दीनदयाळ रोड, गणेश मंदिर समोर, डोंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड.-421202 पॅन नं.-APBPM5373A	
(9) दस्तऐवज वरून दिल्याचा दिनांक	22/11/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	22/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	16887/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th December 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 50,20,812.50 (Rupees Fifty Lakhs Twenty Thousands Eight Hundred And Twelve 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: 2024.12.10 15:35:34 +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/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

