

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Mrunal Makrand Mangoli & Shri. Makrand Madhusudan Mangoli**

Residential Flat No. 302, 3<sup>rd</sup> Floor, “**Vinayak Niwas**”, Khambalpada, Village - Kanchangaon, Dombivli (East),  
Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India.

**Latitude Longitude - 19°13'19.7"N 73°06'22.8"E**

Think.Innovate.Create

### 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](mailto: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** : 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 Residential Flat No. 302, 3<sup>rd</sup> Floor, “**Vinayak Niwas**”, Khambalpada, Village - Kanchangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India belongs to **Smt. Mrunal Makrand Mangoli & Shri. Makrand Madhusudan Mangoli**.

### Boundaries of the property.

North	:	Hira Park 2
South	:	Shivganga Apartment
East	:	Annupama Ashish Building
West	:	Other Residential Building & 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 **₹ 1,10,15,550.00 (Rupees One Crore Ten Lakh Fifteen Thousand Five Hundred Fifty 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

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

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 : 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. 302, 3<sup>rd</sup> Floor, “Vinayak Niwas”, Khambalpada, Village - Kanchangaon,  
Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 301,  
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 26.08.2023 for Banking Purpose
2	Date of inspection	25.08.2023
3	Name of the owner/ owners	<b>Smt. Mrunal Makrand Mangoli &amp; Shri. Makrand Madhusudan Mangoli.</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. 302, 3 <sup>rd</sup> Floor, “Vinayak Niwas”, Khambalpada, Village - Kanchangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India <b>Contact Person:</b> Vinita Mangoli (Owner's Mother)
6	Location, <b>street</b> , ward no	Khambalpada Road
7	Survey/ Plot no. of land	Old Survey No. 194 & 130, New Survey No. 78 & 88, Hissa No. 12 (pt), 13 (pt) of Village - Kanchangaon
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. = 1,095.00 Open Terrace Area Sq. Ft. = 67.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 1,365.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Khambalpada Road
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
	<b>IMPROVEMENTS</b>	
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 be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,000.00 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?	N.A.
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>	
41		Year of commencement of construction and year of completion	Year of Commencement of Construction – 2004 (As per Commencement Certificate) Year of Completion – 2008 (Approx.)

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.
45	<b>Remarks:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 26.08.2023 for Residential Flat No. 302, 3<sup>rd</sup> Floor, “**Vinayak Niwas**”, Khambalpada, Village - Kanchangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India belongs to **Smt. Mrunal Makrand Mangoli & Shri. Makrand Madhusudan Mangoli**.

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

1	Copy of Agreement for Sale dated 03.03.2005
2	Copy of Commencement Certificate No. KDMC / NRV / BP / DV / 125 dated 21.06.2004 issued by Kalyan Dombivli Municipal Corporation.

### LOCATION:

The said building is located at Old Survey No. 194 & 130, New Survey No. 78 & 88, Hissa No. 12 (pt), 13 (pt) of Village - Kanchangaon, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at walkable distance of 1.5 Km. from Thakurli railway station.

### BUILDING:

The building under reference is having Ground + 3 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. 3<sup>rd</sup> Floor is having 2 Residential Flats. The building's external condition is normal.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 2 Toilets + Open Terrace Area. (**i.e. 3 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

### Valuation as on 26<sup>th</sup> August 2023

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>1,365.00 Sq. Ft.</b>
--	----------	-------------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2008 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Year
Cost of Construction	:	1,365.00 Sq. Ft. X ₹ 2,800.00 = ₹ 38,22,000.00
Depreciation $\{(100-10) \times 15\} / 60$	:	22.50%
Amount of depreciation		₹ 8,59,950.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 74,200.00 per Sq. M. i.e. ₹ 6,893.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 56,595.00 per Sq. M. i.e. ₹ 5,258.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,700.00 per Sq. Ft.
<b>Value of property as on 26.08.2023</b>	:	<b>₹ 1,365.00 Sq. Ft. X ₹ 8,700.00 = ₹ 1,18,75,500.00</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>₹ 1,18,75,500.00 - ₹ 8,59,950.00 = ₹ 1,10,15,550.00</b>
<b>The Fair Market value of the property</b>		<b>₹ 1,10,15,550.00</b>
<b>The Realizable value of the property</b>	:	<b>₹ 99,13,995.00</b>
<b>Distress value of the property</b>	:	<b>₹ 88,12,440.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 38,22,000.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 71,77,170.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 302, 3rd Floor, “**Vinayak Niwas**”, Khambalpada, Village - Kanchangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India for this particular purpose at **₹ 1,10,15,550.00 (Rupees One Crore Ten Lakh Fifteen Thousand Five Hundred Fifty Only)** as on **26<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 **26<sup>th</sup> August is ₹ 1,10,15,550.00 (Rupees One Crore Ten Lakh Fifteen Thousand Five Hundred Fifty 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:

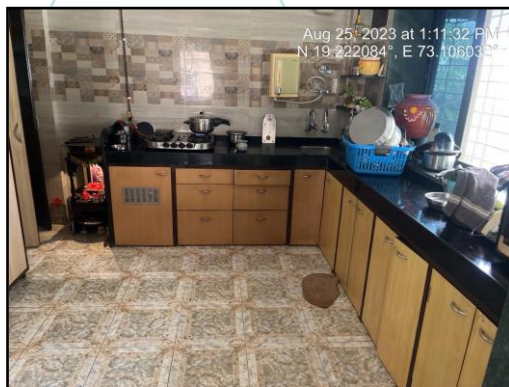
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction	2008 (Approx.)
4.	Estimated future life	45 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 door & Powdered Coated Aluminium Sliding Windows
10.	Flooring	Vitrified tiles 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	Open plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No provided
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

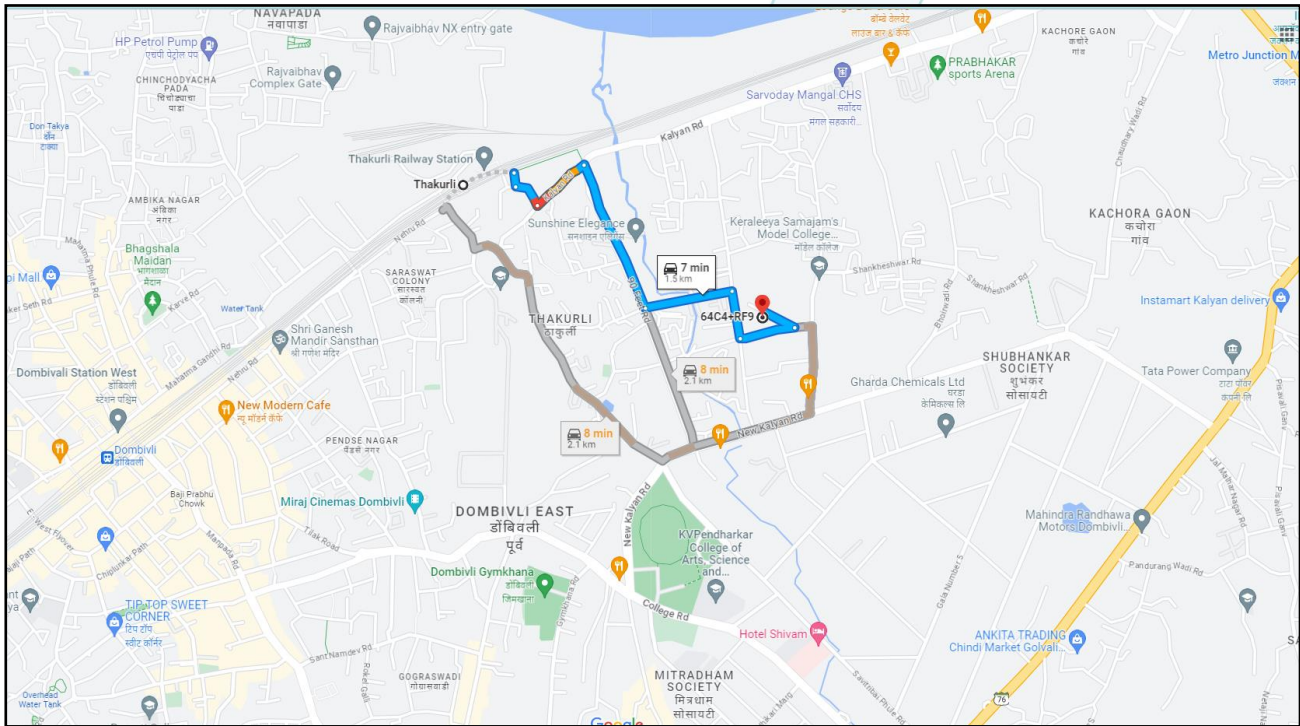
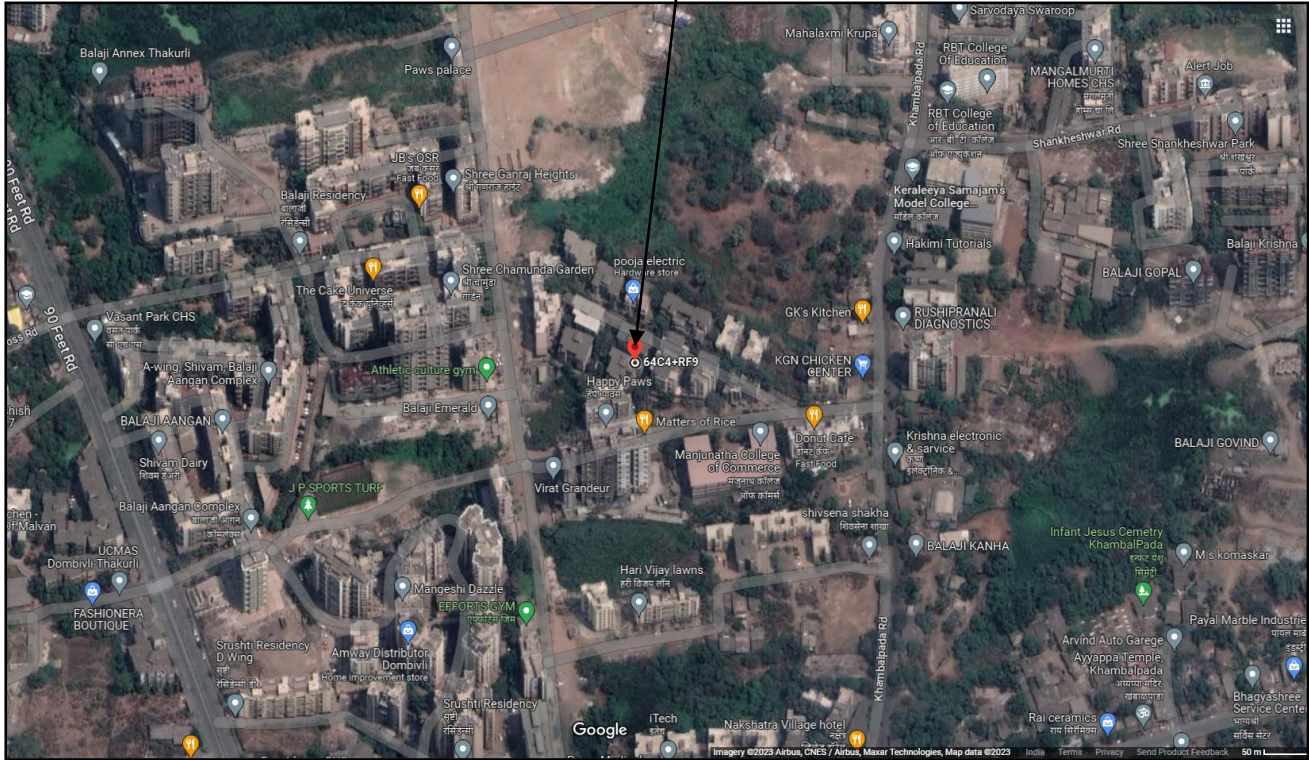


## Actual site photographs



# Route Map of the property


Site u/r



**Latitude Longitude - 19°13'19.7"N 73°06'22.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Thakurli – 1.5 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

**Annual Statement of Rates**

**Selected District** ठाणे

**Select Taluka** कल्याण

**Select Village** गावाचे नाव : कांचनगांव

**Search By**  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	10-41-विभाग 17अ : कांचनगांव मध्य रेल्वेच्या पश्चिमेकडील उल्हास नदीपर्यंतचा मोजे कांचनगांव मधील मिल्कती ( नवीन सर्वे नंबर )	14200	55500	61900	69100	61900	चौ. मीटर
SurveyNo	10-42-विभाग 17 : मध्य रेल्वेच्या पुर्वेकडील सि.स.न. दक्षिणेकडील (खांबळवाडा) कांचनगांव	12500	50900	58300	63900	58300	चौ. मीटर
SurveyNo	10-43-विभाग 17क : मध्य रेल्वेच्या पुर्वेकडील भाग दक्षिणेकडील कांचनगांव	19900	74200	74500	91400	74500	चौ. मीटर

Think.Innovate.Create

# Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, nitesh ▾ Post Property FREE

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Thakurli > 2 BHK Flats for sale in Thakurli > 855 sq-ft

Posted on: Jun 08, 23 Property ID: 55476143

Save Time & Money with MB Prime
Join Prime @ 50% OFF

**₹ 65.0 Lac** EMI - ₹ 29k | [Get pre-approved loan](#)

855 Sq-ft 2 BHK Flat For Sale in **Thakurli, Thane**

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area  
**660 sqft**  
₹ 9.559/sqft

Status  
**Ready to Move**

Car Parking  
**1 Covered, 4 Open**

Floor  
**2 (Out of 3 Floors)**

Facing  
**North - East**

Type Of Ownership  
**Co-operative Society**

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**

Age Of Construction  
**15 to 20 years**

Near Manjunath College

Contact Owner
Get Phone No.
Last contact made 26 days ago

Contact Owner

vijay +91-97XXXXXXX

Get Phone No.

**More Details**

Price Breakup **₹ 65 Lac**

Booking Amount **₹ 1.0 Lac Secure Now**

Address **202, Vinayak Niwas, Near Manjunath College, Khambalpada, Thakurli, Dombivli East, Thakurli, Thane - Beyond Thane, Maharashtra**

NOBROKER
My Bookings Pay Rent Post Your Property ₹ 2,000

1 BHK Flat In Hiren Park, Dombivli East For Sale In Dombivli East

₹ 45 Lacs Negotiable ₹ 25,791/Month Estimated EMI 560 Sq.Ft Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli East / 1BHK Flat for Sale in Dombivli East / Property Details

Photos
Location

Nearby: New Modern Cafe | PP Chambers | Naturalis Ice Cream | Nakshatra Village Hotel | Raj Vaibhav Complex

1 Bedroom	Mar 30, 2023
2 Bathroom	Immediately
NA	Hiren Park, Dombiv...
Bike and Car	None

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.7 Per Sq.Ft/M	Flooring	Verified Tiles
Buildup Area	560 Sq.Ft	Carpet Area	450 Sq.Ft
Furnishing Status	Semi <span style="background-color: #e91e63; color: white; padding: 2px 5px;">Furnish Now</span>	Facing	South-East
Floor	2/3	Parking	Bike And Car
Gated Security	Yes		

**Activity On This Property**

16 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

**Similar Properties**

1 BHK Flat In Shree Ganraj Heights For Sale In Thakurli

Dombivli East, Dombivli

Wdbs a iam

Price Buildup Area

## Price Indicators

**NOBROKER** | My Bookings | Pay Rent | Post Your Property | ₹1,000 | User | Menu

**2 BHK Flat In Annapurna Ashish Chs For Sale In Dombivli East**  
oppo. marjunath college, hembalpada

₹ 78 Lacs Negotiable | ₹ 44,705/Month Estimated EM | 1,050 Sq.Ft | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli east / 2bhk Flat for Sale in Dombivli east / Property Details

Photos | Location

2 Bedroom (No. of Bedroom) | Aug 24, 2023 (Posted On)

2 Bathroom (No. of Bathroom) | Immediately (Possession)

1 Balcony | Annapurna Ashish ... (Apartment)

Contact | Verified Availability | Schedule Visit

Price trends by NREestimate | Check Now

Report what was not correct in this property  
Listed by Broker | Sold Out | Wrong Info

Nearby: New Modern Cafe | PP Chambers | Naturalis Ice Cream | Nakshatra Village Hotel | Raj Vasthva Complex

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.Ft/M	Flooring	NA
Builtup Area	1,050 Sq.Ft	Carpet Area	750 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	South-West
Floor	3/7	Parking	Car
Gated Security	Yes		

**Activity On This Property**

229 Unique Views | 0 Shortlists | 2 Contacted | Powered By: NREestimate

**Similar Properties**

2 BHK Flat In Balaji Angan For Sale In Thakurli, Thakurli, Dombivli East, Dombivli, Maharashtra 422201, India  
1000sq ft  
Price: ₹60 Lacs | Builtup Area: 1180 sqft

2 BHK Flat In Balaji Anann Complex For Sale In Dombivli East

**NOBROKER** | My Bookings | Pay Rent | Post Your Property | ₹1,000 | User | Menu

**1 BHK Flat In Yashraj Apartment Dombivli, Dombivli East For Sale In Dombivli East**  
Dombivli East, Dombivli

₹ 40 Lacs Negotiable | ₹ 22,025/Month Estimated EM | 660 Sq.Ft | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli east / 1bhk Flat for Sale in Dombivli east / Property Details

Photos | Location

1 Bedroom (No. of Bedroom) | Jul 19, 2023 (Posted On)

2 Bathroom (No. of Bathroom) | Immediately (Possession)

NA Balcony | Yashraj Apartment ... (Apartment)

Get Owner Details

Price trends by NREestimate | Check Now

Report what was not correct in this property  
Listed by Broker | Sold Out | Wrong Info

Nearby: New Modern Cafe | PP Chambers | Naturalis Ice Cream | Nakshatra Village Hotel | Raj Vasthva Complex

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.9 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	660 Sq.Ft	Carpet Area	433 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East
Floor	4/7	Parking	Bike
Gated Security	Yes		

**Activity On This Property**

7 Unique Views | 0 Shortlists | 0 Contacted | Powered By: NREestimate

**Similar Properties**

1 BHK Flat In Yashraj Complex Kanchanganopp Chamunda Circle... opposite chamunda circle Dombivli east  
1000sq ft  
Price: ₹40 Lacs | Builtup Area: 650 sqft

1 BHK Flat In Om Residency For Sale In Dombivli East

## Price Indicators

**NOBROKER** My Bookings Pay Rent Post Your Property ₹2,000

1 BHK Flat In **Yashraj Complex Kanchanganon** Opp Chamunda Circle Dombivli East For Sale In Shree Cha...  
 ₹40 Lacs Non-negotiable ₹22,925/Month Estimated EMI 630 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli east / 1bhk Flat for Sale in Dombivli east / Property Details

1 Bedroom 2 Bathroom 1 Balcony Bike Parking

Jun 15, 2023 Possession: Immediately

Yashraj Complex Ka... Apartment Full Power Backup

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Nearby: Tikai Cinema New Modern Cafe PP Chambers Naturalis Ice Cream Raj Vaibhav Complex

Overview	
Age of Building	3-5 Years
Maintenance Charges	₹0.8 Per Sq.Ft/M
Builtup Area	630 Sq.Ft
Furnishing Status	Unfurnished <b>Furnish Now</b>
Floor	4/7
Stair Security	Yes
Ownership Type	Self Owned
Flooring	Mosaic
Carpet Area	433 Sq.Ft
Facing	Don't Know
Parking	Bike

Activity On This Property  
 37 Unique Views 0 Shortlists 0 Contacted  
 Powered By: NBEstimate

Similar Properties  
 There are no Similar Properties

Help & Feedback

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 **26<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 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 ₹ 1,10,15,550.00 (Rupees One Crore Ten Lakh Fifteen Thousand Five Hundred Fifty 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.

Think.Innovate.Create