

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Santosh Gajanan Bhoir & Smt. Jagruti Santosh Bhoir**

Residential Flat No. 1604, 16th Floor, Building No A-1, "**Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.**", Sai Chowk , Khadakpa, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°15'17.9"N 73°8'28.4"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1604, 16th Floor, Building No A-1, "**Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.**", Sai Chowk , Khadakpa, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN - 421 301, State - Maharashtra, India belongs to **Shri. Santosh Gajanan Bhior & Smt. Jagruti Santosh Bhoir.**

Boundaries	:	Building	Flat
North	:	Godrej Hill Road	Marginal Space
South	:	Sai Gaurav - Building No. B-1	Flat No. 1603
East	:	Internal Road & Shiv Villa Society	Passage / Lift / Flat No 1607
West	:	Under Construction Building	Marginal Space

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 **₹ 90,26,262.50 (Rupees Ninety Lakhs Twenty Six Thousands Two Hundred And Sixty Two 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.**

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



Residential Flat No. 1604, 16th Floor, Building No A-1, "Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.", Sai Chowk , Khadakpa, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN - 421 301, 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 21.12.2024 for Bank Loan Purpose.
1	Date of inspection	11.12.2024
3	Name of the owner / owners	Shri. Santosh Gajanan Bhor & Smt. Jagruti Santosh Bhor
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 Flat No. 1604, 16 th Floor, Building No A-1, "Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.", Sai Chowk , Khadakpa, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN - 421 301, State - Maharashtra, India. Contact Person : Smt. Jagruti Santosh Bhor (Owner) Contact No. 9769771278
6	Location, Street, ward no	Sai Chowk Village - Gandhare, District - Thane
7	Survey / Plot No. of land	Village - Gandhare New Survey No - 45/2D, 36/1, 37/3
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	<p>Carpet Area in Sq. Ft. = 761.38 (Area as per Site measurement) Carpet Area in Sq. Ft. = 638.27 Balcony Area in Sq. Ft. = 56.53 Dry Balcony Area in Sq. Ft. = 30.73 Terrace Area in Sq. Ft. = 35.85</p> <p>Carpet Area in Sq. Ft. = 706.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 847.20 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Gandhare, Taluka - Kalyan, District - Thane, Pin - PIN - 421 301
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. Santosh Gajanan Bhior
	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. Santosh Gajanan Bhior
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,300.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (Building Completion 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, Naupada Branch to assess Fair Market Value as on 21.12.2024 for Residential Flat No. 1604, 16th Floor, Building No A-1, "**Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.**", Sai Chowk , Khadakpa, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN - 421 301, State - Maharashtra, India belongs to **Shri. Santosh Gajanan Bhoir.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.6200/2019 Dated 02.05.2019 between M/s. Wstern Arch Enterprises(The Promoter) And Shri. Santosh Gajanan Bhoir & Smt. Jagruti Santosh Bhoir(The Purchaser).
2)	Copy of Society Maintenance Bill No. 1169 Dated 01.12.2024 in the name of Mr. Bhoir Santosh issued by Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd..
3)	Copy of Building Completion Certificate No. KDMC/NRV/CC/KV/432 Dated 30.03.2017 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Gandhare, Taluka - Kalyan, District - Thane, PIN - 421 301. The property falls in Residential Zone. It is at a traveling distance 2.9 km. from Kalyan Junction Railway Station.



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Building

The building under reference is having Part Ground + Part Stilt + 1 Podium + 18 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 16th Floor is having 8 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 16th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 3 Cupboard + Store Room.+ Balcony + Dry balcony & Attached Terrace Area (i.e. 2 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 21st December 2024

The Carpet Area of the Residential Flat	:	706.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	847.20 Sq. Ft. X ₹ 2,500.00 = ₹ 21,18,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 2,22,337.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,380/- per Sq. M. i.e. ₹ 7,746/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 79,223/- per Sq. M. i.e. ₹ 7,360/- per Sq. Ft.
Value of property	:	706.00 Sq. Ft. X ₹ 13,100 = ₹92,48,600
Total Value of property as on 21st December 2024	:	₹92,48,600.00

(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 21st December 2024	:	₹ 92,48,600.00 - ₹ 2,22,337.50 = ₹ 90,26,262.50
Total Value of the property	:	₹ 90,26,262.50
The realizable value of the property	:	₹81,23,636.00
Distress value of the property	:	₹72,21,010.00
Insurable value of the property (847.20 X 2,500.00)	:	₹21,18,000.00
Guideline value of the property (847.20 X 7360.00)	:	₹62,35,392.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1604, 16th Floor, Building No A-1, "Sai Gaurav Bldg. No. A 1 Co-op. Hsg. Soc. Ltd.", Sai Chowk , Khadakpa, Village - Gandhare, Taluka



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- Kalyan, District - Thane, Kalyan (West), PIN - 421 301, State - Maharashtra, India for this particular purpose at **₹ 90,26,262.50 (Rupees Ninety Lakhs Twenty Six Thousands Two Hundred And Sixty Two Only)** as on 21st 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 **21st December 2024** is **₹ 90,26,262.50 (Rupees Ninety Lakhs Twenty Six Thousands Two Hundred And Sixty Two 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.



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PART III- VALUATION

I, hereby declare that

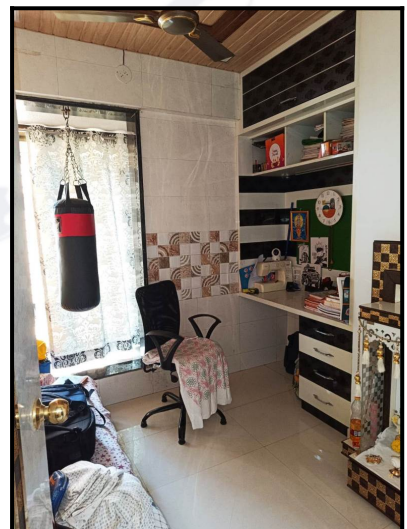
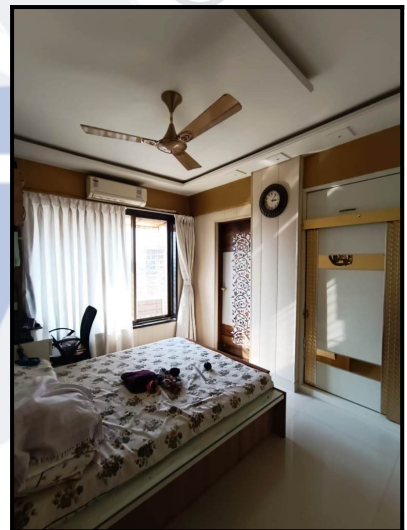
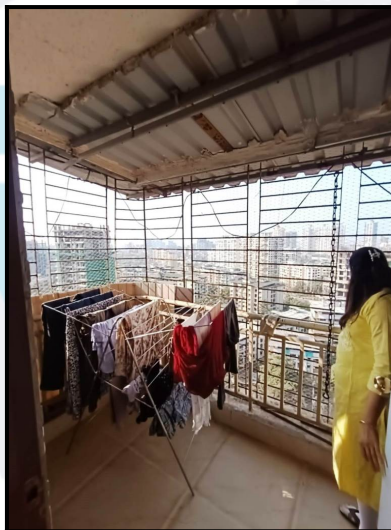
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

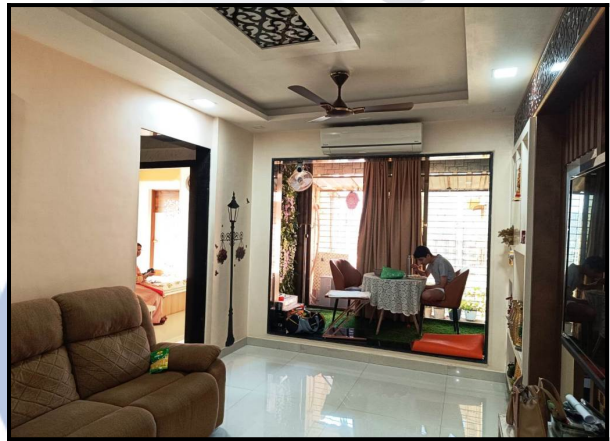
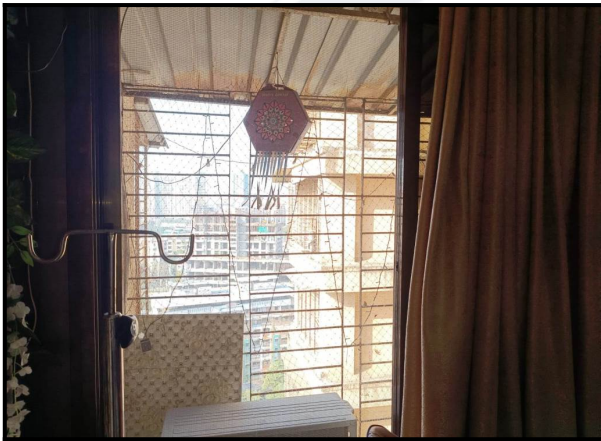
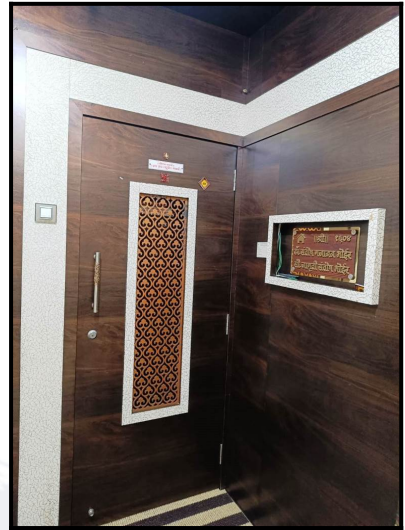
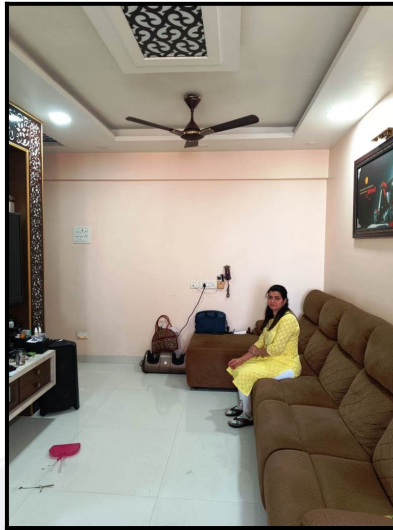
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 1 Podium + 18 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 16 th Floor				
3	Year of construction	: 2017 (Building Completion Certificate)				
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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
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 + POP Finish.				
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 (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior Colored
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	: 3 Lifts
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

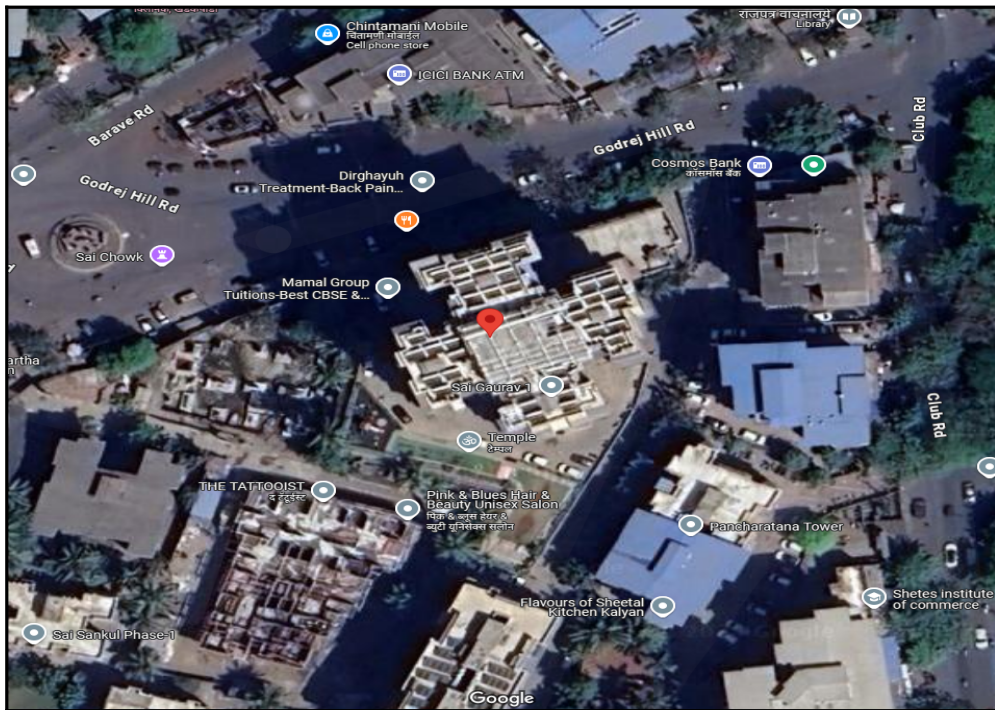
Actual Site Photographs



Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°15'17.9"N 73°8'28.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan Junction - 2.9 km.).



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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)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<u>SurveyNo</u>	20/66-विभाग 8क गांधारे गांव नवीन मुरबाड रस्त्यावरील दर्शनी भाग असलेल्या मिळकती	20800	62700	72100	78200	72100	चौ. मीटर
<u>SurveyNo</u>	20/67-विभाग 8क : गांधारे गांवातील उर्वरित मिळकती	24000	75800	87100	95000	87100	चौ. मीटर
<u>SurveyNo</u>	20/68-विभाग 8क : गांधारे गांवातील अविकसित (भागश; स.नं. असलेने लिहीलेले नाहीत. झोन दाखल्यावरून पडताळणी करावी) प्र.चौ.मी.	8900	0	0	0	0	चौ. मीटर

Survey No.

Stamp Duty Ready Reckoner Market Value Rate for Flat	75800			
Increase by 10% on Flat Located on 16 th Floor	7580			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,380.00	Sq. Mtr.	7,746.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24000			
The difference between land rate and building rate(A-B=C)	59,380.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	79,223.00	Sq. Mtr.	7,360.00	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



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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

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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	457.00	548.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,871.00	₹9,892.00	-

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RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Highlights

✔ Anti Skid Tiles

✔ ATM

Property Location

Mehta Aitura, Gandhar Nagar, Kalyan West, Thane

Around This Property

School

St. Xavier's International School

2 mins

(1 km)

Hospital

Aayush Hospital

3 mins

(2.3 km)

View more on Maps

Property Overview

<p style="font-size: 0.8em; margin: 0;">Brokerage</p> <p style="font-weight: bold; margin: 0;">No Charge</p> <p style="font-size: 0.8em; margin: 0;">Access Zero Brokerage Properties ></p>	<p style="font-size: 0.8em; margin: 0;">Price</p> <p style="font-weight: bold; margin: 0;">₹54.25 L</p>
<p style="font-size: 0.8em; margin: 0;">Carpet Area</p> <p style="font-weight: bold; margin: 0;">457 sq.ft</p>	<p style="font-size: 0.8em; margin: 0;">Bedrooms</p> <p style="font-weight: bold; margin: 0;">1</p>
<p style="font-size: 0.8em; margin: 0;">Bathrooms</p> <p style="font-weight: bold; margin: 0;">2</p>	<p style="font-size: 0.8em; margin: 0;">Parking</p> <p style="font-weight: bold; margin: 0;">1 Open Parking</p>
<p style="font-size: 0.8em; margin: 0;">Balcony</p> <p style="font-weight: bold; margin: 0;">2</p>	<p style="font-size: 0.8em; margin: 0;">Added</p> <p style="font-weight: bold; margin: 0;">More than a month ago</p>

Contact Seller

Vishal Sonis

Housing Expert Pro

+9190046.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?*

Yes
No

I agree to be contacted by Housing and a

WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?

Shortlist this property for now & easily come back to it later.

Share

VASTUKALA

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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

U/120 MH2010 PTC23789

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	620.00	744.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,710.00	₹11,425.00	-

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FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Highlights

✔ School Proximity

✔ Lift

✔ Close to Railway Station

✔ 24x7 Security

📍 Property Location

RAMBAUG LANE 2, Gandhar Nagar, Kalyan West, Kalyan

Around This Property

🎓 School

St. Xavier's International School

1 min

(0.9 km)

🏥 Hospital

Aayush Hospital

2 mins

(1.1 km)

[View more on Maps](#)

Property Overview

<p style="font-size: 0.8em;">Brokerage</p> <p style="font-weight: bold; font-size: 0.9em;">₹1.3 Lacs</p> <p style="font-size: 0.7em;">(Negotiable)</p> <p style="color: blue; font-size: 0.8em;">Access Zero Brokerage Properties ></p>	<p style="font-size: 0.8em;">Price</p> <p style="font-weight: bold; font-size: 0.9em;">₹85.0 L</p>
<p style="font-size: 0.8em;">Carpet Area</p> <p style="font-weight: bold; font-size: 0.9em;">620 sq.ft</p>	<p style="font-size: 0.8em;">Bedrooms</p> <p style="font-weight: bold; font-size: 0.9em;">2</p>
<p style="font-size: 0.8em;">Bathrooms</p> <p style="font-weight: bold; font-size: 0.9em;">2</p>	<p style="font-size: 0.8em;">Parking</p> <p style="font-weight: bold; font-size: 0.9em;">1 Covered and 1 Open Parking</p>

⚡ Awesome! Better priced prop

Contact Seller

SALES EXPERT
 Housing Expert Pro
+9193214.....

Please share your contact

Name

+91 ▼ Phone

Email

Are you a Real Estate Agent? 🗣

Yes
No

I agree to be contacted by Hou
📱 WhatsApp, SMS, phone, em
 I am interested in Home Loans


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Still deciding?
 Shortlist this property for now & easil
 back to it later.

[Share](#)

Price Indicators


Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	725.00	870.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,552.00	₹10,460.00	-




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OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY

 **Property Location**
Gandhar Nagar, Kalyan West, Thane

Around This Property

 **School**
Podar International School
Kalyan (CBSE)

1 min
(0.9 km)

 **Hospital**
Aayush Hospital

1 min
(0.6 km)

View more on Maps


Property Overview

<p style="font-size: small;">Project Name</p> <p>Mohan Pride</p>	<p style="font-size: small;">Brokerage</p> <p>₹91,000</p> <p style="color: #4a4a9a; font-size: small;">Access Zero Brokerage Properties ></p>
<p style="font-size: small;">Price</p> <p>₹91.0 L</p>	<p style="font-size: small;">Carpet Area</p> <p>725 sq.ft</p>
<p style="font-size: small;">Bedrooms</p> <p>2</p>	<p style="font-size: small;">Bathrooms</p> <p>2</p>
<p style="font-size: small;">Parking</p> <p>1 Open Parking</p>	<p style="font-size: small;">Balcony</p> <p>1</p>

Added

Awesome! Nice neighborhood around

Contact Seller



Sunny Pawar

HOUSING EXPERT

+9180804.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?* Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc
 I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	783.00	939.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,494.00	₹9,579.00	-

2059771 24-10-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्ता क्रमांक : 20597/2024 नोंदणी : Regn:63m
गावाचे नाव : गंधारे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9000000	
(3) बाजारभाव(भाडेपट्ट्याबाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6520000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: येथील मौजे गंधारे,सर्वे नं 23 हिस्सा नं 4 पार्ट,सर्वे नं 22 हिस्सा नं पार्ट... सदनिका क्र 1504,15 वा मजला,बिल्डिंग नं 2,वसंत व्हॅली कॉम्प्लेक्स मधील कॅमेलिया बिल्डिंग,वसंत व्हॅली बिल्डिंग नं 1 अँड 2 को ऑफ हौ सोसा लि,खडकपाडा,कल्याण प 421301सदनिका एरिया 72.74 चौ मी कारपेट,महाराष्ट्र शासन निर्णय दिनांक 31/03/2021 अन्वये महिला खरेदीदारास मुद्रांक शुल्कात 1 टक्के सूट घेतली असे((Survey Number : 23, 22 ; HISSA NUMBER : 4 Part, Part ;))	
(5) क्षेत्रफळ	72.74 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रीना सिरनानी तर्फे मुखत्यार तुळजाराम घुमनमल सिरनानी वय:-75 पत्ता:-प्लॉट नं: सदनिका क्र 1504, माळी नं: 15 वा मजला, इमारतीचे नाव: कॅमेलिया, बिल्डिंग नं 2, वसंत व्हॅली, ब्लॉक नं: मौजे गंधारे, खडकपाडा, रोड नं: कल्याण प 421301, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ALTPM7545E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुदिता नरेशा शेंडे वय:-26; पत्ता:-प्लॉट नं: सदनिका क्र 301, माळी नं: 3 रा मजला, इमारतीचे नाव: श्री शिव सदन, ब्लॉक नं: पुणे लिंक रोड, सेंट्रल बँक ऑफ इंडिया वरती, रोड नं: कल्याण पु 421306, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-PDDPS2861C	
(9) दस्तावेज करून दिल्याचा दिनांक	17/10/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	17/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	20597/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	664.00	796.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,048.00	₹10,040.00	-

1094371 02-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्ता क्रमांक : 10943/2023 नोंदणी : Regn:63m
गावाचे नाव : गंधारे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5975000	
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गंधारे,ता. कल्याण,जि. ठाणे येथील स. नं. 45/2ड,36/1,37/3,या जमीन मिळकतीवरील साई गौरव बिल्डींग न. ए-1 को. ऑप. हौसिंग सोसायटी लि.,साई चौक,खडकपाडा,मधील सदनिका न. 1402,चौदावा मजला,बिल्डींग न. ए-1,क्षेत्र 61.66 चौ. मीटर्स कारपेट((Survey Number : 45/2ड, 36/1, 37/3 ;))	
(5) क्षेत्रफळ	61.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रशांत अरविद भानुशाली - - वय:-41 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: सदनिका न. 1402, बिल्डींग न. ए-1, साई गौरव बिल्डींग न. ए-1 सोसायटी लि. साई चौक, खडकपाडा, कल्याण प. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमंत अशोक गायकवाड - - वय:-35; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: सदनिका न. 201, दुसरा मजला, विंग ए, रवींद्र हाईटस नंदप रोड, मांडा टिटवाळा, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AUBPG7149P 2): नाव:-अश्विनी हेमंत गायकवाड - - वय:-37; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: सदनिका न. 201, दुसरा मजला, विंग ए, रवींद्र हाईटस नंदप रोड, मांडा टिटवाळा, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-ATAPG6267A	
(9) दस्ताऐवज करून दिल्याचा दिनांक	03/05/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	04/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10943/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	560000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यीकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 knowledgeable 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.

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 **₹ 90,26,262.50 (Rupees Ninety Lakhs Twenty Six Thousands Two Hundred And Sixty Two Only)**.

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

