

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Manoj Shankarlal Purohit & Mrs. Priyanka Manoj Purohit**

Residential Flat No. 702, 7th Floor, "Nakshatra Ashvini", Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'07.2"N 73°05'04.3"E

Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,
State – Maharashtra, Country – India.



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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7th Floor, "Nakshatra Ashvini", Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202, State – Maharashtra, Country – India belongs to **Mr. Manoj Shankarlal Purohit & Mrs. Priyanka Manoj Purohit.**

Boundaries of the property.

North : Under Construction Building
South : Under Construction Building
East : Residential Building
West : Internal 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 ₹ 84,62,500.00 (Rupees Eighty Four Lakh Sixty Two 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digital Signature of MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, c=IN, email=manojbaburao@vastukala.com, 2.5.4.20=9822b6c0faded3d00d0f59e20e3913409cf3d333014201
13270b1791895451, serial=400009, email=manojbaburao@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.12 12:29:40+05'30'

Manoj

Auth. Sign.



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Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Residential Flat No. 702, 7th Floor, "Nakshatra Ashvini", Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane,

PIN – 421202, 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 12.12.2023 for Bank Loan Purpose
2	Date of inspection	12.12.2023
3	Name of the owner/ owners	Mr. Manoj Shankarlal Purohit & Mrs. Priyanka Manoj Purohit
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	Address: Residential Flat No. 702, 7 th Floor, "Nakshatra Ashvini", Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202, State – Maharashtra, Country – India. Contact Person: Mr. Manoj Shankarlal Purohit (Owner) Contact No. 9022678152
6	Location, street, ward no	Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202
7	Survey/ Plot no. of land	Tika No. 26, C.T.S. No. 3651 to 3655 of Village – Navi Dombivali
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. = 530.00 Flowerbed Area in Sq. Ft. = 87.00 Total Carpet Area in Sq. Ft. = 617.00 (Area as per actual site measurement)

		Area as per Agreement for Sale are as under:
		Particulars
		Carpet Area in Sq. Ft.
		RERA Carpet Area
		440.00
		Balcony Area
		140.00
		Passage
		10.00
		Open Balcony Area
		87.00
		Total Carpet Area
		677.00
		Built Up Area in Sq. Ft. = 745.00 (Total Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202.
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KDMC norms Percentage actually utilized – Details not available
26	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	₹ 21,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property	As per sub registrar of assurance records



	in the locality on a separate sheet, indicating the Name and 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 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 – 2023 (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.
Remark:		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 12.12.2023 for Residential Flat No. 702, 7th Floor, “**Nakshatra Ashvini**”, Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202, State – Maharashtra, Country – India belongs to **Mr. Manoj Shankarlal Purohit & Mrs. Priyanka Manoj Purohit**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 30.11.2023 (8 Pages from Agreement)
2	Copy of Occupancy Certificate No. KDMC / TPD / CC / DOM / 126 dated 20.06.2023 issued by Kalyan Dombivali Municipal Corporation.
3	Copy of Commencement Certificate No. KDMC / TPD / BP / DOM / 2021-22 / 02 dated 08.04.2021 issued by Kalyan Dombivali Municipal Corporation (As downloaded from RERA).
4	Copy of Approved Plan No. KDMC / TPD / BP / DOM / 2021-22 / 02 dated 08.04.2021 issued by Kalyan Dombivali Municipal Corporation (As downloaded from RERA).
5	Copy of RERA Registration Certificate No. P51700029349 dated 18.05.2021 issued by Maharashtra Real Estate Regulatory Authority.

LOCATION:

The said building is located at Tika No. 26, C.T.S. No. 3651 to 3655 of Village – Navi Dombivali, Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a walkable distance 240 Mt. from Dombivali railway station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) for Commercial Shop & Office + 1st to 2nd Floor Commercial Office + 3rd to 7th Residential 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 residential purpose. 7th Floor is having 3 Residential Flat. The building having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + WC & Bath + Enclosed Balcony + Open Balcony + Passage (i.e., **2BHK with WC & Bath**). The residential flat is finished with Italian marble flooring, Teak wood door frame with flush doors, Powder coated aluminum sliding windows, Concealed electrification & Concealed plumbing, Cement plastering with POP false ceiling etc.

Valuation as on 12th December 2023

The Total Carpet Area of the Residential Flat	:	677.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Construction
Cost of Construction	:	745.00 X 2,500.00 = ₹ 18,62,500.00
Depreciation $\{(100-10) \times 0 / 60\}$:	N.A. as newly constructed
Amount of depreciation	:	N.A. as newly constructed
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,960.00 per Sq. M. i.e., ₹ 5,385.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as newly constructed
Prevailing market rate	:	₹ 22,000.00 to ₹ 23,000.00 per Sq. Ft. on RERA Carpet Area ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Total Carpet Area
Rate adopted for valuation	:	₹ 12,500.00 per Sq. Ft. on Total Carpet Area
Value of property as on 12.12.2023	:	677.00 Sq. Ft. X ₹ 12,500.00 = ₹ 84,62,500.00

(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)

Depreciated fair value of the property as on 12.12.2023	:	₹ 84,62,500.00
Total Value of the property	:	₹ 84,62,500.00
The realizable value of the property	:	₹ 76,16,250.00
Distress value of the property	:	₹ 67,70,000.00
Insurable value of the property	:	₹ 18,62,500.00
Guideline value of the property (As per Index II)	:	₹ 41,28,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, "**Nakshatra Ashvini**", Sanmitra Co-op. Hsg. Soc. Ltd., Lodha Heaven, Shastri Nagar, Village – Navi Dombivali, Dombivali (West), Taluka – Kalyan, District – Thane, PIN – 421202, State – Maharashtra, Country – India for this particular purpose at **₹ 84,62,500.00 (Rupees Eighty Four Lakh Sixty Two Thousand Five Hundred Only)** as on **12th December 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 **12th December 2023 is ₹ 84,62,500.00 (Rupees Eighty Four Lakh Sixty Two 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

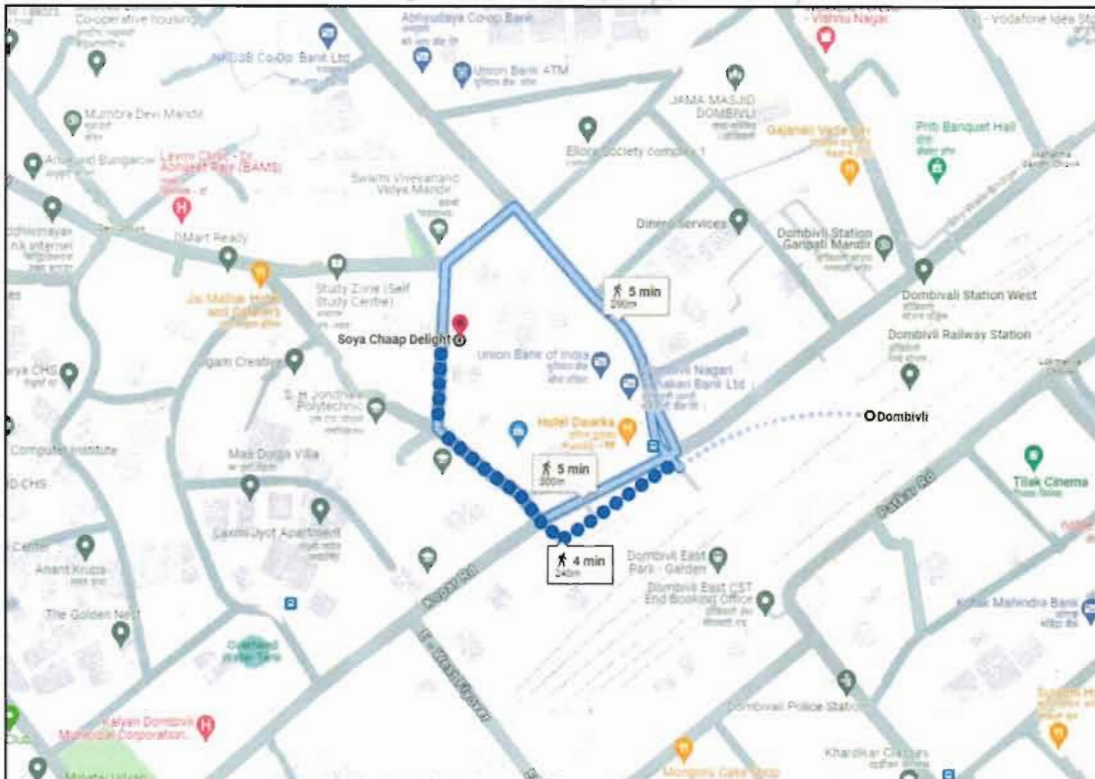
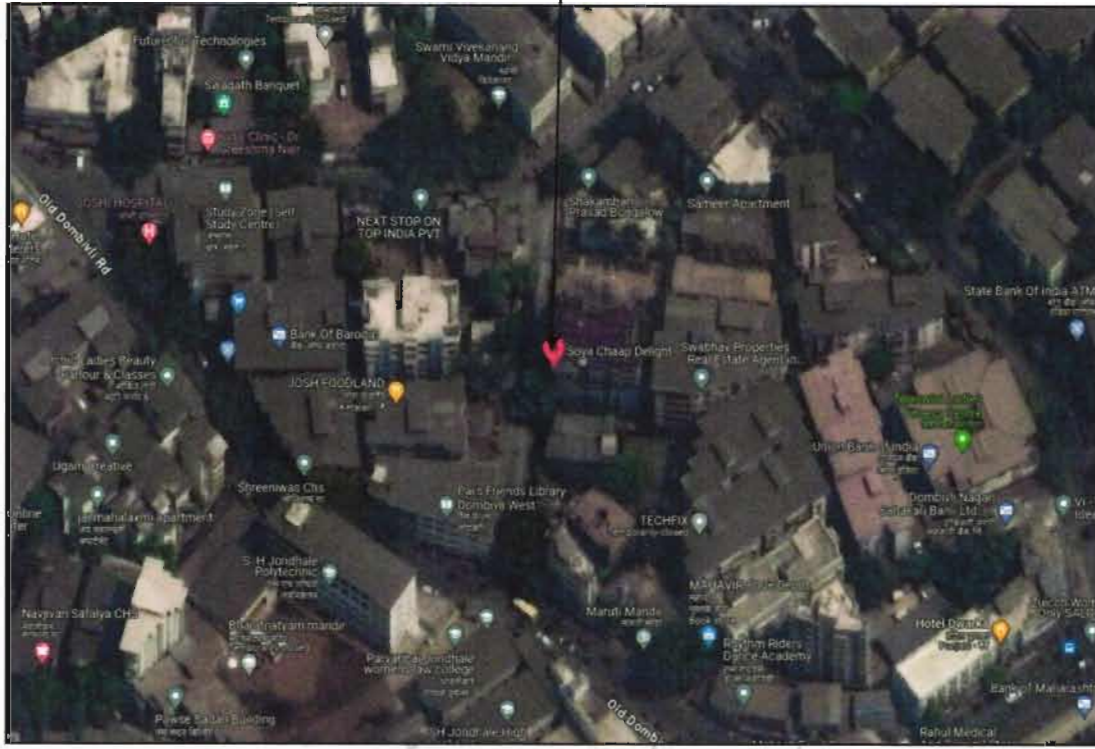
Technical details		Main Building
1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) for Commercial Shop & Office + 1st to 2nd Floor Commercial Office + 3rd to 7th Residential Upper Floors (As per Occupancy Certificate)
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2023 (As per Occupancy Certificate)
4	Estimated future life	60 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 doors, Powder Coated aluminum sliding windows
10	Flooring	Italian marble flooring
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.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	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



Route Map of the property



Site, u/r



Latitude Longitude - 19°13'07.2"N 73°05'04.3"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 240 Mtr.)

Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Dombivli (Kalyan Domt)

Search By: Survey No. Location

Enter Survey No: 3651 Search

उपविभाग	खुली जमीन	निवासी सदनिका	बीफ्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3/18-विभाग 20ब (1) डोंबिवली (नविन) : मध्य रेल्वेच्या पश्चिम उत्तरेकडील मॉने डोंबिवली मधील जून्वा नगरपालिका ा हद्दीपर्यंतचा भाग (वरिल 20-अ मधील रस्त्याचा भाग सोडून)	21000	55200	33500	77100	63500	बी. मीटर. मि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,200.00			
Increase by 5% on units located between 5 to 10 floors	2,760.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	57,960.00	Sq. Mt.	5,385.00	Sq. Ft.

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

Sale Instance

3099338 12-12-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि.कल्याण 4 दस्त क्रमांक 3099:2022 नोदणी. Regn 63m
गावाचे नाव : डोंबिवली (नवी)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4693903.83	
(4) भू.माण.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन .. इतर माहिती: दर 64600 विभाग 3.19 मौजे नवी डोंबिवली सी. टी. एस नंबर 3651 ते 3655 टिक्का नंबर 26 सन्मित्र को हो सो ली मधील मिळकतीवरील नक्षत्र अश्विनी या इमारतीमधील डी 01 स्टॅक पार्किंगसह सदनिका नंबर 502,पाचवा मजला क्षेत्रफळ 40. 92 चौ. मी कार्पेट अधिक बाल्कनी 12. 99 चौ. मी कार्पेट अधिक पॅसेज एरिया 0. 92 चौ. मी कार्पेट अधिक ओपन बाल्कनी 08. 08 चौ. मी कार्पेट असे एकूण क्षेत्रफळ 62. 91 चौ मी कार्पेट((C.T.S. Number : 3651 to 3655 . .))	
(5) क्षेत्रफळ	62.91 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -मेसर्स नक्षत्र डेव्हलपर्स तर्फे भागीदार जीत शिरीष शेठीया .- वय.-29 पत्ता.-फ्लॉट नं .- माळा नं .- इमारतीचे नाव .- ब्लॉक नं .- रोड नं- दुकान नं ११ पहिला मजला. बाळकृष्ण अपार्टमेंट्स. घनश्याम गुप्ते रोड, विष्णूनगर, डोंबिवली पश्चिम. तालुका कल्याण, जिल्हा ठाणे महाराष्ट्र. ठाणे पिन कोड -421202 पॅन नं -BZKJPS6476C	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -मुकेश चंद्रकांत शिर्के .- वय.-46, पत्ता.-फ्लॉट नं.- माळा नं.- इमारतीचे नाव .- ब्लॉक नं.- रोड नं रूम नं बी २१, १ला मजला, दूरसंचार को ऑप ही सो ली, कोपर रोड, कीड लॅंड हायस्कूल जवळ, डोंबिवली पश्चिम जिल्हा ठाणे, महाराष्ट्र. ठाणे पिन कोड.-421202 पॅन नं -AALPS7467G 2) नाव -कविता मुकेश शिर्के .- वय.-42, पत्ता.-फ्लॉट नं.- माळा नं.- इमारतीचे नाव .- ब्लॉक नं.- रोड नं रूम नं बी २१, १ला मजला, दूरसंचार को ऑप ही सो ली, कोपर रोड, कीड लॅंड हायस्कूल जवळ, डोंबिवली पश्चिम जिल्हा ठाणे, महाराष्ट्र. ठाणे पिन कोड.-421202 पॅन नं -BHUPJ1298F	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	3099:2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

₹ 9,927.00 per Sq. Ft. on Built Up Area i.e., ₹ 11,912.00 per Sq. Ft. on Carpet Area

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2 BHK Flat in Bhayik Cha For Sale in Dombivli West

Recent Regn

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli West / 2BHK Flat for Sale in Dombivli West / Property Details

₹ 65 Lacs




Regn/Estimate

₹ 38,972/Month

Estimated EMR

685

Sq Ft

2 Bedrooms

1 Bathroom

NA

None

Dec 6, 2023

Dec 23, 2023

Bhayik Cha

Full

Get Owner Details

Price trends by NBEstimate

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	₹ 1.6 Per Sq.Ft./M	Flooring	Marble/Granite
Built-up Area	685 Sq.Ft	Furnishing Status	Good View More

Activity On This Property

₹ 53 price/area ♥ 0 views

Similar Properties

₹ 14,167.00 per Sq. Ft. on Carpet Area

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2 BHK Flat in Shiy Palace Cha For Sale in Dombivli West

Recent Regn

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli West / 2BHK Flat for Sale in Dombivli West / Property Details

₹ 45 Lacs




Regn/Estimate

₹ 42,717/Month

Estimated EMR

510

Sq Ft

2 Bedrooms

1 Bathroom

NA

None

Nov 1, 2023

Immediately

Shiy Palace Cha

None

Get Owner Details

Price trends by NBEstimate

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	₹ 7 Per Sq.Ft./M	Flooring	Vitrified Tiles
Built-up Area	510 Sq.Ft	Carpet Area	400 Sq.Ft

Activity On This Property

₹ 78 price/area ♥ 0 views

Similar Properties



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Price Indicators

₹ 22,000.00 per Sq. Ft. on RERA Carpet Area

square yards Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Dombivli West Property for Sale in Nakshatra Ashvini Thane 2 Bedroom 500 Sq Ft Apartment in Dombivli West Thane

Nakshatra Ashvini
2 Bedroom 500 Sq.Ft. Apartment in Dombivli West Thane
 Listing ID #6010641

₹ 1.1 Cr.

Need Loan? Get Pre-Check Score

- 2 Bedrooms
- Furnished
- 2 Bathroom
- 500 Sq Ft (Carpet Area)
- Road View

Recent Registered Sale: See history ₹ 39.50 L 10/16/17

Get Instant Home Loan | Request for Call

Overview Furnishing Amenities Agent Overview About Project Commute Time Dombivli West Reviews

Key Highlights

- Prime Location
- Reputed Builder
- Affordable
- Family
- Peaceful Vicinity

Are you looking for an affordable apartment in a prime location?

- Look no further! We have the perfect option for you.
- This 2 BHK apartment in the peaceful vicinity of Dombivli West Thane is everything you've been looking for. Situated in the prominent Nakshatra Ashvini project by a reputed builder, this apartment offers a comfortable and family-friendly living space.
- With an area of 500 square feet, this furnished apartment is ideal for small to medium-sized families. One of the highlights of this apartment is its road view, allowing you to enjoy the surrounding ambience.
- The apartment also comes with a range of amenities, including 24x7 security to ensure a safe and secure living.

Contact our Real Estate Experts

Neetu Sakpal
 +91981XXXXXXX

Name: _____
 Email ID: _____
 +91 _____ Phone Number

Enable updates through WhatsApp

₹ 23,300.00 per Sq. Ft. on RERA Carpet Area

square yards Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Dombivli West Property for Sale in Nakshatra Ashvini Thane 2 Bedroom 472 Sq Ft Apartment in Dombivli West Thane

Nakshatra Ashvini
2 Bedroom 472 Sq.Ft. Apartment in Dombivli West Thane
 Listing ID #6070872

₹ 1.1 Cr.

Need Loan? Get Pre-Check Score

- 2 Bedrooms
- Semi-Furnished
- 2 Bathroom
- 472 Sq Ft (Carpet Area)

Recent Registered Sale: See history ₹ 44.63 L 08/16/17

Get Instant Home Loan | Request for Call

Overview Furnishing Agent Overview About Project Commute Time Dombivli West Reviews

Key Highlights

- Near City Center
- Affordable
- Spacious
- Well ventilated
- Family

Are you in search of an affordable and spacious apartment for your family near City Center in Dombivli West Thane?

- Look no further! We have exactly what you need.
- Introducing Nakshatra Ashvini, a stellar 2 BHK apartment available for sale in a well-ventilated locality. This apartment spans across an area of 472 square feet, providing ample space for you and your loved ones.
- The semi-furnished apartment offers a comfortable and functional living environment.
- Step inside and you'll notice the attention to detail that has gone into creating this charming living space. Featuring 2 bedrooms and 2 bathrooms, this apartment caters to the needs of a modern family.
- Whether you're starting a new chapter or growing your existing one, this home offers the space and comfort required for creating memorable experiences.

Contact our Real Estate Experts

Neetu Sakpal
 +91981XXXXXXX

Name: _____
 Email ID: _____
 +91 _____ Phone Number

Enable updates through WhatsApp

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th December 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 ₹ 84,62,500.00 (Rupees Eighty Four Lakh Sixty Two Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=8522b6afad35dc33e0d19e2a8d01949a3d329413231
75277617e18b5e52, postalCode=400009, st=Maharashtra,
serialNumber=41259a56a6a6c999b2a55a6f6a36f631131bd2e7
946282429a327b625b5f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.12 12:57:45 +05'30'

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