



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

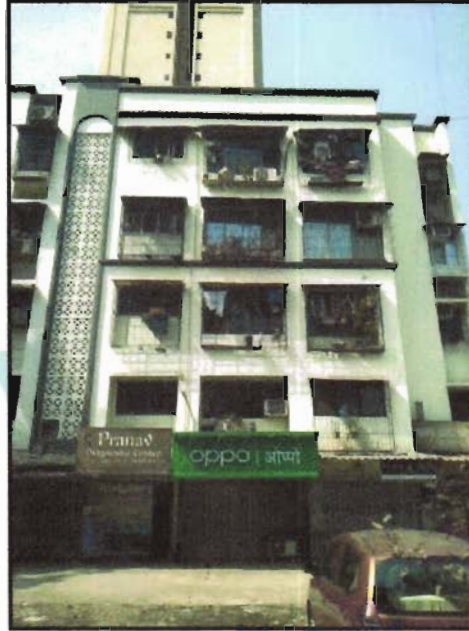
MSME Reg No: UDYAM-MH-18-0083617

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 : **Mr. Chintaman Balaram Mhatre & Mr. Rohan Chintaman Mhatre**

Residential Flat No. 302, 3<sup>rd</sup> Floor, "**New Asha Co-op. Hsg. Soc. Ltd.**", Opp. Vastu Anand, Parsik Nagar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India.

Latitude Longitude : 19°12'28.5"N 73°0'40.1"E

### Intended User:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.



### 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**

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, "New Asha Co-op. Hsg. Soc. Ltd.", Opp. Vastu Anand, Parsik Nagar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India belongs to **Mr. Chintaman Balaram Mhatre & Mr. Rohan Chintaman Mhatre**.

Boundaries of the property

North : Shree Gopinath Sublime Tower / Mindseed Preschool Road  
South : Mumbai Pune Highway  
East : Mindseed Preschool Road  
West : Moreswar Apartment

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 **₹ 71,40,965.00 (Rupees Seventy One Lakhs Forty Thousands Nine Hundred And Sixty Five Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2025.02.08 15:59:44 +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



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

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

Residential Flat No. 302, 3<sup>rd</sup> Floor, "**New Asha Co-op. Hsg. Soc. Ltd.**", Opp. Vastu Anand, Parsik Naqar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, 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 08.02.2025 for Housing Loan Purpose.
1	Date of inspection	30.01.2025
3	Name of the owner / owners	<b>Mr. Chintaman Balaram Mhatre &amp; Mr. Rohan Chintaman Mhatre</b>
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	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, " <b>New Asha Co-op. Hsg. Soc. Ltd.</b> ", Opp. Vastu Anand, Parsik Nagar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India. <b>Contact Person :</b> Mr. Chintaman Balaram Mhatre (Owner) Contact No. 9967685105
6	Location, Street, ward no	Opp. Vastu Anand Village - Parsik, Kharegaon District - Thane
7	Survey / Plot No. of land	Village - Parsik New Survey No - 120
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. = 480.31 (Area as per Site measurement) Built Up Area in Sq. Ft. = 610.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Parsik, Kharegaon Taluka - Thane, District - Thane, Pin - PIN - 400 605



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





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.	Information not available
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?	Owner Occupied - Mr. Chintaman Balaram Mhatre
	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 TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Chintaman Balaram Mhatre
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,000.00 (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	<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 Completion – 2002 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess Fair Market Value as on 08.02.2025 for Residential Flat No. 302, 3<sup>rd</sup> Floor, "**New Asha Co-op. Hsg. Soc. Ltd.**", Opp. Vastu Anand, Parsik Nagar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India belongs to **Mr. Chintaman Balam Mhatre.**

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

1)	Copy of Agreement for sale Registration No. 12251/2021 Dated 26.08.2021 between Smt. Vijaya Tukaram Kekane & Mr. Prashant Tukaram Kekane(The Transferor) And Mr. Chintaman Balam Mhatre & Mr. Rohan Chintaman Mhatre(The Transferee).
2)	Copy of Occupancy Certificate No. 2000/48/TMC/TDD/2888 Dated 09.11.2002 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No. 2000/48/TMC/TDD/421 Dated 05.06.2000 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 2.6 km. from Kalwa Railway Station.

### Building

The building under reference is having Ground + 4 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 Normal. The building is used for Residential purpose. 3<sup>rd</sup> Floor is having 3 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Toilet + Bathroom + Balcony.(i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 8th February 2025

The Built Up Area of the Residential Flat	:	610.00 Sq. Ft.
---	---	----------------

### Deduct Depreciation:



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



Year of Construction of the building	:	2002 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	610.00 Sq. Ft. X ₹ 2,300.00 = ₹ 14,03,000.00
Depreciation $\{(100 - 10) \times (23 / 60)\}$	:	34.50%
Amount of depreciation	:	₹ 4,84,035.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 80,410/- per Sq. M. i.e. ₹ 7,470/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 68,540/- per Sq. M. i.e. ₹ 6,368/- per Sq. Ft.
Value of property	:	610.00 Sq. Ft. X ₹ 12,500 = ₹76,25,000
Total Value of property as on 8th February 2025	:	₹76,25,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 8th February 2025</b>	:	<b>₹ 76,25,000.00 - ₹ 4,84,035.00 = ₹ 71,40,965.00</b>
<b>Total Value of the property</b>	:	<b>₹ 71,40,965.00</b>
<b>The realizable value of the property</b>	:	<b>₹64,26,869.00</b>
<b>Distress value of the property</b>	:	<b>₹57,12,772.00</b>
<b>Insurable value of the property (610.00 X 2,300.00)</b>	:	<b>₹14,03,000.00</b>
<b>Guideline value of the property (610.00 X 6368.00)</b>	:	<b>₹38,84,480.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, "New Asha Co-op. Hsg. Soc. Ltd.", Opp. Vastu Anand, Parsik Nagar, Village - Parsik, Kharegaon, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India for this particular purpose at **₹ 71,40,965.00 (Rupees Seventy One Lakhs Forty Thousands Nine Hundred And Sixty Five Only)** as on 8th February 2025

## 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 **8th February 2025** is **₹ 71,40,965.00 (Rupees Seventy One Lakhs Forty Thousands Nine Hundred And Sixty Five Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





**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**

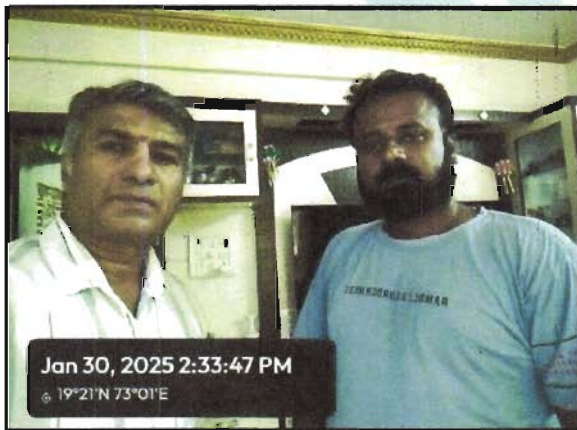
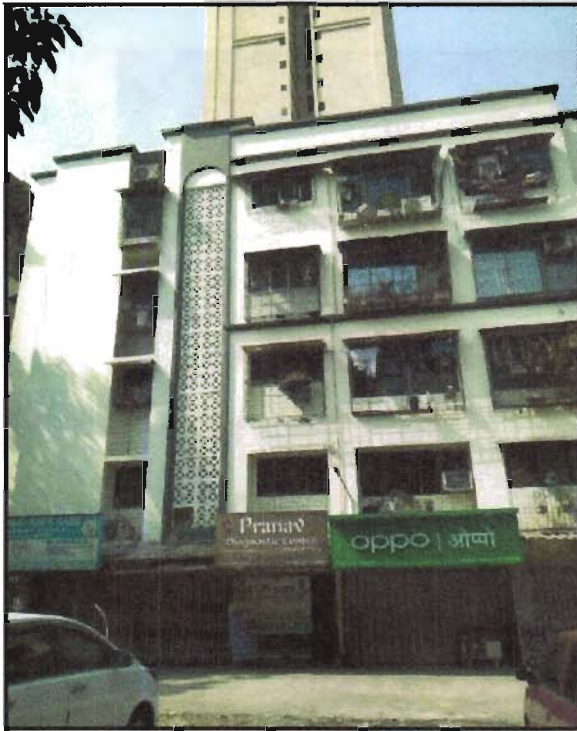
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor				
3	Year of construction	: 2002 (As per occupancy certificate)				
4	Estimated future life	: 37 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
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.					



**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.	:	Superior White
17	Compound wall Height and length Type of construction	:	.
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



Since 1989

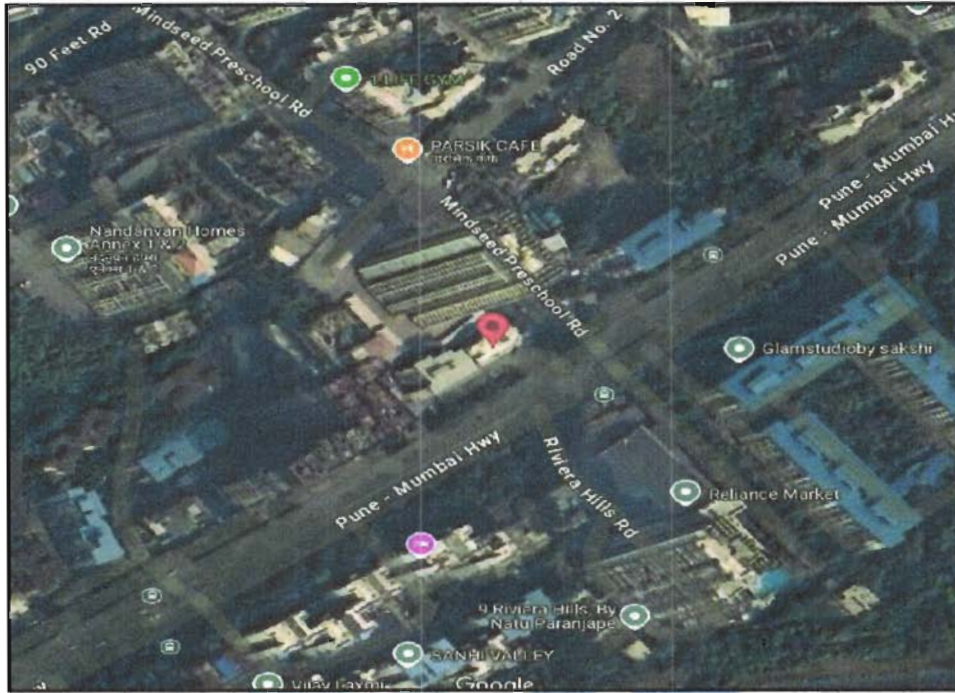
Vastukala Consultants (I) Pvt. Ltd.

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°12'28.5"N 73°0'40.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 2.6 km.).




## Ready Reckoner Rate



**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Parasik ( Thane Mahanagarpal

Search By:  Survey No.  SubZones

Enter Survey No: 120 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
16/63-12अ) मुंबई-पुणे महामार्गावर दर्शनी असलेले सर्वे नंबर	28800	94600	98000	118200	98000	चौ मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94600			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	14190			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>80,410.00</b>	<b>Sq. Mtr.</b>	<b>7,470.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28800			
The difference between land rate and building rate(A-B=C)	51,610.00			
Percentage after Depreciation as per table(D)	23%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>68,540.00</b>	<b>Sq. Mtr.</b>	<b>6,368.00</b>	<b>Sq. Ft.</b>

### 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 / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## Price Indicators

Property	Parsik Nagar, Kalwa		
Source	https://www.99acres.com/		
Floor	6th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	425.00	510.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,882.00	₹11,569.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Thane > Kalwa > Apartment in Kalwa > 1 BHK > 590 Sq-ft

₹59.0 Lac

EMI - ₹ 27k | [How much loan can I get?](#)

Validate Market Price with PropWorth

1 BHK Flat For Sale in Vastu Anand Apartment, **Kalwa, Thane**

1 Bed
 1 Bath
 Unfurnished

Carpet Area	Project	Floor
425 sqft ₹13,882/sqft	<b>Vastu Anand Apartment</b>	<b>6(Out of 7 Floors)</b>
Transaction Type	Status	Furnished Status
<b>Resale</b>	<b>Ready to Move</b>	<b>Unfurnished</b>
Age Of Construction		
<b>Above 20 years</b>		

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 59 Lac
Address	Parsik Nagar, Kalwa, Thane., Kalwa, Thane, Maharashtra



## Price Indicators

Property	Parsik Nagar, Kalwa		
Source	https://www.99acres.com/		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	456.00	547.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,544.00	₹14,620.00	-

**99acres** Buy


₹80 Lac ₹17,543 per sq ft. **1BHK 1Bath**

Estimated EMR ₹63.89L Flat/Apartment for sale  
Kirpal Bagh Society, Parsik Nagar, Kalwa Thane

**PERA STATUS** NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

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

**Property (10)**



**Area**  
Carpet area: 456 sq.ft.

**Price**  
₹ 80 Lac + Govt Charges & Tax  
₹ 17,543 per sq ft. (Negotiable)

**Floor Number**  
Ground of 3 Floors

**Overlooks:**  
Park/Garden, Main Road

**Configuration**  
1 Bedroom, 1 Bathroom, No Balcony

**Address**  
Kirpal Bagh Society  
Parsik Nagar, Kalwa, Thane

**Facing**  
North

**Property Age**  
10+ Year Old

**Places nearby** [View All \(35\)](#)  
 Parsik Nagar, Kalwa, Thane

## Sale Instances

Property	Parsik Nagar, Kalwa		
Source	Index no.2		
Floor	5th		
	Carpet	Built Up	Saleable
Area	457.50	549.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,443.00	₹11,202.00	-

30/01/2025, 11:27

ig\_8671

867173

16-12-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठणे ।

दस्त क्रमांक : 8671/2024

नोदणी :

Regn:63m

गावाचे नाव : पारसिक

(1) वित्तखात्या प्रकार	करारनामा
(2) मोबदला	6150000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराके	5066157.789
(4) मू.मपन.पोटहिस्सा व घरक्रमांक असाऱ्यास	1) पारसिकेचे नव्वठणे म.न.या इतर वर्णन : इतर माहिती: सादतिके क्र.501.5 वा मजला.ए विंग चंद्रभागा दर्शन को ऑपि हौ सौ लि मुंबई पुणे रोड प्रेम नगर समोर शंकर मंदिर जवळ पारसिक नगर खारेगाव कळवा पठाणे सादनिकेचे क्षेत्रफळ 549 चौ फूट बिल्टअप ( GAT NUMBER : 158 ; )
(5) क्षेत्रफळ	549 चौ फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाऱ्यास प्रतिबाधिते नाव व पत्ता.	1) नाव:-नारायण विष्णु केळकर . वय:-68 पत्ता:-प्लॉट नं. 2/3, साळा नं. .. इमारतीचे नाव:- राजेश चाळ, निकॉलेस व्हिसेरा कॉलनी , ब्लॉक नं. बर्वे समोर , रोड नं. कांजूर व्हिसेरा रोड, कांजूर मार्ग पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400042 फोन नं.-A31PPK8132E
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाऱ्यास प्रतिबाधिते नाव व पत्ता	1) नाव:-तेजश्री दिनेश ठाकरे . वय:-29, पत्ता:-प्लॉट नं. 4/3, साळा नं. .. इमारतीचे नाव:- ब्लॉक नं. गोकुळ नगर, भगवती नगर, रोड नं. तुळजा भवानी मंदिर, हिरावाडी, पंचवटी, नाशिक, महाराष्ट्र, पारसिक, पिन कोड:-422003 फोन नं.-C1P1PP6990C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8671/2024
(12) बाजारभावाप्रमाणी मुद्रांक शुल्क	369000
(13) बाजारभावाप्रमाणी नोंदणी शुल्क	30000

## Sale Instances

Property	Parsik Nagar, Kalwa		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	458.33	550.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,546.00	₹10,455.00	-

30/01/2025, 11:24		igf_22753	
22753335 22-12-2024 Note:- Generated Through eSearch Module, For original report please contact concern SRO office.		<b>सूची क्र.2</b>	
		दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 22753/2024 नोंदणी : Regn:83m	
<b>गावाचे नाव : पारसिक</b>			
(1) वितेखाचा प्रकार	करारनामा		
(2) मोबदला	5750000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	3935470		
(4) भू-मापन, पोटहिस्सा व धरक्रमांक असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे-पारसिक, ता. जि. ठाणे येथील झोन नं.- 16/64-12ब)...सर्दनाका क्र-002, तळमजला, विंग 2, बिल्डिंग नं.- ए.चावंडाई रेसीडेन्सी "ए" को-ऑप.हौसिंग सोसायटी लि., मुंबई पुणे रोड, वास्तुआनंद सोसायटी समोर, पारसिक नगर, कळवा(प), ठाणे 400605...क्षेत्रफळ 550 चौ.फु. म्हणजेच 51.11 चौ.मी.बांधीव...( ( GAT NUMBER : 107, 108(1pt) & 108 (2pt) : ) )		
(5) क्षेत्रफळ	51.11 चौ.मीटर		
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देण-या/सिद्द न ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वनिता सुधाकर हांडे वय:-50 पत्ता:-प्लॉट नं:002, माळा नं: तळमजला, इमारतीचे नाव: विंग-2, बिल्डिंग नं.- ए. चावंडाई रेसीडेन्सी ए को-ऑप.हौसिंग सोसायटी लि., ब्लॉक नं: वास्तुआनंद सोसायटी समोर, पारसिक नगर, कळवा(प), ठाणे, रोड नं: मुंबई पुणे रोड, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AAUPH14707R 2): नाव:- सुधाकर लक्ष्मण हांडे वय:-54 पत्ता:-प्लॉट नं: 002, माळा नं: तळमजला, इमारतीचे नाव: विंग-2, बिल्डिंग नं.- ए. चावंडाई रेसीडेन्सी ए को-ऑप.हौसिंग सोसायटी लि., ब्लॉक नं: वास्तुआनंद सोसायटी समोर, पारसिक नगर, कळवा(प), ठाणे, रोड नं: मुंबई पुणे रोड, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ACQPH5436F		
(8) दस्तऐवज करून देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अवधूत जगन्नाथ पाटील वय:-43; पत्ता:-प्लॉट नं: ए1/1003, माळा नं: ....., इमारतीचे नाव: नंदनवन होम्स, ब्लॉक नं: वास्तुआनंद सीएचएस समोर, एनेक्स 1, कळवा(प), ठाणे, रोड नं: ....., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AYHPP0245R 2): नाव:- अरवि अवधूत पाटील वय:-41; पत्ता:-प्लॉट नं: ए1/1003, माळा नं: ....., इमारतीचे नाव: नंदनवन होम्स, ब्लॉक नं: वास्तुआनंद सीएचएस समोर, एनेक्स 1, कळवा(प), ठाणे, रोड नं: ....., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ADXP18309B		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	22753/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	402500		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th February 2025**

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 **₹ 71,40,965.00 (Rupees Seventy One Lakhs Forty Thousands Nine Hundred And Sixty Five 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: 2025.02.08 16:00:05 +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

