

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2002/23-24</b>	Dated <b>16-Aug-23</b>
Buyer (Bill to) <b>Cosmos Bank - Mulund (East)</b> GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	<b>CGST</b>			360.00
	<b>SGST</b>			360.00
<b>Total</b>				<b>4,720.00</b>

Amount Chargeable (in words)

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

**E. & O.E**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

**Remarks:**

Mr. Dhiraj Bharat Haldankar & Mrs. Nilam Dhiraj Haldankar - Residential Flat No. 002, Ground Floor, Wing - G, "Casa Adriana Co-op. Hsg. Soc. Ltd.", The Down Town Project, Village Khoni, Dombivali (East), Thane - 421 204, Taluka - Kalyan, District - Thane, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

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

*Rattal*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dhiraj Bharat Haldankar & Mrs. Nilam Dhiraj Haldankar**

Residential Flat No. 002, Ground Floor, Wing – G, "**Casa Adriana Co-op. Hsg. Soc. Ltd.**", The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan, District – Thane, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'29.3"N 73°07'01.2"E

Think.Innovate.Create

### Valuation Done for:

**Cosmos Bank**

**Mulund (East) Branch**

Ground + 1<sup>st</sup> Floor of Shop No. 2, 1<sup>st</sup> Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



### Our Pan India Presence at :

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

**Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 002, Ground Floor, Wing – G, "Casa Adriana Co-op. Hsg. Soc. Ltd.", The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan, District – Thane, State – Maharashtra, Country – India belongs to **Mr. Dhiraj Bharat Haldankar & Mrs. Nilam Dhiraj Haldankar.**

Boundaries of the property.

North : Internal Road & Urbano CHSL  
South : Wing – I  
East : Taloja Bypass Road  
West : Wing – E

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 **₹ 38,61,000.00 (Rupees Thirty Eight Lakh Sixty One Thousand 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.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=address,  
2.5.4.20=982204c4b0d35d03e0c7563596519-340c33d13d41c31  
31152791729-885652, postalCode=400046, cn=Manoj Baburao  
Chalikwar, email=manojbaburaochalikwar@vastukala.com, serial=31152791729-885652,  
334620f242140327562205, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.16 12:18:09 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



**Valuation Report of Residential Flat No. 002, Ground Floor, Wing – G, "Casa Adriana Co-op. Hsg. Soc. Ltd.",  
The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan,  
District – Thane, 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 16.08.2023 for Bank Loan Purpose
2	Date of inspection	12.08.2023
3	Name of the owner/ owners	<b>Mr. Dhiraj Bharat Haldankar &amp; Mrs. Nilam Dhiraj Haldankar</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. 002, Ground Floor, Wing – G, "Casa Adriana Co-op. Hsg. Soc. Ltd.", The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan, District – Thane, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dhiraj Haldankar (Owner) Contact No. 9987319317
6	Location, street, ward no	The Down Town Project, Village Khoni, Dombivali (East), Thane.
	Survey/ Plot no. of land	Survey No. 37/1A, 37/1B, 37/2A, 38/2, 38/5, 40/2, 143/2, 143/3, 144/6 of Village – Khoni
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. = 391.00 Dry Balcony & Garden Area in Sq. Ft. = 114.00 Total Carpet Area in Sq. Ft. = 505.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 429.00 (Area as per Agreement for sale)</b>

		Built Up Area in Sq. Ft. = 515.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204.
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
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	<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	₹ 8,000.00 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.
		<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.
		<b>COST OF CONSTRUCTION</b>	



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



41	Year of commencement of construction and year of completion	Year of Completion – 2019 (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, Mulund (East) Branch to assess fair market value as on 14.08.2023 for Residential Flat No. 002, Ground Floor, Wing – G, "Casa Adriana Co-op. Hsg. Soc. Ltd.", The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan, District – Thane, State – Maharashtra, Country – India belongs to **Mr. Dhiraj Bharat Haldankar & Mrs. Nilam Dhiraj Haldankar.**

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

1	Copy of Agreement for sale dated 14.07.2023 between Mr. Piyush Chandrakant Kankekar (the Transferor) and Mr. Dhiraj Bharat Haldankar & Mrs. Nilam Dhiraj Haldankar (the Transferees).
2	Copy of Occupancy Certificate No. OC / ANVP / Village Antarli, Khoni & Other / SS Thane / 2019 dated 21.11.2019 issued by Town Planner, Thane.

### LOCATION:

The said building is located at Survey No. 37/1A, 37/1B, 37/2A, 38/2, 38/5, 40/2, 143/2, 143/3, 144/6 of Village – Khoni. The property falls in Residential Zone. It is at a travelling distance 9.5 Km. from Dombivali railway station.

### BUILDING:

The building under reference is having Ground + 17 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. Ground Floor is having 5 Residential Flat. The building is having 2 Lifts. Flat having one open car parking space no. C4-B1366.

### Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of 1 Bedroom + Living Room + Kitchen + Toilet + Passage + Garden + Dry Balcony (i.e., **1BHK with Toilet**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding window & Concealed electrification & Concealed plumbing.



**Valuation as on 16<sup>th</sup> August 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>429.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	04 Years
Cost of Construction	:	515.00 X 2,600.00 = ₹ 13,39,000.00
Depreciation $\{(100-10) \times 04 / 60\}$	:	N.A., as the property age is below 5 years
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,400.00 per Sq. M. i.e., ₹ 3,567.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is below 5 years.
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
<b>Value of property as on 14.08.2023</b>	<b>:</b>	<b>429.00 Sq. Ft. X ₹ 9,000.00 = ₹ 38,61,000.00</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 14.08.2023</b>	<b>:</b>	<b>₹ 38,61,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 38,61,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 34,74,900.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 30,88,800.00</b>
<b>Insurable value of the property (515 X 2,600.00)</b>	<b>:</b>	<b>₹ 13,39,000.00</b>
<b>Guideline value of the property (As per Index II)</b>	<b>:</b>	<b>₹ 25,32,900.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, Wing – G, "Casa Adriana Co-op. Hsg. Soc. Ltd.", The Down Town Project, Village Khoni, Dombivali (East), Thane – 421 204, Taluka – Kalyan, District – Thane, State – Maharashtra, Country – India for this particular purpose at **₹ 38,61,000.00 (Rupees Thirty Eight Lakh Sixty One Thousand Only)** as on **16<sup>th</sup> August 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 **16<sup>th</sup> August 2023 is ₹ 38,61,000.00 (Rupees Thirty Eight Lakh Sixty One Thousand 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 + 17 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3	Year of construction	2019 (As per Occupancy Certificate)
4	Estimated future life	56 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, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering
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
	(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
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



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

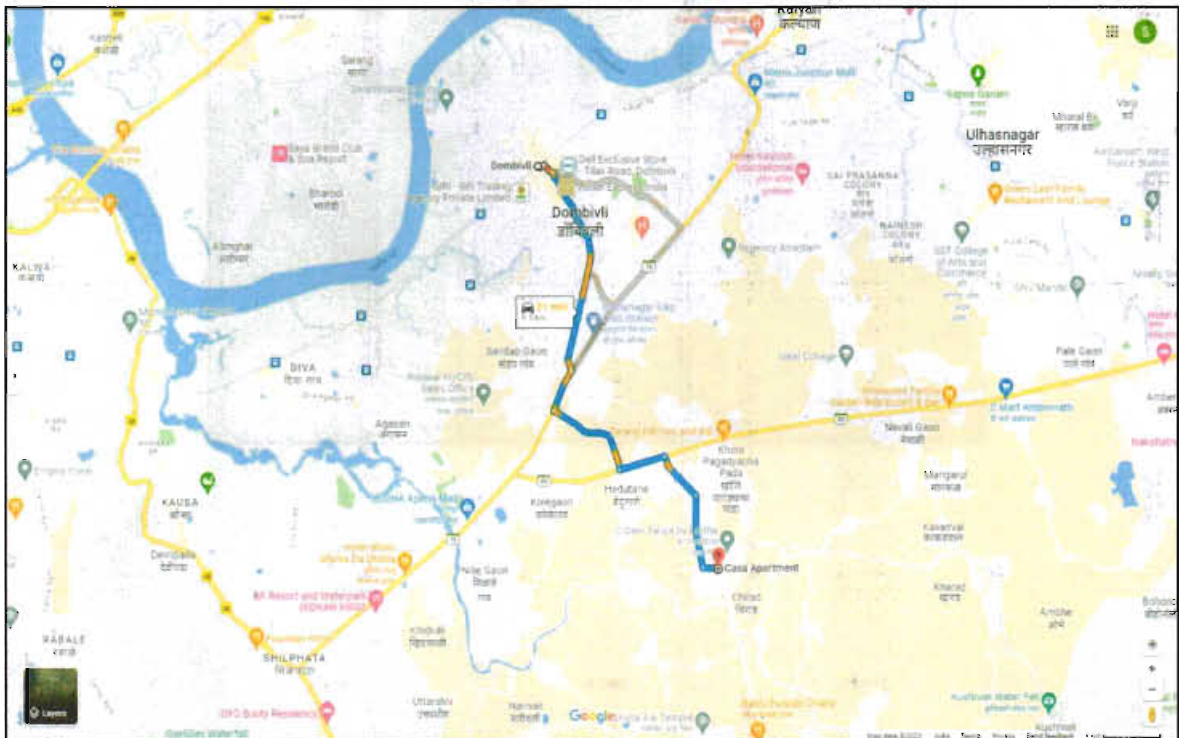
An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





## Route Map of the property Site/ur



**Latitude Longitude - 19°09'29.3"N 73°07'01.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 9.5 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: 2023/2024

Language: English

Selected District: ठाणे  
Select Taluka: कल्याण  
Select Village: धोर्णी  
Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेकरीय जमिनी	0-0.00	1410
सावकाशीय विकसनी	0-0.00	1680
जमीन-पडसाय	0-0.00	0
बागु-पडसाय	0-0.00	0
मारुत-पडसाय	0-0.00	0
केशी-पडसाय	0-0.00	0
सरनिका	0-0.00	38400
दुकाने	0-0.00	51000
		1224

Think.Innovate.Create



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Price Indicators

**99acres** Buy - Enter Locality / Project / Society / Landmark

Home > Projects > Mumbai > Parts of Mumbai > Parts > Dombivli East > 1 BHK Flats in Dombivli East

Posted on Jan 18, 2023

**₹44 Lac** @ 9,932 per sq.ft.  
Estimated EMR ₹ 25,142

**1BHK 1Bath**  
Flat/Apartment for Sale

Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane, Mumbai

REBA STATUS: NOT AVAILABLE Website: <https://maharashtra.mahaonline.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (18) Society (23)

**Area**  
Carpet area: 443 sq.ft.

**Price**  
₹ 44 Lac @ 9,932 per sq.ft. (all inclusive, Negotiable)

**Floor No. / Total**  
9<sup>th</sup> of 17 Floors

**Overlook to**  
Park/Garden, Main Road, Club

**Configuration**  
1 Bedroom, 1 Bathroom, 1 Balcony

**Address**  
Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane

**Facing**  
East

**Property Age**  
0 to 1 Year Old

Why should you consider this property?

East Facing Full Power Backup 24\*7 Water Visitor Parking Available Close to School Fresh Construction On-Call Maintenance Staff

**99acres** Buy - Enter Locality / Project / Society / Landmark

Home > Projects > Mumbai > Parts of Mumbai > Parts > Dombivli East > 2 BHK Flats in Dombivli East

Posted on Aug 15, 2023 | Ready to move

**₹70 Lac** @ 10,000 per sq.ft.  
Estimated EMR ₹ 55,909

**2BHK 2Baths**  
Flat/Apartment for Sale

Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane, Mumbai

REBA STATUS: NOT AVAILABLE Website: <https://maharashtra.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (3) Society (23)

**Area**  
Carpet area: 700 sq.ft.

**Price**  
₹ 70 Lac+ Govt Charges & Tax @ 10,000 per sq.ft. (all inclusive, Negotiable)

**Floor No. / Total**  
16<sup>th</sup> of 18 Floors

**Overlook to**  
Park/Garden

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony with Study Room

**Address**  
Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane

**Facing**  
East

**Property Age**  
1 to 5 Year Old



Think.Innovate.Create

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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK flat with a carpet area of 539 sqft, located on the 10th floor of a 18-story building. The price is ₹49.0 Lac, with an EMI of ₹2,226. The listing includes details about the developer (Lodha), project (Lodha DownTown), and contact information for the agent, Devendrakumar Prakash Thakare. There are buttons for 'Contact Agent', 'Get Phone No.', and 'Download Brochure'. The listing also features a 'More Details' section with price breakup, booking amount, and RERA ID.

**₹49.0 Lac** EMI - ₹2,226 | Can I afford it?

2 BHK 680 Sq-Ft Flat For Sale Dombivli East, Thane

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 539 sqft \* ₹909/sqft

Developer: Lodha

Project: Lodha DownTown

Floor: 10 (Out of 18 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Lifts: 2

Furnished Status: Unfurnished

Contact Agent: Devendrakumar Prakash Thakare

Get Phone No.

Download Brochure

Contact Agent Get Phone No.

**More Details**

Price Breakup: ₹49 Lac | ₹2,100 Monthly

Booking Amount: ₹50,000 [Secure Now](#)

RERA ID: P51700020268

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 **16<sup>th</sup> August 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 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 **₹ 38,61,000.00 (Rupees Thirty Eight Lakh Sixty One Thousand Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
2.5.4.20=982206c4f4d55d9796d79e9a0c91340c9d83541297  
3278013a160352, c=IN, email=manoj@vastukala.com,  
serialNumber=413a56a304ab6c9940c3a550f4c3f4d3131b0c1c  
4e202e29e327a0208c, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.08.16 12:10:44 +05'30'

**Auth. Sign.**

Think.Innovate.Create