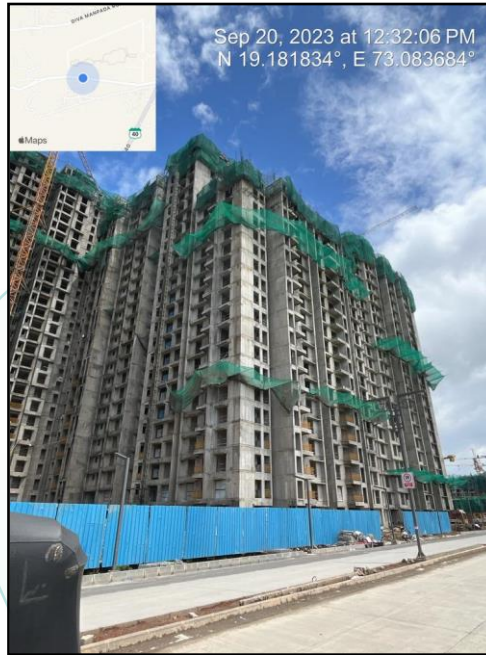


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Girish Bharat Chavan**

Residential Flat No. 3109, 31<sup>st</sup> Floor, Building No. 28, "Runwal Gardens Phase 3 Building No. 27 & 28",  
Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East),  
Thane – 421 201, State – Maharashtra, Country – India.

**Latitude Longitude - 19°10'55.5"N 73°05'03.3"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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: Cosmos Bank–Dombivli (East) Branch/ Girish Bharat Chavan (3838/2302707) Page 2 of 16

Vastu/Thane/09/2023/3838/2302707  
25/12-351-PSVS  
Date: 25.09.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 3109, 31<sup>st</sup> Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivli (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Girish Bharat Chavan**.

### Boundaries of the property.

North	:	Open Plot
South	:	Usarghar Betwade Road
East	:	Internal Road
West	:	Runwal Gardens - T24

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 **₹ 60,39,000.00 (Rupees Sixty Lakh Thirty Nine Thousand Only)**. **As per Site Inspection 45% Construction Work is Completed.**

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.**

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 in Form – 01

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Auth. Sign.



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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Residential Flat No. 3109, 31<sup>st</sup> Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, 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 25.09.2023 for Banking Purpose
2	Date of inspection	20.09.2023
3	Name of the owner/ owners	<b>Mr. Girish Bharat Chavan</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> Residential Flat No. 3109, 31 <sup>st</sup> Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Ms. Divya (Sale Person) Contact No. 8591109084
6	Location, <b>street</b> , ward no	Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane
7	Survey/ Plot no. of land	Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3 & others of Village – Gharivali and 44/1, 44/2, 44/3, 44/5, 44/6 & Other of Village - Usarghar
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	<b>Carpet Area in Sq. Ft. = 528.00</b> <b>Deck Area in Sq. Ft. = 21.00</b> <b>Total Carpet Area in Sq. Ft. = 549.00</b> <b>(Area as per Agreement for sale)</b>

		Built up Area in Sq. Ft. = 604.00 (Carpet Area as per Agreement + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), 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
	<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?	Building is under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under Construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA / 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	₹ 15,000.00 Expected rental income per month after building completion
	(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	Building is under Construction
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 25.09.2023 for Residential Flat No. 3109, 31<sup>st</sup> Floor, Building No. 28, "**Runwal Garden Phase 3 Building No. 27 & 28**", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Girish Bharat Chavan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.11.2022 between Runwal Residency Private Limited (the Promoter) and Mr. Girish Bharat Chavan (Allottee/s)
2	Copy of RERA Registration Certificate No. P51700026927 dated 03.11.2020.
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – Sagaon – 01 / Site-A / Vol – XVI / 782 / 2020 dated 14.10.2020 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).

### **LOCATION:**

The said building is located at Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3 & others of Village – Gharivali and 44/1, 44/2, 44/3, 44/5, 44/6 & Other of Village - Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane. The property falls in Residential Zone. It is at travelling distance of 6.4 Km. from Dombivli railway station.

### **BUILDING:**

The building under reference is having Stilt + 32 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. 31<sup>st</sup> Floor is having 10 Residential Flat. The building is having 5 lifts

**At the time of inspection, the property was under construction. Extent of completion are as under:**

Foundation	<b>Completed</b>	RCC Plinth	<b>Completed</b>
Ground/Stilt Floors	<b>Completed</b>	Floors	<b>Up to 18 Floors Completed</b>
Internal & External Brick Work	<b>Up to 18 Floors Completed</b>	Internal & External Plastering	<b>Up to 18 Floors Completed</b>
<b>Total</b>	<b>45% Work Completed</b>		

### **Residential Flat:**

The property is a residential Flat No. 3109 in under construction building. The flat is located on 31<sup>st</sup> floor in the said under construction building. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 1 BHK + 1 Toilet). The residential flat will be finished with Proposed Vitrified flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

### **Valuation as on 25<sup>th</sup> September 2023**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>549.00 Sq. Ft.</b>
--	----------	-----------------------

### **Deduct Depreciation:**

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	Building is under construction
Age of the building as on 2023	:	60 years on completion, Subject to proper, preventive periodic maintenance & structural repairs
Cost of Construction	:	604.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,91,200.00
Depreciation	:	N.A. Building is under construction
Amount of depreciation		N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,460.00 per Sq. M. i.e. ₹ 5,338.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
<b>Value of property as on 25.09.2023</b>	<b>:</b>	<b>₹ 549.00 Sq. Ft. X ₹ 11,000.00 = ₹ 60,39,000.00</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>The Fair Market value of the property</b>		<b>₹ 60,39,000.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 54,35,100.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 48,31,200.00</b>
<b>Insurable value of the property (604.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 16,91,200.00</b>
<b>Guideline value of the property (604.00 X 5,338.00)</b>		<b>₹ 32,24,152.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 3109, 31<sup>st</sup> Floor, Building No. 28, "Runwal Garden Phase 3 Building No. 27 & 28", Village – Gharivali & Usarghar, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India for this particular purpose at ₹ 60,39,000.00 (Rupees Sixty Lakh Thirty Nine Thousand Only). As per Site Inspection 45% Construction Work is Completed as on 25<sup>th</sup> September 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 25<sup>th</sup> September 2023 is ₹ 60,39,000.00 (Rupees Sixty Lakh Thirty Nine Thousand Only). As per Site Inspection 45% Construction Work is Completed. 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	Proposed Stilt + 32 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 31 <sup>st</sup> Floor
3.	Year of construction	Building is under construction
4.	Estimated future life	60 years on completion, Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure

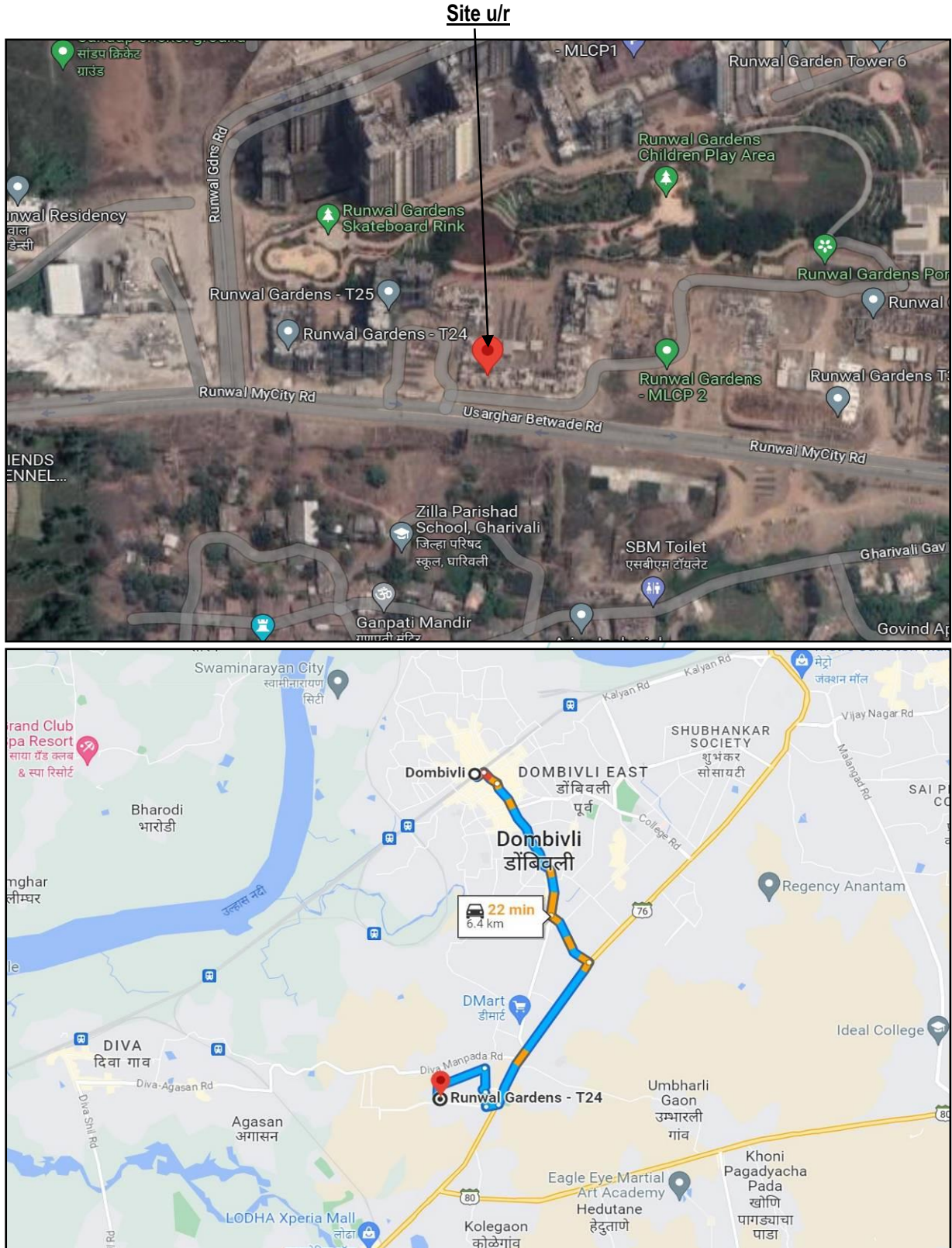


6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Proposed Teak Wood door frame with flush door & Powder coated Aluminium sliding windows
10	Flooring		Proposed Vitrified tiles flooring
11	Finishing		Proposed 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	Proposed Concealed plumbing Proposed Casing capping 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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		Proposed 5 Lifts & Along with 1 Car Parking
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank		R.C.C tank on terrace
	Location, capacity		
	Type of construction		
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



## Route Map of the property



**Latitude Longitude - 19°10'55.5"N 73°05'03.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 6.4 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			
<a href="#">Home</a>	<a href="#">Valuation Rules</a>	<a href="#">User Manual</a>	<a href="#">Close</a> <a href="#">Feedback</a>
Year	<b>Annual Statement of Rates</b>		Language
2023/2024			English
Selected District	ठाणे		
Select Taluka	कल्याण		
Select Village	गावाचे नाव : उसरघर (कल्याण-डोंबिवली महानगरपरि)		
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location		
Select	उपविभाग	खुली जमीन	निवासी सदनिका
SurveyNo	47/148-मीजे उसरघर गावातील रूहीवास विभागातील मिळकती	7900	57200
SurveyNo	47/149-मीजे उसरघर गावातील रूहीवास विभागातील मिळकती	7800	49200
SurveyNo	47/150-मीजे उसरघर गावातील वाणिज्य बापर विभागातील मिळकती	8300	53200
SurveyNo	47/151/1-रुणवाल मायसिटी व रुणवाल गार्डन	9600	63900
SurveyNo	47/151-मीजे उसरघर गावातील गावठाणामधील सर्व मिळकती	8000	42600
		ऑफिस	दुकाने
		65900	71700
		58200	70300
		81100	73900
		61100	61100
		73800	79900
		73800	73800
		60000	60000
		चौ. मीटर	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	63,900.00			
Increase by 20% on Flat Located on 31 <sup>st</sup> Floor	12,780.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>76,680.00</b>	<b>Sq. Mtr.</b>	<b>7,124.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
<b>Rate to be adopted after considering depreciation</b>	-	-	-	-

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	<b>Increase by 20% on units located on 31 and above floors</b>

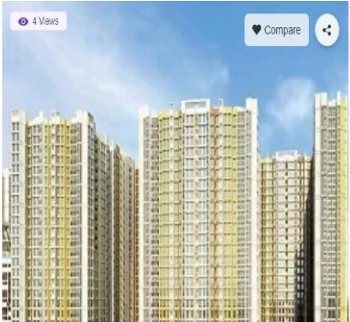
**Table – D: Depreciation Percentage Table**

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

square yards
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Intelligence
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4 Views

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15 Photos

Map View

Runwal Gardens Phase 3

**2 Bedroom 540 Sq.Ft. Apartment in Dombivli East Thane**

Listing ID #5689758

**₹ 60 L**

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- Unfurnished
- 2 Bathroom
- 540 Sq.Ft. (Carpet Area)
- Garden View

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Overview
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Agent Overview
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Data Intelligence
Commute Time
Dombivli East Reviews

Property Information

Listing Type <b>Sale</b>	Property Type <b>Residential</b>	Building Type <b>Apartment</b>
City <b>Thane</b>	Locality <b>Dombivli East</b>	Area <b>540 Sq.Ft. (Carpet Area)</b>
Price <b>60 L</b>	Additional Rooms <b>Pooja Room</b>	Possession Status <b>Under Construction</b>
Possession Date <b>Dec 2024</b>	Furnishing Status <b>Unfurnished</b>	Age of Property (Years) <b>0-1</b>
Number of Bathroom <b>2</b>	Covered Parking <b>1</b>	Open/Uncovered Parking <b>N/A</b>
Balcony <b>Individual</b>	Power Back-up <b>Available</b>	Facing <b>North East</b>

Contact our Real Estate Experts

**Ansh Kumar Ramchet ...** 5

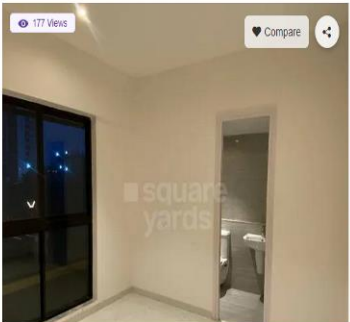
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177 Views

Compare

31 Photos

Map View

Runwal Gardens Phase 3

**2 Bedroom 540 Sq.Ft. Apartment in Dombivli East Thane**

Listing ID #5279602

**₹ 61 L**

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- Unfurnished
- 2 Bathroom
- 540 Sq.Ft. (Carpet Area)

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Dombivli East Reviews

Property Information

Listing Type <b>Sale</b>	Property Type <b>Residential</b>	Building Type <b>Apartment</b>
City <b>Thane</b>	Locality <b>Dombivli East</b>	Area <b>540 Sq.Ft. (Carpet Area)</b>
Price <b>61 L</b>	Possession Status <b>Ready To Move</b>	Furnishing Status <b>Unfurnished</b>
Number of Rooms <b>2</b>	Number of Bathroom <b>2</b>	Closed Parking <b>1</b>
Floor No. <b>25</b>	Tower/Block <b>B</b>	Additional Rooms <b>Extra Room</b>
Age of Property (Years) <b>0-1</b>	Unit No <b>2502</b>	Total Floor Count <b>32</b>

Contact our Real Estate Experts

**Preferred Partner**

**Rubina Khan** 5

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## Price Indicators

**square yards** Thane Buy Rent Projects Agents Services Resources **Intelligence** Sell or Rent Property Login

Home Property for Sale in Thane Property for Sale in Dombivli East Property for Sale in Runwal Gardens Phase 3, Thane 2 Bedroom 518 Sq.Ft. Apartment in Dombivli East Thane

149 Views Compare 18 Photos Map View

**Runwal Gardens Phase 3**  
**2 Bedroom 518 Sq.Ft. Apartment in Dombivli East Thane**  
 Listing ID #5181939

**₹ 60 L** **Need Loan?** Get Free Credit Score

2 Bedrooms  
 Unfurnished  
 2 Bathroom  
 518 Sq.Ft. (Carpet Area)

Get Instant Home Loan Request for Call

Overview Amenities Agent Overview About Project Data Intelligence Commute Time Dombivli East Reviews

**Key Highlights**

Prime Location Spacious Luxury Lifestyle Adjoining Metro Station  
 Schools in vicinity

Welcome to Dombivli East, a locality that offers a perfect blend of modern amenities and natural beauty.

- If you are looking for a spacious and luxurious 2BHK apartment with park facing balcony, Runwal Gardens Phase 3 is the perfect project for over an area of 518 sq.
- ft., this unfurnished apartment is perfect for those who love to personalize their home with their choice of furniture and decor.
- This beautiful apartment is located on the 21st floor of a 32-storey building and offers breathtaking views of the surrounding of Runwal Gardens Phase 3 can enjoy a range of modern amenities, including a gymnasium.

Show More

Contact our Real Estate Experts

**Kiran Patil**  
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Name  
 Email ID  
 +91 Phone Number

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**HOUSING.COM** Buy in Mumbai Dombivli East Add Download App List Property Saved

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER

**Property Overview**

Project Name: Runwal Gardens Phase 3, Bldg No 29 30  
 Brokerage: No Charge  
 Access Zero Brokerage Properties >

Price: ₹ 758.0 L  
 Carpet Area: 522 sq.ft

Bedrooms: 2  
 Bathrooms: 2

Parking: 1 Covered and 1 Open Parking  
 Balcony: 1

Added: 27 days ago

**About this property**

2 BHK Flat for sale in Dombivli East, Thane - contact now, for details about the most covered property. This 2 BHK unit is available in Dombivli East and offers a premium lifestyle at the best price. It is a desired purchase for any homebuyer in Domb. [Read More](#)

Share Save

**OFFERS**

1 With 115-acres of land, Runwal Gardens is truly an integrated township. Within its premises, there is a shopping mall, offices, high-street retail

**Awesome! Better priced property in this area**

**Contact Seller**  
**Nitin Thakkar**  
 Housing Prime Agent  
 +9193230.....

Please share your contact

Name  
 +91 Phone  
 Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc  
 I am interested in Home Loans

Get Contact Details

**Still deciding?**  
 Shortlist this property for now & easily come back to it later.

Share Report

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

This exercise is to assess **Fair Market Value** of the property under reference as on **25<sup>th</sup> September 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 ₹ **60,39,000.00 (Rupees Sixty Lakh Thirty Nine Thousand Only)**. **As per Site Inspection 45% Construction Work is Completed.**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

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