

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sushil Kumar G. Dubey & Govinddhar S. Dubey**

Residential Flat No. M-701, 7<sup>th</sup> Floor, Wing – M, "**Casa Elite**", Lakeshore Greens, Project No. 5, Kalyan Shil Road,  
Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204,  
State – Maharashtra, Country – India.

Think Innovate Create  
Latitude Longitude - 19°10'16.3"N 73°06'43.8"E

### Valuation Prepared for:

**Cosmos Bank**

**Ghodbunder Branch**




Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West),  
PIN Code – 410 209, State - Maharashtra, Country - India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

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

 **Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

## VALUATION OPINION REPORT

The property bearing Residential Flat No. M-701, 7<sup>th</sup> Floor, Wing – M, "Casa Elite", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204, State – Maharashtra, Country – India belongs to **Sushil Kumar G. Dubey & Govinddhar S. Dubey**.

### Boundaries of the property.

North	:	Internal Road
South	:	Internal Road
East	:	Wing – N
West	:	Wing – L

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 53,54,200.00 (Rupees Fifty Three Lakh Fifty Four Thousand Two Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

### Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Residential Flat No. M-701, 7<sup>th</sup> Floor, Wing – M, "Casa Elite", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 22.03.2023 for Banking Purpose
2	Date of inspection	17.03.2023
3	Name of the owner/ owners	<b>Sushil Kumar G. Dubey &amp; Govinddhar S. Dubey.</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. M-701, 7 <sup>th</sup> Floor, Wing – M, "Casa Elite", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Heena Nagpure - (Tenant's Wife) Contact No. 8928882122
6	Location, street, ward no	Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 95/3, 96/2A, 97, 150/2A, 2B, 3, 4A, 4B
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. = 449.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 500.00</b> <b>(Area as per Agreement for Sale)</b>

		Built Up Area in Sq. Ft. = 600.00 (Area as per Agreement for Sale) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane
14	If freehold or leasehold land	Freehold <sup>®</sup>
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?	Tenant Occupied – Mr. Kanhaiya Nagpur Rented Since – 7 Months ₹ 8,500.00 Present rental income per month
	If the property owner occupied, specify portion	N.A.

	and extent of area under owner-occupation	
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local 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	₹ 8,500.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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.
	<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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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, Ghodbunder Branch to assess fair market value as on **22.03.2023** for Residential Flat No. M-701, 7<sup>th</sup> Floor, Wing – M, "**Casa Elite**", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204, State – Maharashtra, Country – India. belongs to **Sushil Kumar G. Dubey & Govinddhar S. Dubey**.

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

1	Copy Agreement for sell dated 17.05.2014 between Lodha Hi-Rise Builders Private Limited (The Company) and Sushil Kumar G. Dubey & Govinddhar S. Dubey (the Purchaser).
2	Copy of Occupancy Certificate No. Revenue / K-1 / T-7 / Village – Antarli and other/ Integrated Township Project / Sector C & Sector I / OC / KV – F1486457853172 / 17 dated 20.12.2017 issued by District Collector and District Magistrate Office, Thane.

### LOCATION:

The said building is located at Survey No. 95/3, 96/2A, 97, 150/2A, 2B, 3, 4A, 4B of Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a traveling distance 9.2 from Dombivali Station.

### BUILDING:

The building under reference is having Ground + 18<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 6 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Cupboard Area + Balcony + Passage + Terrace (i.e. **1 BHK with Bath + WC + Terrace**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

**Valuation as on 22<sup>nd</sup> March 2023**

<b>The Carpet Area of the Residential Flat</b>	:	<b>500.00 Sq. Ft.</b>
--	---	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	06 years
Cost of Construction	:	600.00 Sq. Ft. X ₹ 2,700.00 = ₹ 16,20,000.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	9.00%
Amount of depreciation		₹ 1,45,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 40,320.00 per Sq. M. i.e. ₹ 3,746.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 37,975.00 per Sq. M. i.e. ₹ 3,528.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
<b>Value of property as on 22.03.2023</b>	:	<b>500.00 Sq. Ft. X ₹ 11,000.00 = ₹ 55,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 22.03.2023</b>	:	<b>₹ 55,00,000.00 - ₹ 1,45,800.00 = ₹ 53,54,200.00</b>
<b>Total Value of the property</b>	:	<b>₹ 53,54,200.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 48,18,780.00</b>
<b>Distress value of the property</b>	:	<b>₹ 42,83,360.00</b>
<b>Insurable value of the property (600.00 Sq. ft. X 2,700.00)</b>	:	<b>₹ 16,20,000.00</b>
<b>Guideline value of the property (600.00 Sq. Ft. X 3,528.00)</b>	:	<b>₹ 21,16,800.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. M-701, 7<sup>th</sup> Floor, Wing – M, "**Casa Elite**", Lakeshore Greens, Project No. 5, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code – 421 204, State – Maharashtra, Country – India for this particular purpose at **₹ 53,54,200.00 (Rupees Fifty Three Lakh Fifty Four Thousand Two Hundred Only)**. as on **22<sup>nd</sup> March 2023**.

## NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **22<sup>nd</sup> March 2023 is ₹ 53,54,200.00 (Rupees Fifty Three Lakh Fifty Four Thousand Two Hundred 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.

### **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:

Think.Innovate.Create



**ANNEXURE TO FORM 0-1**

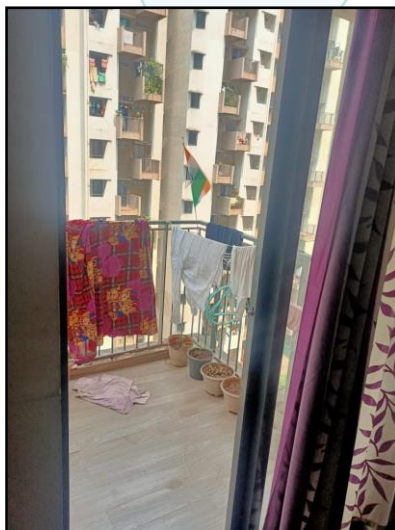
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 18 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3	Year of construction	2017 (As per Occupancy Certificate)
4	Estimated future life	54 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters door
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts & One Car parking
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace

21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

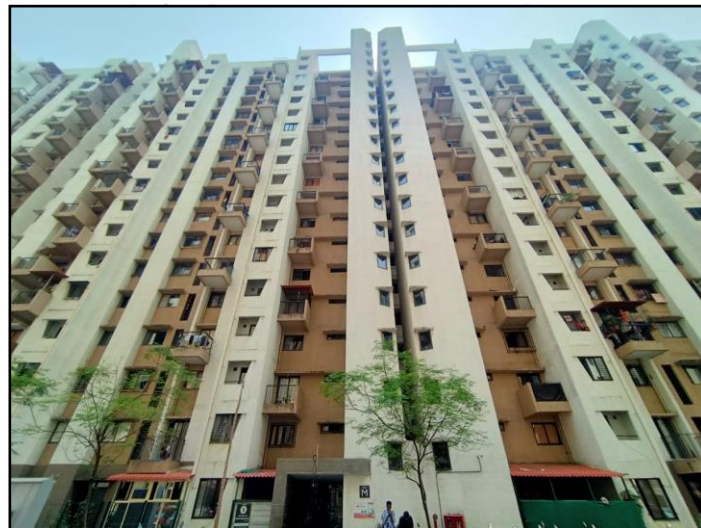
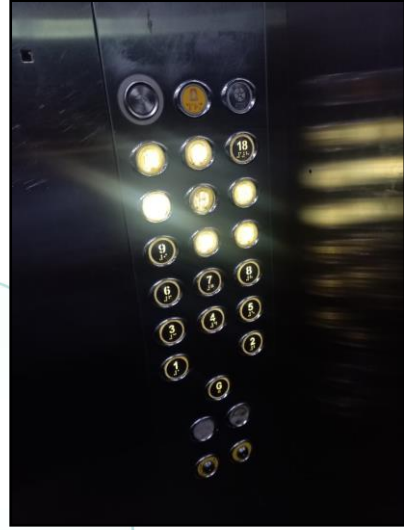


Think.Innovate.Create

## Actual site photographs

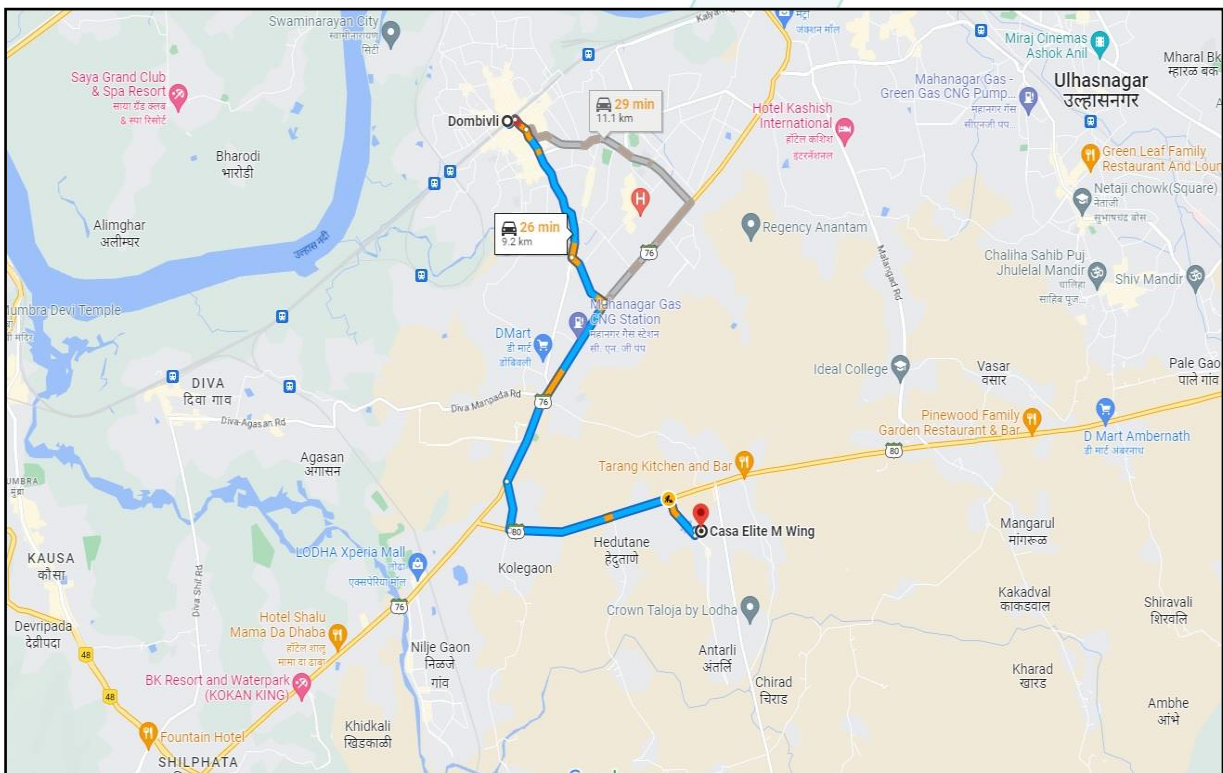
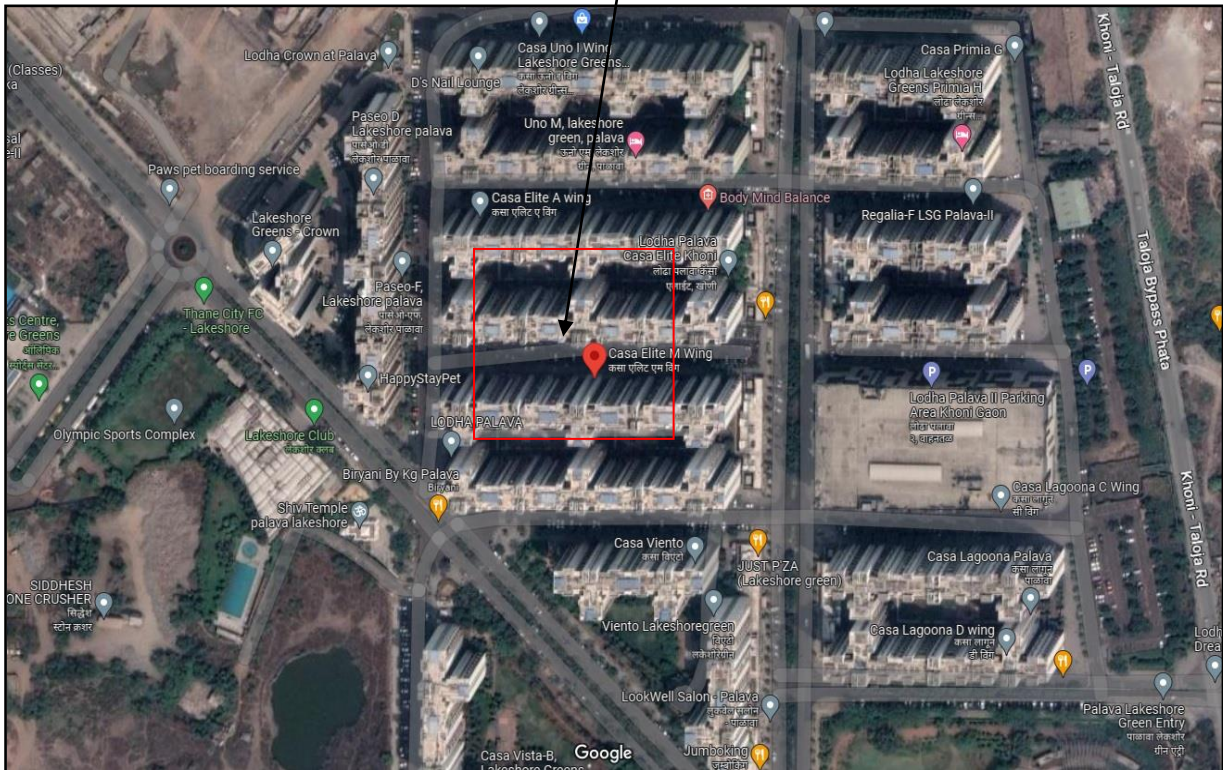


## Actual site photographs



## Route Map of the property


Site u/r



Latitude Longitude - 19°10'16.3"N 73°06'43.8"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 9.2 KM)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2022/2023

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: खोर्णी

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	1410
गावठापातील मिळकती	0-0.00	1660
जोबा--फळबाग	0-0.00	0
कासु--फळबाग	0-0.00	0
नारळ--फळबाग	0-0.00	0
केळी--फळबाग	0-0.00	0
सदनिका	0-0.00	38400
दुकाने	0-0.00	51000

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat (A)</b>	38,400.00			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	1,920.00			
<b>Stamp Duty Ready Reckoner Market Value Rate(After Increase) (A)</b>	<b>40,320.00</b>	<b>Sq. Mtr.</b>	<b>3,746.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	1,230.00			
The difference between land rate and building rate (A – B = C)	39,090.00			
Depreciation Percentage as per table (D) [100%-6%] (Age of the building – 6 Years)	94%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>37,975.00</b>	<b>Sq. Mtr.</b>	<b>3,528.00</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

### 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

The screenshot shows the Square Yards website interface. The top navigation bar includes 'square yards' logo and menu items: 'Thane', 'Buy', 'Rent', 'Projects', 'Agents', 'More Services', 'Resources', and 'Data Intelligence'. The main content area is divided into two sections:

- Lodha Elite - Price List:** A table with three columns: 'Unit Type', 'Area', and 'New Home Price\*'.
 

Unit Type	Area	New Home Price*
1 BHK 496 Sq. Ft. Apartment	496 Sq. Ft. (Carpet)	₹ 54.86 Lac
1 BHK 333 Sq. Ft. Apartment	333 Sq. Ft. (Carpet)	₹ 36.83 Lac
2 BHK 555 Sq. Ft. Apartment	555 Sq. Ft. (Carpet)	₹ 61.38 Lac
- Lodha Elite - Floor Plans:** A section with a description: 'Lodha Elite, Dombivli, Thane is a project by Lodha Group that offers 922 units of 5 Acres in a lush green environment with a wide range of floor plans from 333 sqft to 555 sqft. You can take a look at the Floor Plan of Lodha Elite below.' Below the text are buttons for '1 BHK' and '2 BHK', and a floor plan diagram showing a 2BHK layout with labels for 'LIVING ROOM', 'KITCHEN', 'BED ROOM', and 'BATHROOM'.

On the right side, there is a 'Contact our Real Estate Experts' form with fields for Name, Email ID, Phone Number, and Thane, along with a 'Contact Now' button and a checkbox for 'Enable updates through WhatsApp'.

The screenshot shows the 99acres website interface for a property listing. The top navigation bar includes '99acres' logo and a search bar. The main content area displays the following information:

- Property Details:** '2BHK 2Baths Flat/Apartment for Sale' in 'Lodha Elite, Dombivli East, Mumbai Beyond Thane, Mumbai'. Price is ₹60 Lac @ 10,398 per sq.ft. Estimated EMI ₹47,922.
- REERA STATUS:** NOT AVAILABLE. Website: https://maharera.it.mahaonline.gov.in
- Overview:** A section with tabs for 'Overview', 'Society', 'Owner Details', 'Price Trends', 'Registry Record', and 'Recommendation'.
- Property (11) / Society (16):** A section with a photo of the property and a search icon.
- Area:** Super Built up area 864 sq.ft. Carpet area: 577 sq.ft. (53.61 sq.m.)
- Configuration:** 2 Bedrooms, 2 Bathrooms, 3 Balconies
- Price:** ₹60 Lac+ Govt Charges & Tax @ 10,398 per sq.ft. (Negotiable)
- Address:** Lodha Elite, Dombivli East, Mumbai Beyond Thane
- Floor Number:** 5<sup>th</sup> of 14 Floors
- Facing:** North-East
- Overlooking:** Others
- Property Age:** 5 to 10 Year Old

At the bottom, there is a 'Places nearby' section with a list of locations: Sai Baba Mandir, P&T Colony Hanuman Temple, Swami Samarath Math, Optilife Multispeciality Hospital, and Shree A. A 'View All (50)' link is also present.

# Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 2 BHK Flats for Sale in Dombivli > 927 Sq-ft

Posted on: Dec 29, 22 Property ID: 49843594

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

**₹70.0 Lac** Get ₹21,000 cashback on Home Loan **ONLY ON MAGICBRICKS**

2 BHK Flat For Sale in Lodha Palava Lakeshore Greens, **Dombivli, Thane**

2 Beds | 2 Baths | 1 Balcony | Semi-Furnished

Carpet Area <b>638 sqft</b> - ₹10,972/sqft	Developer <b>Lodha</b>	Project <b>Lodha Palava Lakeshore Greens</b>
Floor <b>4 (Out of 16 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Furnished Status <b>Semi-Furnished</b>	Age Of Construction <b>New Construction</b>	

**Contact Owner** **Sourav Sengupta** +91-9100000093

Your Name \_\_\_\_\_

Email \_\_\_\_\_

IND +91 Mobile Number \_\_\_\_\_

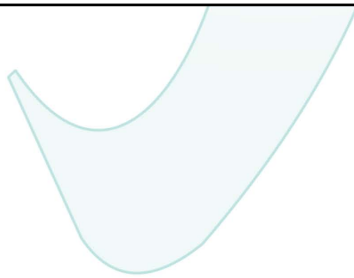
I Agree to MagicBricks' [Terms of Use](#)

**Get Contact Details**

**Contact Owner** **Get Phone No.** Last contact made 163 days ago

**More Details**

Price Breakup	<b>₹70 Lac</b>
Address	<b>Dombivli, Thane, Dombivli, Thane - Beyond Thane, Maharashtra</b>
Furnishing	<b>Semi-Furnished</b>
Age of Construction	<b>New Construction</b>



Think.Innovate.Create



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **22<sup>nd</sup> March 2023**

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 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 **₹ 53,54,200.00 (Rupees Fifty Three Lakh Fifty Four Thousand Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Auth. Sign.

Think.Innovate.Create