

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Balasaheb Tulshiram Jondhale**

Commercial Office No. 106, 1<sup>st</sup> Floor, "**Sunrise Galaxy**", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane, PIN Code – 421 202, State – Maharashtra, Country – India.

**Latitude Longitude - 19°13'12.9"N 73°05'11.9"E**

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### Valuation Prepared 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, 1<sup>st</sup> Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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

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-  **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 106, 1<sup>st</sup> Floor, "Sunrise Galaxy", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane, PIN Code – 421 202, State – Maharashtra, Country – India belongs to **Mr. Balasaheb Tulshiram Jondhale**.

Boundaries of the property.

North	:	Jai Shiv Smruti Building
South	:	Sai Paradise Building
East	:	Asawari Society
West	:	Ghanashyam Gupte Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 30,31,500.00 (Rupees Thirty Lakh Thirty One 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



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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Valuation Report of Commercial Office No. 106, 1st Floor, "Sunrise Galaxy", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), 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 21.08.2023 for Bank Loan Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	<b>Mr. Balasaheb Tulshiram Jondhale</b>
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	<b>Address:</b> Commercial Office No. 106, 1 <sup>st</sup> Floor, "Sunrise Galaxy", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane, PIN Code – 421 202, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Shivaji Patil (Tenant's Representative) Contact No. 8268723900
6	Location, street, ward no	Ward - H, Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane.
7	Survey/ Plot no. of land	C.T.S. No. 1493 to 1506 & Survey No. 21/1/8/9(Part) of Village - Dombivli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 305.00 (Area of Office No. 106 & 107 as per Actual Site Measurement) <b>Carpet Area in Sq. Ft. = 117.00</b>

		<p><b>Balcony Area in Sq. Ft. = 24.00</b>  <b>Total Carpet Area in Sq. Ft. = 141.00</b>  <b>(Area of Office No. 106 as per Agreement)</b></p> <p>Built Up Area in Sq. Ft. = 169.00  (Carpet Area as per Agreement + 20%)</p> <p><b>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</b></p>
13	Roads, Streets or lanes on which the land is abutting	Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), 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	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 (Trillon Loans) Rented Since last 1½ Year ₹ 16,000.00 Present rental income per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	Tenant Occupied – (Trillon Loans)
	(ii) Portions in their occupation	Full
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,000.00 Present 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	As per sub registrar of assurance records



	address of the property, registration No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Office 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 – 2022 (As per site information)
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> As per site inspection, Office Nos. 106 to 107 are internally amalgamated to form a single unit having separate entrance. The said valuation is for Office No. 106 only. For the purpose of valuation, we have considered the Carpet Area as per Agreement of Office No. 106.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 21.08.2023 for Commercial Office No. 106, 1<sup>st</sup> Floor, "**Sunrise Galaxy**", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane, PIN Code – 421202, State – Maharashtra, Country – India belongs to **Mr. Balasaheb Tulshiram Jondhale**.

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

1	Copy of Agreement for Sale dated 21.03.2018 Between M/s. Sunrise Developers (the Promoters) and Mr. Balasaheb Tulshiram Jondhale (the Allottee / Purchaser/s).
2	Copy of Amended Commencement Certificate No. KDMC / NRV / BP / DOM / 2013 – 2014 / 42 / 334 dated 05.01.2017 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of RERA Registration Certificate No. P51700007650 Dated 17.08.2017 issued by Maharashtra Real Estate Regulatory Authority.

### LOCATION:

The said building is located at C.T.S. No. 1493 to 1506 & Survey No. 21/1/8/9(Part) of Village - Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane. The property falls in Commercial Zone. It is at a travelling distance 150 M from Dombivli railway station.

### BUILDING:

The building under reference is having Basement + Ground + 2 Commercial + 3<sup>rd</sup> to 7<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 building is used for Commercial purpose. 1<sup>st</sup> Floor is having 10 Commercial Offices. The building is having 1 Lift.

### **Commercial Office:**

The Commercial Office under reference is situated on the 1<sup>st</sup> Floor. As per site inspection, Office Nos. 106 & 107 are internally amalgamated to form a single unit having separate entrance. It consists of 1 Cabin + Storage + Locker Room. The Commercial Office is finished with Vitrified tiles flooring, Glass door with MS Rolling Shutter, Aluminum sliding windows, Concealed electrification.

### **Valuation as on 21<sup>st</sup> August 2023**

<b>The Total Carpet Area of the Commercial Office</b>	<b>:</b>	<b>141.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 Year
Cost of Construction	:	169.00 X 2,500.00 = ₹ 4,22,500.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation	:	N.A
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 75,400.00 per Sq. M. i.e. ₹ 7,005.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,500.00 per Sq. Ft.
<b>Value of property as on 21.08.2023</b>	<b>:</b>	<b>141.00 Sq. Ft. X ₹ 21,500.00 = ₹ 30,31,500.00</b>

(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)

<b>Total Value of the property</b>	<b>:</b>	<b>₹ 30,31,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 27,28,350.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 24,25,200.00</b>
<b>Insurable value of the property (169 X 2,500.00)</b>	<b>:</b>	<b>₹ 42,2,500.00</b>
<b>Guideline value of the property (169 X 7,005.00)</b>	<b>:</b>	<b>₹ 11,83,845.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 106, 1<sup>st</sup> Floor, "**Sunrise Galaxy**", Ghanashyam Gupte Road, Near Wellness Forever Medical, Vishnu Nagar, Village – Dombivli, Dombivli (West), Taluka – Kalyan, District – Thane, PIN Code – 421 202, State – Maharashtra, Country – India for this particular purpose at **₹ 30,31,500.00 (Rupees Thirty Lakh Thirty One Thousand Five Hundred Only)** as on **21<sup>st</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 **21<sup>st</sup> August 2023 is ₹ 30,31,500.00 (Rupees Thirty Lakh Thirty One 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

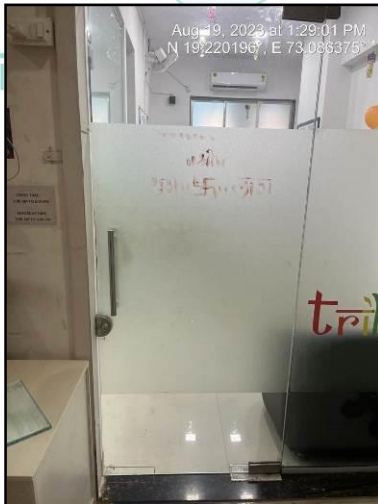
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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Basement + Ground + 2 Commercial + 3rd to 7th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 1 <sup>st</sup> Floor
3	Year of construction	2022 (As per RERA Site)
4	Estimated future life	59 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	Glass door with MS Rolling Shutter
10	Flooring	Vitrified tiles flooring, Aluminum sliding windows,
11	Finishing	Cement plastering with POP false ceiling
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.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	Yes Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Actual site photographs

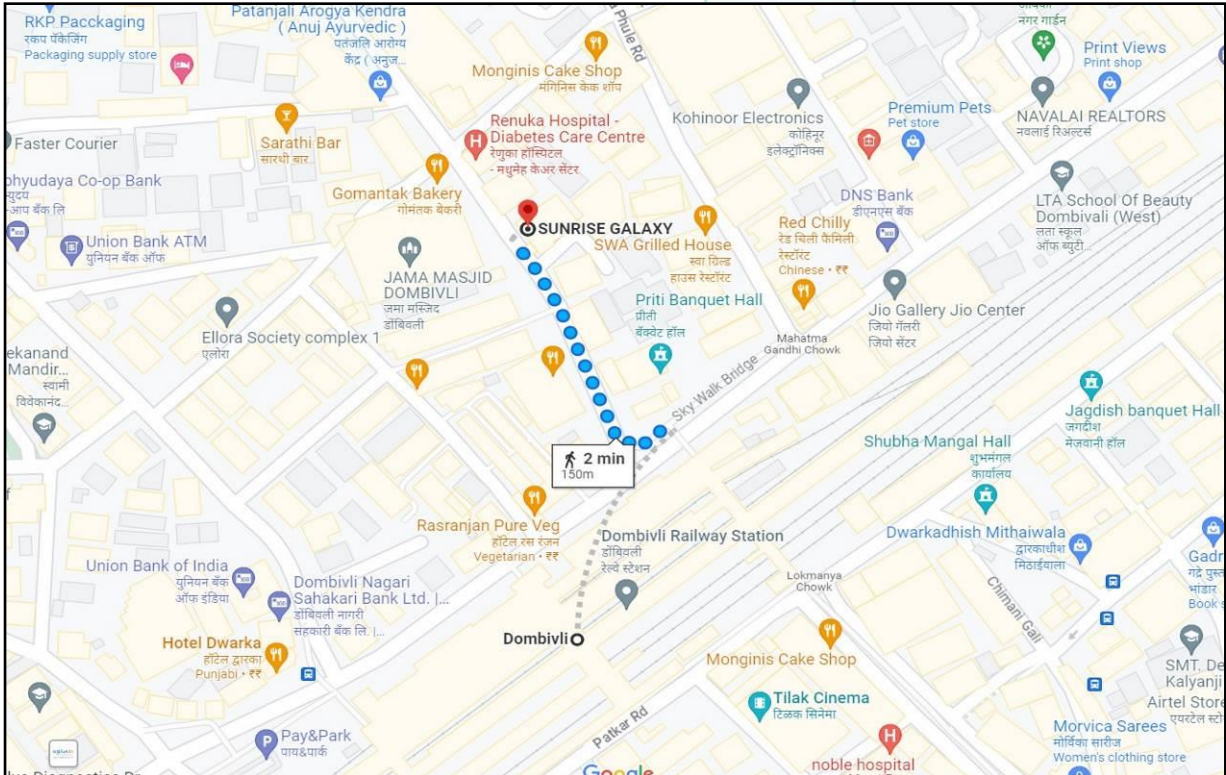
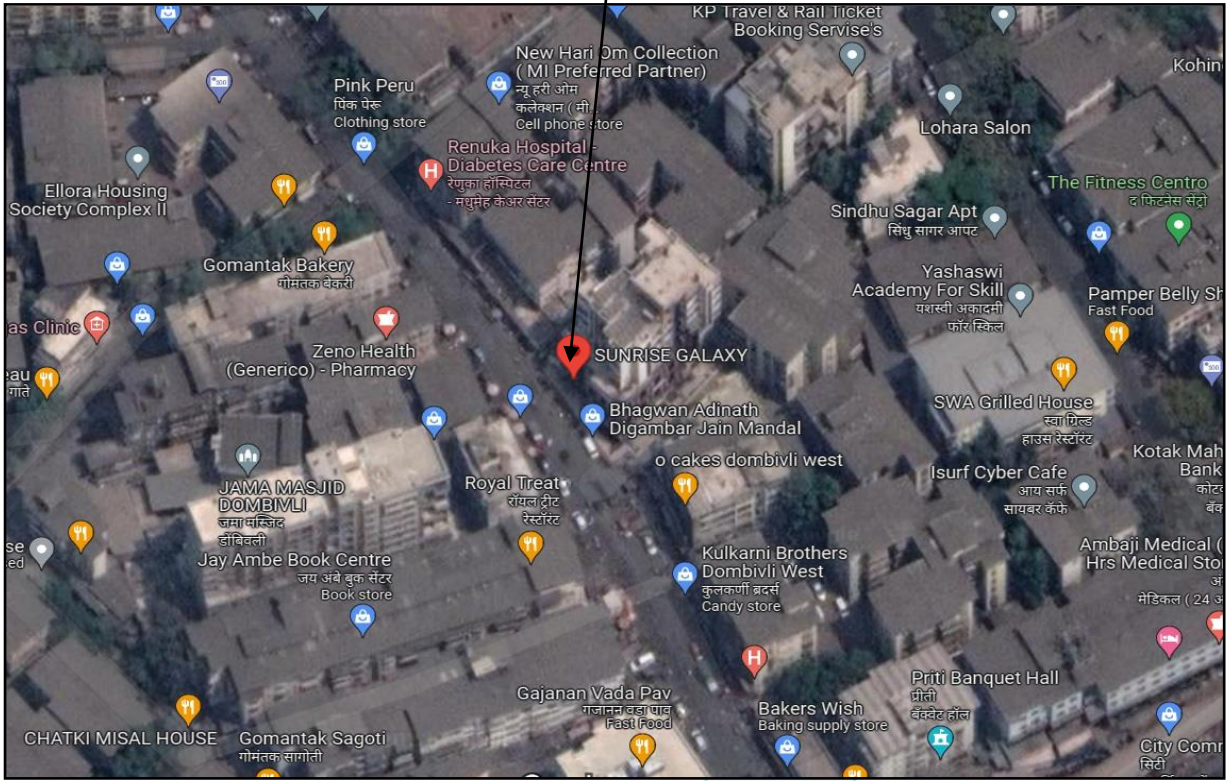


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## Route Map of the property


Site u/r



**Latitude Longitude - 19°13'12.9"N 73°05'11.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Dombivli – 150M.)**

## Ready Reckoner Rate

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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

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

HomeValuation RulesUser ManualCloseFeedback

Year  
20232024Language  
English

**Annual Statement of Rates**

**Selected District** ठाणे

**Select Taluka** कल्याण

**Select Village** गावाचे नाव : डोंबिवली

**Search By**  Survey No  Location

**Enter Survey No** 21

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
3/18-विभाग 20ब (1) डोंबिवली ( नविन ) : मध्य रेल्वेच्या पश्चिम उत्तरेकडील मीजे डोंबिवली मधील जुव्या नगरपालिका ा हद्दीपर्यंतचा भाग ( तरिल 20-अ मधील रस्त्याचा भाग सोडून )	21000	55200	63500	77100	63500	चौ. मीटर	सि.टी.एस. नंबर
3/19-विभाग 20ब (2) डोंबिवली : 20ब, आणि 20ब,-1 मधील भाग सोडून मीजे डोंबिवली मधील उर्वरित भाग	23400	65200	75400	87600	75400	चौ. मीटर	सर्व्हे नंबर

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# Price Indicators

**99acres** Commercial Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **99acres**

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Dombivli West Posted on Aug 05, 2023 | Ready to move

**₹58 Lac** @ 22,307 per sq.ft. **Get Rental Income starting @ ₹21,500 / month**

Ready to move Office Space for sale in Copli Mall Residential Apartment, Dombivli West, Mumbai Beyond Thane, Mumbai

**RENT STATUS** NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in/>

Overview Pre Leased Details Owner Details Articles

**Property (1)**

Number of seats: 10 seats

Carpet Area: 260 sq.ft. (24,15 sq.m.)

Meeting rooms & cabins: 1 cabin available

Washrooms: 3 washrooms available (1 private, 2 shared)

**Places nearby** Dombivli West, Mumbai Beyond Thane, Mumbai View All (49)

Shree Sadguru Krupa Hospital Galaxy Criticare Hospital City Hospital and Polyclinic Spandan Hospital and Iccu

Why should you consider this property?

Close to School Close to Hospital Close to Market Close to Railway Station

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property **99acres**

Home > Commercial Property for Sale in Thane > Office Space for Rent in Thane > Office Space for Rent in Dombivli West > 520 Sq.ft. Posted on: Aug 09, 23 Property ID: 66526141

~~₹58.0 Lac~~ **₹58.2 Lac** ₹11153/sqft EMI - ₹26k | How much loan can I get? **Special Price by Owner**

Office Space For Sale in Copli Mall, **Dombivli West, Thane**

10 Seats | Furnished | 1 Car Parking

Commercial Complex: **Copli Mall**

Super Area: 520 sqft ₹11153/sqft

Carpet Area: 260 sqft ₹22,308/sqft

Floor: 2 (Out of 4 Floors)

Units On Floor: 2

Pantry: No Personal Pantry

Washroom: 1

Overlooking: Not Available

Facing: East

Assured Returns of 9% per annum Property Currently Leased Out

Contact Owner Get Phone No.

**More Details**

Price: ₹58 Lac

Booking Amount: ₹1

Facilities: Power Back Up, Lift, Reserved Parking, Security, Water Storage, Visitor Parking, Internet/Wi-Fi Connectivity, RO Water System, CCTV Camera, Fire Sprinklers, Wheelchair Accessibility

Address: NSS road, Dombivli West, Thane - Beyond Thane, Maharashtra

24 of 24 - Clipboard Item not Collected. Delete items to increase available space.

# Price Indicators

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

Home > Commercial Property for sale in Thane > Office space for rent in Thane > Office space for rent in Dombivli (west) > 130 sq.ft.

Posted on: May 06, 23 Property ID: 5557335

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

**₹18.5 Lac** ₹14231/sqft EMI: ₹.8k | Get pre-approved loan

Office Space For Sale in **Dombivli West, Thane**

**Semi-Furnished**

Super Area <b>130 sqft *</b> ₹14.23/sqft	Floor <b>Ground (Out of 4 Floors)</b>	Pantry <b>No Personal Pantry</b>
Washroom <b>None</b>		

Contact Owner **BHSKR** -91-7600000000

**Get Phone No.**

Contact Owner **Get Phone No.** Last contact made 35 days ago

**More Details**

Price	₹18.5 Lac
Facilities	Power Back Up, Reserved Parking, Visitor Parking
Address	Shi apt, dombivli west., Dombivli West, Thane - Beyond Thane, Maharashtra
Transaction Type	Resale

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

Home > Commercial Property for sale in Thane > Office space for rent in Thane > Office space for rent in Dombivli > 400 sq.ft.

Posted on: Aug 17, 23 Property ID: 46988715

Get full support from Relationship Manager **MB Prime** Shortlists Properties Live Video Call Communicates with Owners **Join Prime @ 50% OFF**

~~₹63.0 Lac~~ **₹56.7 Lac** ₹15750/sqft EMI: ₹.28k | Get pre-approved loan **Special Price by Owner**

Office Space For Sale in **Dombivli, Thane**

**Unfurnished**

Super Area <b>400 sqft *</b> ₹15.75/sqft	Floor <b>Ground (Out of 5 Floors)</b>	Washroom <b>1</b>
Facing <b>East</b>	LEED Certification <b>Not Applicable</b>	

Property Currently Leased Out Dombivli within 0.5 Km

Contact Owner **Apurva Mehta** -91-9700000000

**Get Phone No.**

Contact Owner **Get Phone No.**

**More Details**

Price	₹ 63 Lac
Booking Amount	₹ 6.3 Lac
Facilities	Reserved Parking, Water Storage, Air Conditioned, Internet/Wi-Fi Connectivity, Whiteboard

# Price Indicators

**NOBROKER** My Bookings Pay Rent Post Your Property Sign up Log in Menu

**Office Space In Dombivli West, Mumbai For Sale**  
Mahatma Gandhi Rd, Vishnu Nagar, near Metro Point Restro Bar

₹ 41 Lacs  
18,636 / Sq.Ft

₹ 30,788/Month  
Estimated EMI

220 Sq.Ft  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivli west / Office space for Sale in Dombivli west / Property Details

Photos Location

Office Space  
Property Type

Public  
Parking

Freehold  
Ownership Type

1  
Of Total 3 Floors

Unfurnished  
Furnishing

More Than 10 Year  
Age of Property

Aug 7, 2023  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Titak Cinema New Modern Cafe Gopi Cite Mall PP Chambers Raj Vaibhav Complex

**NoBroker Services**

- Create Agreement
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**Activity On This Property**

26 Unique Views 0 Shortlists 0 Contacted

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

This exercise is to assess **Fair Market Value** of the property under reference as on **21<sup>st</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 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 **₹ 30,31,500.00 (Rupees Thirty Lakh Thirty One 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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