

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shilpa Jadhav**

Residential Flat No. 1702, 17th Floor, Wing - J, "**Casa Clara**" Palava Clara A to D1, J to M, Kalyan Shil Road,
Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202,
State - Maharashtra, Country – India.

Latitude Longitude - 19°09'29.6"N 73°06'56.6"E

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Valuation Done for:

**Cosmos Bank
Dombivli (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane,
PIN Code - 400605, 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

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank–Dombivli (East) Branch/ Shilpa Jadhav (3203/2302162) Page 2 of 21

Vastu/Thane/08/2023/3203/2302162
23/01-308-PSSH
Date: 23.08.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1702, 17th Floor, Wing - J, "Casa Clara" Palava Clara A to D1, J to M, Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country – India belongs to **Shilpa Jadhav**.

Boundaries of the property.

North	:	Garden
South	:	Internal Road
East	:	Wing – I
West	:	Wing – K

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 ₹ 60,79,500.00 (Rupees Sixty Lakh Seventy Nine Thousand Five 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.

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Director

Auth. Sign.

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 in Form – 01



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Valuation Report of Residential Flat No. 1702, 17th Floor, Wing - J, "Casa Clara" Palava Clara A to D1, J to M, Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, 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 19.08.2023 for Banking Purpose
2	Date of inspection	23.08.2023
3	Name of the owner/ owners	Shilpa Jadhav
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 1702, 17 th Floor, Wing - J, "Casa Clara" Palava Clara A to D1, J to M, Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country – India. Contact Person: Shilpa Jadhav (Owner) Contact No. 9223495060
6	Location, street , ward no	Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane
	Survey/ Plot no. of land	Survey No. 38/1, 38/2, 39/5, 40/2, 143/2, 143/3, 144/5, 144/6 A&B, 144/9 A&B 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 516.00 Cupboard Area in Sq. Ft. = 17.00 Dry Balcony in Sq. Ft. = 21.00 Total Carpet Area in Sq. Ft. = 554.00 (Area as per Actual Site Measurement)

		<p>Carpet Area in Sq. Ft. = 564.00 EBVT Area in Sq. Ft. = 15.00 Total Carpet Area in Sq. Ft. = 579.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 695.00 (Area as per Index II)</p> <p>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 are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
13	Roads , Streets or lanes on which the land is abutting	Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may	Attached

	be used)	
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	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 Local norms Percentage actually utilized – Details not available
26	RENTS	
	(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	₹ 13,000.00 Expected 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	N. A.

	of rent?	
	SALES	
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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 22.08.2023 for Residential Flat No. 1702, 17th Floor, Wing - J, "**Casa Clara**" Palava Clara A to D1, J to M, Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country – India belongs to **Shilpa Jadhav**.

We are in receipt of the following documents:

1	Copy of Agreement to Sell dated 22.06.2017 between Palava Dwellers Private Limited (the Company) and Shilpa Jadhav (the Purchaser).
2	Copy of Commencement Certificate Jav. Kr. Ekatmik Nagar Vasahat / Atarli, Khoni & other / SS Thane / 471 dated 14.03.2018 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane (As Download from RERA).
3	Copy of Occupancy Certificate Jav. Kr. BP / ANVP / Atarli, Khoni & other / SS Thane / 807 dated 20.03.2020 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane (As Download from RERA).
4	Copy of RERA Registration Certificate No. P51700000420 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority (As Download from RERA).

LOCATION:

The said building is located at Survey No. 38/1, 38/2, 39/5, 40/2, 143/2, 143/3, 144/5, 144/6 A&B, 144/9 A&B of Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at walkable distance of 9.4 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Ground + 18 Upper Floor. 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 is used for residential purpose. 17th Floor is having 4 Residential Flats. The building is without 2 lifts. The building's external condition is good.

Residential Flat:

The residential flat under reference is situated on the 17th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Dining + 2 Toilets + Cupboard Area + Passage. (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Italian Marble flooring, Teak Wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 23rd August 2023

The Total Carpet Area of the Residential Flat	:	579.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	03 Year
Cost of Construction	:	695.00 X 2,800.00 = ₹ 19,46,000.00
Depreciation	:	N.A., as the property age is below 5 years.
Amount of depreciation	:	N.A., as the property age is below 5 years.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 42,240.00 per Sq. M. i.e. ₹ 3,924.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft.
Value of property as on 23.08.2023	:	₹ 579.00 Sq. Ft. X ₹ 10,500.00 = ₹ 60,79,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 60,79,500.00
The Realizable value of the property	:	₹ 54,71,550.00

Distress value of the property	:	₹ 48,63,600.00
Insurable value of the property (695.00 Sq. Ft. X 2,800.00)	:	₹ 19,46,000.00
Guideline value of the property (695 X 3,924.00)		₹ 27,27,180.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1702, 17th Floor, Wing - J, "**Casa Clara**" Palava Clara A to D1, J to M, Kalyan Shil Road, Village - Khoni, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country – India for this particular purpose at **₹ 60,79,500.00 (Rupees Sixty Lakh Seventy Nine Thousand Five Hundred Only)** as on **23rd 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 **23rd August 2023 is ₹ 60,79,500.00 (Rupees Sixty Lakh Seventy Nine Thousand Five 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:

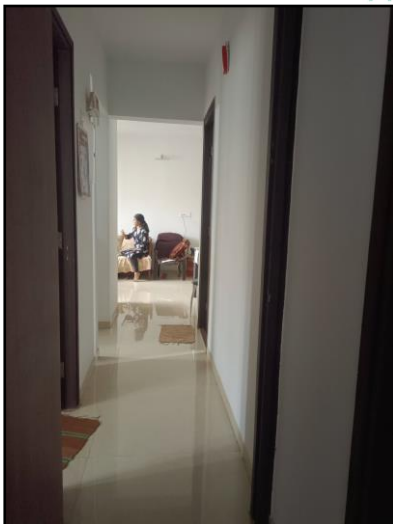
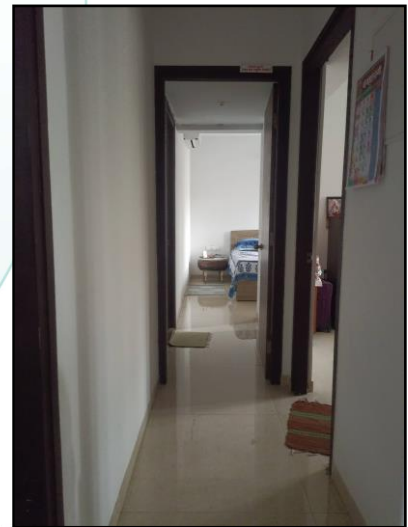
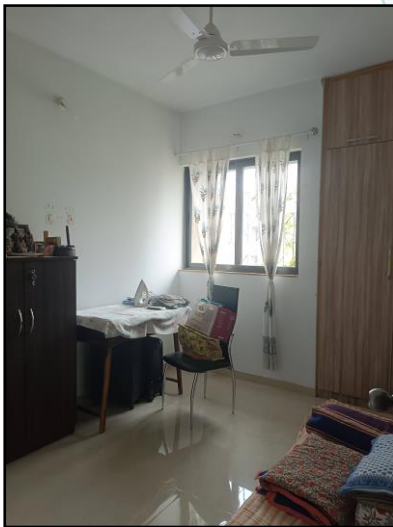
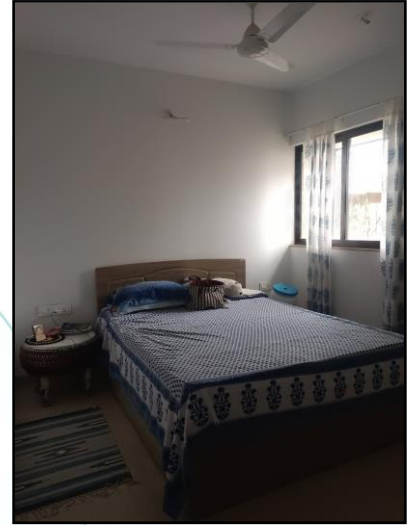
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 18 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 17 th Floor
3	Year of construction	2020 (As per Occupancy Certificate)
4	Estimated future life	57 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 shutter door, Powder Aluminum sliding windows
10	Flooring	Italian Marble 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 Concealed 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	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

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Actual site photographs



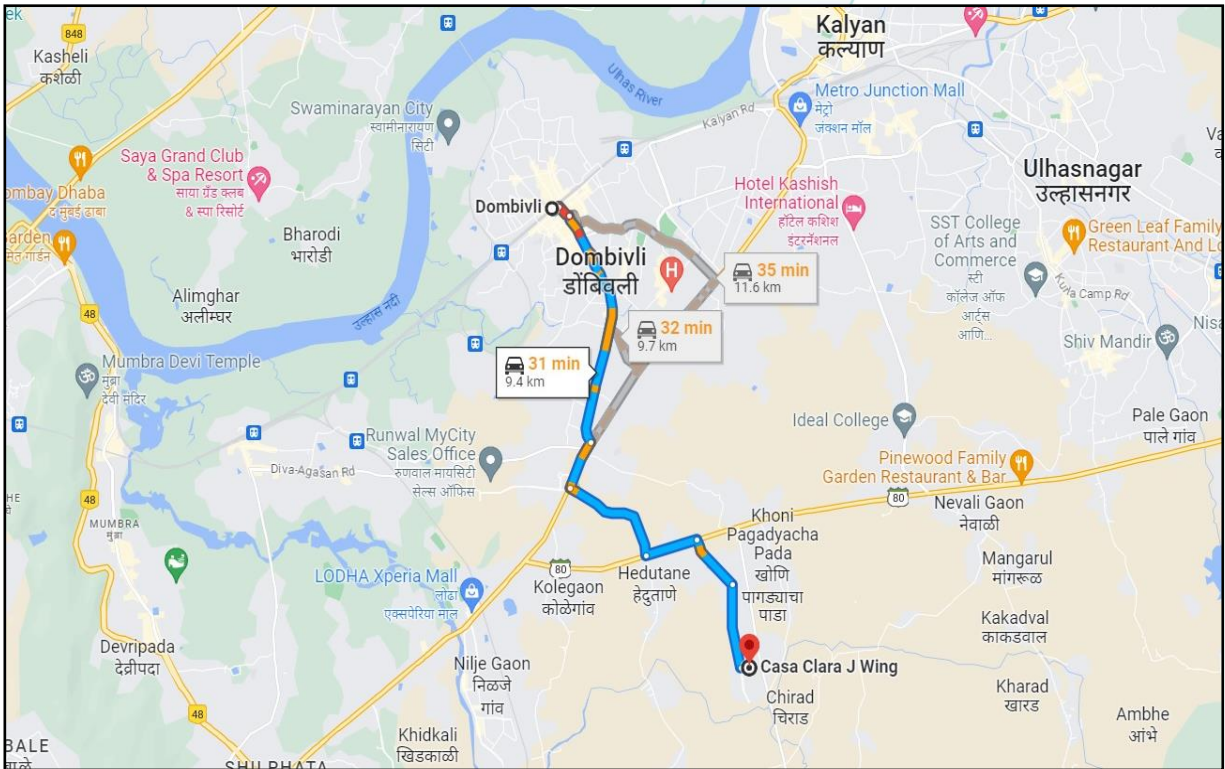
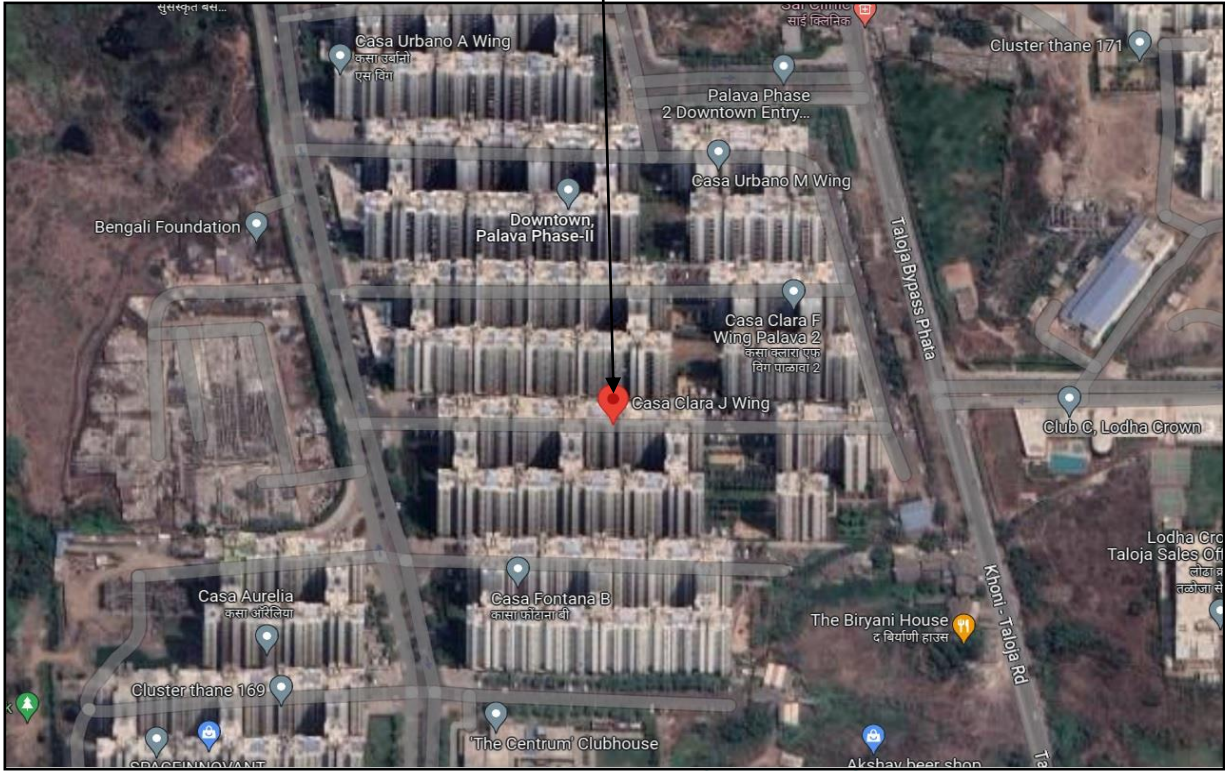
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude - 19°09'29.6"N 73°06'56.6"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 9.4 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
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Feedback

Year: 20232024

Language: English

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

Assessment Type	Assessment Range	Rate Rs/
हायवेवरील जमिनी	0-0.00	1410
गावठाणातील मिळकती	0-0.00	1660
आंबा--फळबाग	0-0.00	0
काजू --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
		1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	38,400.00			
Increase by 10% on Flat Located on 17 th Floor	3,840.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	42,240.00	Sq. Mt.	3,924.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-		-	

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 Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property FREE 8 ☰

Home > Property in Mumbai > Flats in Mumbai > Flats in Dombivli East > 2 BHK Flats in Dombivli East Posted on Aug 10, 2023 Ready to move

₹70 Lac @ 10,000 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹55,909 Flat/Apartment for Sale
 in Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Property (3) Society (23)

Photos (1/3)

Area
Carpet area: 700 sq.ft. (65.63 sq.m.)

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

Floor Number
16th of 18 Floors

Overlooking
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

Places nearby View All (13)

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property FREE 8 ☰

Home > Property in Mumbai > Flats in Mumbai > Flats in Dombivli East > 2 BHK Flats in Dombivli East Posted on Aug 20, 2023 Ready to move

₹62 Lac @ 10,708 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹49,520 Flat/Apartment for Sale
 in Lodha Palava Downtown, Dombivli East, Mumbai Beyond Thane, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Property (17) Society (23)

Photos (1/17)

Area
Carpet area: 579 sq.ft. (53.79 sq.m.)

Price
₹62 Lac+ Govt Charges & Tax @ 10,708 per sq.ft.

Floor Number
9th of 18 Floors

Overlooking
Park/Garden,Club,Pool,Main Road

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony

Address
Lodha Palava Downtown
Dombivli East, Mumbai Beyond Thane

Facing
East

Property Age
1 to 5 Year Old

Places nearby View All (13)

Dombivli East, Mumbai Beyond Thane, Mumbai

- 📍 Khidkali Mahadev Mandir
- 📍 Shri Guru Datt Temple
- 🏥 MGM Hospital
- 🏥 Bijankur Hospital
- 🏥 Shree Manav Kalyan Hospital

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property

2 BHK Flat in Casa Clara Palava Phase 2 For Sale in Dombivli East
Dombivli East, Mumbai, Maharashtra, INDIA.

Loan Verified

₹ 60 Lacs
Negotiable

₹ 34,388/Month
Estimated EMI

585
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom No. of Bedroom	Aug 3, 2023 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Casa Clara Palava P. Apartment
Car Parking	Full Power Backup

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Nearby: Lodha Xperia Mall | Hotel Shalu Mama Da Dhaba | PVR | PVR Cinemas | Lodha Casa Rio

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.4 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	585 Sq.Ft	Carpet Area	527 Sq.Ft

Activity On This Property

26 Unique Views | 0 Shortlists

Similar Properties

square yards
Thane | Buy | Rent | Projects | Agents | Services | Resources | **Data Intelligence**

Home > New Projects in Thane > Property in Thane > Projects in Dombivli East > Lodha Palava Clara E to I

Lodha Palava Clara E to I
Dombivli East, Thane

₹ 62.50 Lac to 1.13 Cr

Status: **Ready to Move**

Project Size: 458 units - 1.67 Acres

Configurations: 2,3 BHK Flat from 568 Sq. Ft. to 930 Sq. Ft. (Carpet)

9212 Views | 5 Enquiries

[GET A CALL BACK](#)

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Need Loan?
Get Free Credit Score!

Rating: i

Sports & Outdoor	★★★★☆ Ample	Green Area	★★★★☆ Large
Club House	★★★★☆ Premium	Fittings & Furnishing	★★★★☆ Superior
Specifications	★★★★☆ Superior		

Decision Drivers: i

Connectivity	6.2	Livability	7.1
Lifestyle	6.4	Value for Money	7.2

Overview | Price List | Floor Plans | Data Intelligence | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | Quick Links | FAQ's

Square Yards RERA Reg. A5180000454

Project RERA Reg. P5170000540

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Sales Instance

Project Name	Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
Lodha Palava Casa Clara Dombivli East	2023-07-08	Floor 8, Unit 804	B	780 Sq. Ft.	₹ 0	-	Sale
Lodha Palava Casa Clara Dombivli East	2023-07-05	Floor 18, Unit 1805	A	426 Sq. Ft.	₹ 1	-	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 7, Unit 704	F	761 Sq. Ft.	₹ 73.13 L	₹ 9,610	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 1, Unit 102	E	738 Sq. Ft.	₹ 70.92 L	₹ 9,610	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 8, Unit 802	E	967 Sq. Ft.	₹ 93.02 L	₹ 9,620	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 12, Unit 1203	E	745 Sq. Ft.	₹ 71.69 L	₹ 9,623	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 18, Unit 1803	E	742 Sq. Ft.	₹ 71.4 L	₹ 9,623	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor G, Unit 5	E	682 Sq. Ft.	₹ 65.54 L	₹ 9,610	Sale
Lodha Palava Casa Clara Dombivli East	2023-06-18	Floor 2, Unit 203	F	745 Sq. Ft.	₹ 71.69 L	₹ 9,623	Sale

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1 BHK Flat in Om Chs Santacruz, Santacruz East For Sale in Santacruz East

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

430
Sq. Ft.

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1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

Jul 30, 2023
Posted On

Immediately
Possession

Om Chs Santacruz, ...
Apartment

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Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.9 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	430 Sq. Ft.	Carpet Area	350 Sq. Ft.
Furnish Status	Fully Furnished	Facing	East

Activity On This Property

1266 Unique Views | 14 Shortlists | 21 Contacted

Powered by: NBEstimate

Similar Properties

Sales Instance

8523507 22-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. कल्याण 5 दस्तऐवज क्रमांक.:8523/2023 नोंदणी : Regn:63m
गाव : खोपी		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	6871150	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3961270	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) सदनिका नं : 602, माळा नं : 6 वा मजला, इमारतीचे नाव : क्लारा आय-विंग, ब्लॉक नं : पलावा 2 डोंबिवली पूर्व टाणे, रोड : तळोजा बायपास रोड, इतर माहिती : विभाग क्र 27.4 सोबत एक कार पार्किंग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु .शु. मध्ये 50% सबलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)	
(5)क्षेत्रफळ	1) 66.52 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मॅक्रोटोक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन सायर तर्फे कु. मु. पंढरी केसरकर -- 50 प्लॉट नं : - माळा नं : - इमारतीचे नाव : 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सकेल फोर्ट मुंबई ब्लॉक नं : - रोड नं : - महाराष्ट्र मुम्बई. 400001	
(8)दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ब्राइटहोम्स कन्स्ट्रक्शन्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथोराईज सिग्नेटरी आशिष पाटणे -- 23 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ए2/203 कैलाश कॉम्प्लेक्स ए पी आय कंपाउंड समोर भांडूप वेस्ट मुंबई ब्लॉक नं : - रोड नं : - महाराष्ट्र मुम्बई. 400078	
(9)दस्तऐवज करून दिल्याचा दिनांक	17/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/06/2023	
(11)अनुक्रमांक,शंड व पृष्ठ	8523/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instance

8656507 22-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक :सह दु.नि. कल्याण 5 दस्तऐवज क्रमांक.:8656/2023 नोंदणी : Regn:63m
गाव : सोपी		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	7092180	
(3)जाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4077600	
(4)भूमापन ,पॉटहिस्ता व घरक्रमांक (असल्यास)	1) सदनिका नं : 505, माळा नं : 5 वा मजला, इमारतीचे नाव : क्लारा विंग ई, ब्लॉक नं : पलावा 2 डोंविवली पूर्व टाणे, रोड : तळोजा बायपास रोड, इतर माहिती : विभाग क्र 27.4 सोबत एक कार पार्कींग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलताटीपीएस 1213/116/सीआर-289/13/युडी-12)	
(5)क्षेत्रफळ	1) 68.56 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मॅक्रोटोक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन सायर तर्फे कु. मु. पंढरी केसरकर -- 50 प्लॉट नं : - माळा नं : - इमारतीचे नाव : 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल फोर्ट मुंबई ब्लॉक नं : - रोड नं : - महाराष्ट्र मुम्बई. 400001	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) बाईटहोम्स कन्स्ट्रक्शन्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथोराईज सिग्नेटरी आशिष पाटणे -- 23 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ए2/203 क्लेश कॉम्प्लेक्स ए पी आय कपाउंड समोर भांडूप वेस्ट मुंबई ब्लॉक नं : - रोड नं : - महाराष्ट्र मुम्बई. 400078	
(9)दस्तऐवज करून दिल्याचा दिनांक	18/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2023	
(11)अनुक्रमांक,संड व पृष्ठ	8656/2023	
(12)जाजारभावाप्रमाणे मुद्रांक शुल्क	248500	
(13)जाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 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 ₹ **60,79,500.00 (Rupees Sixty Lakh Seventy Nine Thousand Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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