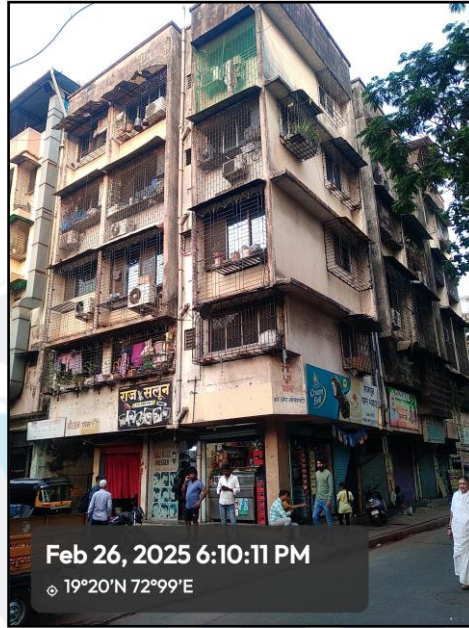


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Pallavi Santosh Mahadik & Mr. Soham Santosh Mahadik**

Residential Amalgamated Flat No. 203 & 204, 2<sup>nd</sup> Floor, "New Ram Krishna Co-Op. Hsg. Soc. Ltd.",  
Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, Maharashtra, India.

**Latitude Longitude - 19°11'42.9"N 72°59'16.2"E**

### Intended User:

**Cosmos Bank**

**Colaba Branch**


8, Shree Sadan, Lala Nigam Road, Coloba, Mumbai - 400 005, Maharashtra, India


### 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**



## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank/ Colaba Branch / Pallavi S. Mahadik (14548/2310782)

Page 2 of 18

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Vastu/Mumbai/02/2025/14548/2310782  
28/02-432-SOVS  
Date: 28.02.2025

### VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat No. 203 & 204, 2<sup>nd</sup> Floor, “**New Ram Krishna Co-Op. Hsg. Soc. Ltd.**”, Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, Maharashtra, India belongs to **Mrs. Pallavi Santosh Mahadik & Mr. Soham Santosh Mahadik**.

#### Boundaries of the property.

North : Nariman Apartment  
South : Road  
East : Plot of Chaphekar  
West : Road

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 at:

	Flat No. 203	Flat No. 204
<b>Fair Market Value of the property</b>	<b>₹ 32,88,000.00</b>	<b>₹ 33,56,500.00</b>
<b>Realizable Value of the property</b>	<b>₹ 29,59,200.00</b>	<b>₹ 30,20,850.00</b>
<b>Distress Sale Value of the property</b>	<b>₹ 26,30,400.00</b>	<b>₹ 26,85,200.00</b>
<b>Insurable Value of the property</b>	<b>₹ 12,00,000.00</b>	<b>₹ 12,25,000.00</b>
<b>Guideline Value of the property</b>	<b>₹ 27,49,440.00</b>	<b>₹ 28,06,720.00</b>

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.**



Director

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

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- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
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- Jaipur

#### Regd. Office

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

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

Valuation Report of Residential Amalgamated Flat No. 203 & 204, 2<sup>nd</sup> Floor, “**New Ram Krishna Co-Op. Hsg. Soc. Ltd.**”, Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, 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 the Fair Market Value as on 28.02.2025 for Bank Loan Purpose												
2	Date of inspection	26.02.2025												
3	Name of the owner/ owners	<b>Mrs. Pallavi Santosh Mahadik &amp; Mr. Soham Santosh Mahadik</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 Amalgamated Flat No. 203 & 204, 2 <sup>nd</sup> Floor, “ <b>New Ram Krishna Co-Op. Hsg. Soc. Ltd.</b> ”, Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, Maharashtra, India.  <b>Contact Person:</b> Mrs. Pallavi Santosh Mahadik (Owner) Contact No.: 9821625849												
6	Location, street, ward no	Kalwa Naka, Village – Kalwa, Taluka & District - Thane, PIN - 400 605.												
	Survey/ Plot no. of land	House No. 647, CTS No. 946, 951, 959, 963 & 964												
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, Auto, Taxies and Private cars												
	<b>LAND</b>													
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Area as per site measurement:</b></p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>203</td> <td>377.00</td> </tr> <tr> <td>204</td> <td>356.00</td> </tr> </tbody> </table> <p><b>Built up area as per Agreement:</b></p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Built up area (Sq. Ft)</th> </tr> </thead> <tbody> <tr> <td>203</td> <td>480.00</td> </tr> <tr> <td>204</td> <td>490.00</td> </tr> </tbody> </table>	Flat No.	Carpet area (Sq. Ft.)	203	377.00	204	356.00	Flat No.	Built up area (Sq. Ft)	203	480.00	204	490.00
Flat No.	Carpet area (Sq. Ft.)													
203	377.00													
204	356.00													
Flat No.	Built up area (Sq. Ft)													
203	480.00													
204	490.00													

13	Roads, Streets or lanes on which the land is abutting	Dargah Road / Shamshuddin Baba Dargah Road, Kalwa Naka, Village – Kalwa, Taluka & District - Thane, PIN - 400 605.
14	If freehold or leasehold land	Freehold
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
21	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	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	Fully Occupied by Owner
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	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,500.00 Expected rental income per month of amalgamated Flat Nos. 203 & 204
	(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.
		<b>SALES</b>	
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 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.

41	Year of commencement of construction and year of completion	Year of Construction – 2005 (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.
	<p><b><u>Remark:</u></b> As per site inspection, Residential Flat No. 203 &amp; 204 are internally amalgamated with separate entrances. Door of Flat No. 203 is temporarily closed. Two flats are internally amalgamated to form a single flat but can be demarcated individually. For the purpose of valuation, we have considered area as per Agreement for Sale.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Colaba Branch to assess fair market value as on 28.02.2025 for Residential Amalgamated Flat No. 203 & 204, 2<sup>nd</sup> Floor, “**New Ram Krishna Co-Op. Hsg. Soc. Ltd.**”, Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, Maharashtra, India belongs to **Mrs. Pallavi Santosh Mahadik & Mr. Soham Santosh Mahadik.**

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

1.	Copy of Agreement for Sale dated 18.02.2024 between Mrs. Vandana Vilas Waghmare & Mr. Vilas Bapurao Waghmare (the Transferor) AND Mrs. Pallavi Santosh Mahadik & Mr. Soham Santosh Mahadik (the Transferees) (Flat No. 203).
2.	Copy of Agreement for Sale dated 18.02.2024 between Mrs. Vandana Vilas Waghmare & Mr. Vilas Bapurao Waghmare (the Transferor) AND Mrs. Pallavi Santosh Mahadik & Mr. Soham Santosh Mahadik (the Transferees) (Flat No. 204).
3.	Copy of Commencement Certificate No. V. P. No. 03 / 1790 / TDD / 2659 dated 28.11.2003 issued by Thane Municipal Corporation.
4.	Copy of Occupancy Certificate No. V. P. No. 03 / 1790 / TMC / TDD / 059 dated 22.05.2005 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at land bearing House No. 647, CTS No. 946, 951, 959, 963 & 964 of Village Kalwa Taluka & District – Kalwa, within the limits of Thane Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.1 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" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. The 2<sup>nd</sup> Floor has 4 Residential Flats.



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**Residential Flat:**

The residential amalgamated flat under reference is situated on the 2<sup>nd</sup> Floor. As per site inspection / information, Flat No. 203 consists of 1 Bedroom + Kitchen + Toilet. Flat No. 204 consists of Living + 1 Bedroom + Pooja Room + Bath + WC. No kitchen in Flat No. 204. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powder coated Aluminum sliding windows with M.S. Grill, Concealed electrification & plumbing etc.

**Valuation as on 28<sup>th</sup> February 2025**

Flat No.	Built up area (Sq. Ft.)
203	480.00
204	490.00

**Deduct Depreciation:**

Year of Construction of the building	:	Year of Construction – 2005 (As per Occupancy Certificate)	
Expected total life of building	:	40 Years Subject to proper, preventive periodic maintenance & structural repairs	
Age of the building as on 2025	:	20 Years	
Nos. of Flat	:	<b>Flat No. 203</b>	<b>Flat No. 204</b>
Cost of Construction	:	480.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,00,000.00	490.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,25,000.00
Depreciation $\{(100-10) \times 11 / 60\}$	:	30.00%	30.00%
Amount of depreciation	:	₹ 3,60,000.00	₹ 3,67,500.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 70,500.00 per Sq. M. i.e. ₹ 6,550.00 per Sq. Ft.	₹ 70,500.00 per Sq. M. i.e. ₹ 6,550.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 61,660.00 per Sq. M. i.e. ₹ 5,728.00 per Sq. Ft.	₹ 61,660.00 per Sq. M. i.e. ₹ 5,728.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,600.00 per Sq. Ft.	₹ 7,600.00 per Sq. Ft.
<b>Value of property as on 28.02.2025</b>	:	<b>480.00 Sq. Ft. X ₹ 7,600.00 = ₹ 36,48,000.00</b>	<b>490.00 Sq. Ft. X ₹ 7,600.00 = ₹ 37,24,000.00</b>

(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)

		<b>Flat No. 203</b>	<b>Flat No. 204</b>
<b>Total Value of the property as on 28.02.2025</b>	:	<b>₹ 36,48,000.00 - ₹ 3,60,000.00 = ₹ 32,88,000.00</b>	<b>₹ 37,24,000.00 - ₹ 3,67,500.00 = ₹ 33,56,500.00</b>
<b>Total Value of the property</b>	:	<b>₹ 32,88,000.00</b>	<b>₹ 33,56,500.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 29,59,200.00</b>	<b>₹ 30,20,850.00</b>
<b>Distress value of the property</b>	:	<b>₹ 26,30,400.00</b>	<b>₹ 26,85,200.00</b>
<b>Insurable value of the property</b>	:	<b>480.00 X 2,500.00 = ₹ 12,00,000.00</b>	<b>490.00 X 2,500.00 = ₹ 12,25,000.00</b>
<b>Guideline value of the property</b>	:	<b>480.00 X 5,728.00 = ₹ 27,49,440.00</b>	<b>490.00 X 5,728.00 = ₹ 28,06,720.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Amalgamated Flat No. 203 & 204, 2<sup>nd</sup> Floor, “**New Ram Krishna Co-Op. Hsg. Soc. Ltd.**”, Kalwa Naka, Village – Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, Maharashtra, India for this particular purpose at **₹ 32,88,000.00 (Rupees Thirty Two Lakh Eighty Eight Thousand Only) of Flat No. 203 and ₹ 33,56,500.00 (Rupees Thirty Three Lakh Fifty Six Thousand Five Hundred Only) of Flat No. 204** as on date **28<sup>th</sup> February 2025**.

## **NOTES**

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28<sup>th</sup> February 2025 is ₹ 32,88,000.00 (Rupees Thirty Two Lakh Eighty Eight Thousand Only) of Flat No. 203 and ₹ 33,56,500.00 (Rupees Thirty Three Lakh Fifty Six Thousand Five Hundred Only) of Flat No. 204** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## **PART III- 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:

## **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
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 Amalgamated Flat Nos. 203 & 204 is situated on 2 <sup>nd</sup> Floor
3.	Year of construction	Year of Construction – 2005 (As per Occupancy Certificate)
4.	Estimated future life	40 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



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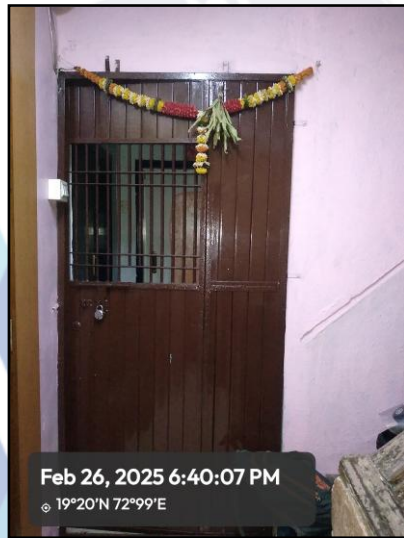
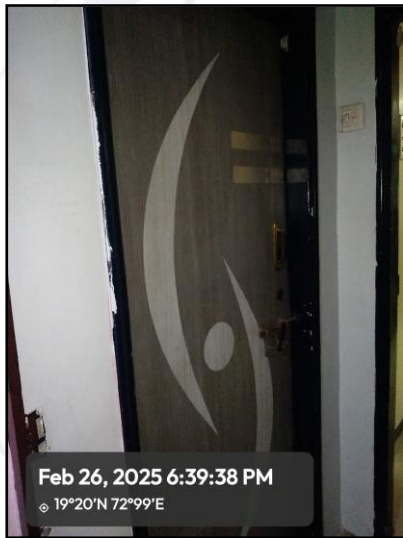
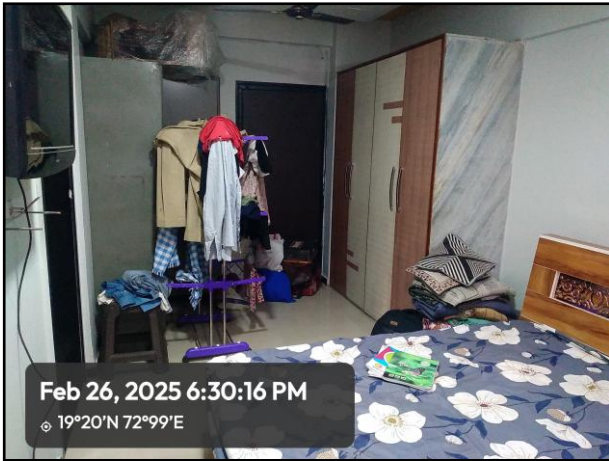


6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush door, Aluminum sliding windows with MS grills
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering + POP finished
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 & Plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Provided
18	No. of lifts and capacity	-
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	Cement concrete 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

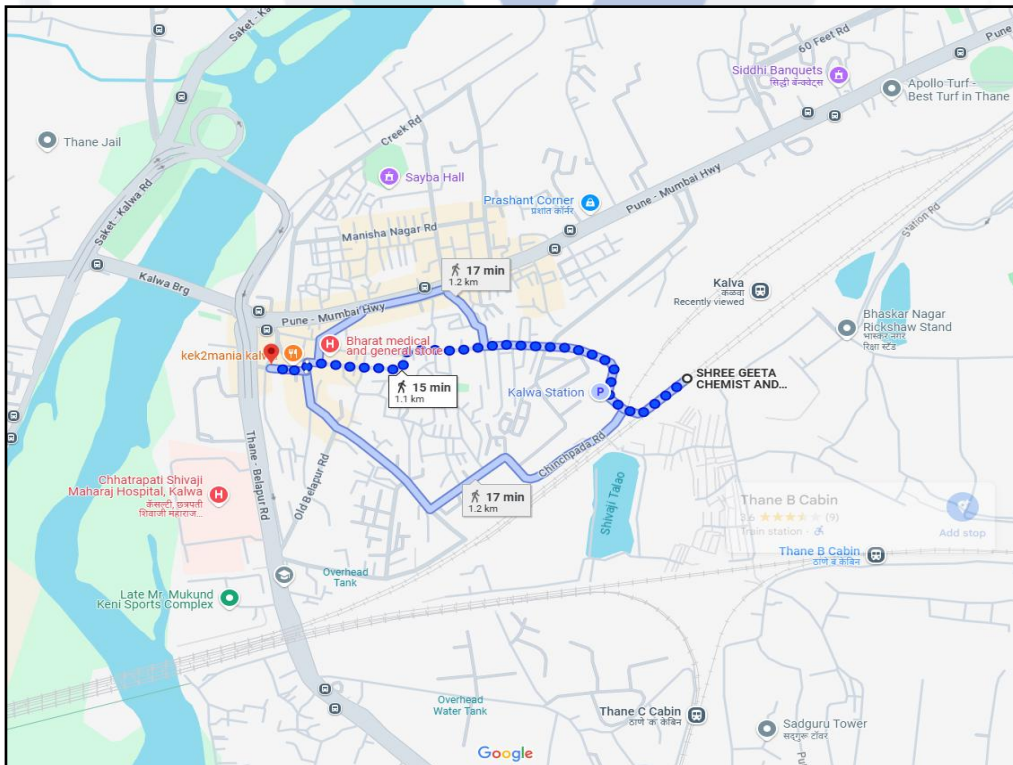


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°11'42.9"N 72°59'16.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kalwa – 1.1 Km)



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## Ready Reckoner Rate

DIVISION / VILLAGE : KALWA						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	IOB) Properties facing old Mumbai-Pune Highway. C. T. S. / Survey No, Tika No. 2					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/52/A	26300	70500	80800	106000	80800
2/894, 2/895, 2/896, 2/897, 2/898, 2/899, 2/900, 2/901, 2/902, 2/903, 2/904, 2/905, 2/906, 2/907, 2/908, 2/909, 2/910, 2/911, 2/912, 2/913, 2/914, 2/915, 2/916, 2/917, 2/918, 2/919, 2/920, 2/921, 2/922, 2/923, 2/924, 2/925, 2/926, 2/927, 2/928, 2/929, 2/930, 2/931, 2/932, 2/933, 2/934, 2/935, 2/936, 2/937, 2/938, 2/939, 2/940, 2/941, 2/942, 2/943, 2/944, 2/945, 2/946, 2/947, 2/948, 2/949, 2/950, 2/951, 2/952, 2/953, 2/954, 2/955, 2/956, 2/957, 2/958, 2/959, 2/960, 2/961, 2/962, 2/963, 2/964, 2/965, 2/966, 2/1122, 2/1123, 2/1124, 2/1125, 2/1126, 2/1127, 2/1128, 2/1129, 2/1130, 2/1131, 2/1132, 2/1133, 2/1134, 2/1135, 2/1136, 2/1137, 2/1138, 2/1139, 2/1140, 2/1141, 2/1142, 2/1143, 2/1144, 2/1145, 2/1146, 2/1147, 2/1148, 2/1149, 2/1150, 2/1151, 2/1152, 2/1153,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,500.00			
No increase for Flat located on 2 <sup>nd</sup> floors	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>70,500.00</b>	<b>Sq. Mtr.</b>	<b>6,550.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A – B = C)	44,200.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>61,660.00</b>	<b>Sq. Mtr.</b>	<b>5,728.00</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
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 Indicator

Property	Flat		
Source	Nobroker		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	270.00	324.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 9,259.00	₹ 7,716.00	-

Pay Rent
Post Your Property
New
Trupti Parmani

**1 RK Flat In New Ramkrishna Apt For Sale In Kalwa**  
5XMR+QGJ, #, Thane - Belapur Rd, Surya Nagar, Vitawa, Kalwa, Than...

**₹ 25 Lacs**  
Negotiable

**₹ 14,328/Month**  
Estimated EMI

**355**  
Sq.Ft

Need Home Loan ?  
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane belapur road-kalwa / 1rk Flat for Sale in Thane belapur road-kalwa / Prope...

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike**  
Parking

**Dec 1, 2024**  
Posted On

**Apr 1, 2025**  
Possession

**New Ramkrishna Apt**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Bank Of Baroda Rabale Police Station Yash Paradise Gym Jupiter Hospital Thane  
MovieMax - Wonder Mall

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹0.7 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	355 Sq.Ft	Carpet Area	270 Sq.Ft
Furnishing Status	Semi <a href="#" style="border: 1px solid #28a745; padding: 2px;">Furnish Now</a>	Facing	North
Floor	3/5	Parking	Bike
Gated Security	No		

**Activity On This Property**

23

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

**Sale Trend in mumbai**

Price Range (Per Sq.Ft)

₹ 3,704 - ₹ 8,915

Growth (past year)

↗ 71.70%

Transactions

₹ 49.02 sq.ft

2

422 sq.ft

2

## Price Indicator

Property	Flat		
Source	Magicbricks.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	306.00	367.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 11,438.00	₹ 9,532.00	-


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property 12345

Home » Property in Thane » Kalwa » Apartment in Kalwa » 1 BHK » 425 Sq.ft.
Posted on: Feb 24, 25 Property ID: 75708963

₹ 35.0 Lac EMI - ₹ 16k | [Get pre-approved loan](#)

[Validate Market Price with PropWorth](#)

1 BHK Flat For Sale in Deepraj Apartment, **Kalwa, Thane**



1 Bed | 1 Bath | Unfurnished

Carpet Area: 306 sqft - ₹ 11,438/sqft

Project: [Deepraj Apartment](#) Floor: 1 (Out of 4 Floors)

Transaction Type: Resale Status: Ready to Move Furnished Status: Unfurnished

Age Of Construction: Above 20 years

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup: ₹ 35 Lac


Address: Pune Mumbai Hwy, Kharegaon, Kalwa, Thane, Maharashtra, Kalwa, Thane, Maharashtra

Furnishing: Unfurnished

Age of Construction: Above 20 years

Contact Owner

### About Project



Deepraj Apartment

Price: Call For Price

[Explore Project →](#)

Follow Project
Compare Projects

Hotspots in Thane [magicHomes](#)

# Price Indicator

Property	Flat		
Source	<u>Nobroker</u>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	272.00	326.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 12,883.00	₹ 10,736.00	-

**NOBROKER**

1 BHK Flat In Gurukrupa Apartment For ...  
Chatrapatti Sambhaji Chauk

₹ 35 Lacs Negotiable | ₹ 20,060/Month Estimated EMI | 326 Sq.Ft | Need Home Loan? Apply Loan

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

**1 Bedroom** (Nov 21, 2024 Posted On)  
**1 Bathroom** (Immediately Possession)  
**NA** (Gurukrupa Apartm... Apartment)  
**Bike** (Full Power Backup)

**Overview**

- Age of Building: 5-10 Years
- Maintenance Charges: ₹1.8 Per Sq.Ft./M
- Builtup Area: 326 Sq.Ft
- Facing: Don't Know
- Parking: Bike
- Ownership Type: Self Owned
- Flooring: Marble/Granite
- Furnishing Status: Semi (Furnish Now)
- Floor: 3/4
- Gated Security: No

Activity On This Property: 334 Unique Views, 3 Shortlists, 5 Contacted

Sale Trend in Mumbai: Price Range (Per Sq.Ft) ₹ 6,098 - ₹ 9,747 | Growth (past year) ~2.991%



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28<sup>th</sup> 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 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 ₹ 32,88,000.00 (Rupees Thirty Two Lakh Eighty Eight Thousand Only) of Flat No. 203 and ₹ 33,56,500.00 (Rupees Thirty Three Lakh Fifty Six Thousand Five Hundred Only) of Flat No. 204

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Auth. Sign.