

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sanjay Bhagwan Patil** (For Shop No. 1, 3, 5, 6),
Mrs. Suchita Sanjay Patil (For Shop No. 4) and
Miss. Ketki Sanjay Patil (For Shop No. 7)

Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, "**Trimbak Palace Building**", Patharli Road, Gograswadi,
Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201,
State – Maharashtra, Country – India

Latitude Longitude - 19°12'38.4"N 73°05'50.2"E

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

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



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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



Vastu/Thane/12/2023/5705/2304069
20/04-298-NIPASH
Date: 20.12.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, "Trimbak Palace Building", Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Sanjay Bhagwan Patil** (For Shop No. 1, 3, 5, 6), **Mrs. Suchita Sanjay Patil** (For Shop No. 4) and **Miss. Ketki Sanjay Patil** (For Shop No. 7).

Boundaries of the property.

North : Internal Road / Amrutanjali Society
South : Manas Building
East : Patharli Road
West : Yogini CHS

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 **₹ 3,85,76,400.00 (Rupees Three Crore Eighty Five Lakh Seventy Six Thousand Four 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.20 12:56:22 +05'30'

Manoj

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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**Valuation Report of Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, "Trimbak Palace Building",
Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan,
District - Thane, PIN Code - 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 20.12.2023 for Banking Purpose
2	Date of inspection	15.12.2023
3	Name of the owner/ owners	Mr. Sanjay Bhagwan Patil (For Shop No. 1, 3, 5, 6), Mrs. Suchita Sanjay Patil (For Shop No. 4) and Miss. Ketki Sanjay Patil (For Shop No. 7)
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership (for each shop)
5	Brief description of the property	Address: Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, " Trimbak Palace Building ", Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India Contact Person: Atul Padwal (Staff) Contact No. 9833091504
6	Location, street, ward no	Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District – Thane.
7	Survey/ Plot no. of land	Survey No. 54/14(Pt.), 10/1(Pt.), 54A/1(Pt.) of Village – Gajbandhan Patharli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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
	LAND	
12	Area of Unit supported by documentary proof.	As per table mentioned below

Shape, dimension and physical features		
As per Site Inspection, Commercial Shop No. 2, 3, 4, 5, 6, 7 (Part - 1) are internally amalgamated with separate entrances. Shop No.1 & Shop No. 7 (Part - 2) are individual units with separate entrances.		
At present, the composition of shop & it is used as follows:		
Particulars	Used as	Composition of Shop
Shop No. 1	Partly Axis Bank ATM Room & Partly used as Store	Single Unit + Opla Area
Shop No. 2	Front Side - The Kalyan Janata Sahakari Bank Ltd. ATM Room & Back Side - The Kalyan Janata Sahakari Bank Ltd.	ATM Room + Bank Working Area
Shop No. 3 to 6	The Kalyan Janata Sahakari Bank Ltd.	Bank Working Area + Manager Cabin + Cashier Counters + Store Room
Shop No. 7 (Part - 1)	The Kalyan Janata Sahakari Bank Ltd.	Meeting Room + Locker Room + 2 Toilets
Shop No. 7 (Part - 2)	Wisdom High School	School + Bath + W.C. + Opla Area
Carpet Area in Sq. Ft. as per Actual Site Measurement of Shop No. 1 to 7 as mentioned below:		
Shop No.	Carpet Area in Sq. Ft.	Opla Area in Sq. Ft.
1	99.00	122.00
2 to 6	1048.00	
7 (Part - 1)	508.00	
7 (Part - 2)	305.00	47.00
Carpet Area as per Agreement / Gift Deed as mentioned below:		
Shop No.	Carpet Area in Sq. Ft. (As per Agreement / Gift Deed)	Built up Area in Sq. Ft. (Carpet + 20%)
1	123.00	148.00
3	135.00	162.00
4	140.00	168.00
5	232.00	278.00
6	255.00	306.00
7	691.00	829.00
Total	1,576.00	1,891.00
13	Roads, Streets or lanes on which the land is abutting	Patharli Road, Village - Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane.
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium	N. A.



	(ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer											
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents										
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available										
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available										
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available										
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No										
21	Attach a dimensioned site plan	Yes										
	IMPROVEMENTS											
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.										
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached										
24	Is the building owner occupied/ tenanted/ both?	As table mentioned below:										
	<table border="1"> <thead> <tr> <th>Shop No.</th> <th>Occupied by</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Axis Bank Ltd.</td> </tr> <tr> <td>2 to 6</td> <td>The Kalyan Janata Sahakari Bank Ltd.</td> </tr> <tr> <td>7 (Part - 1)</td> <td>The Kalyan Janata Sahakari Bank Ltd.</td> </tr> <tr> <td>7 (Part - 2)</td> <td>Wisdom High School</td> </tr> </tbody> </table>	Shop No.	Occupied by	1	Axis Bank Ltd.	2 to 6	The Kalyan Janata Sahakari Bank Ltd.	7 (Part - 1)	The Kalyan Janata Sahakari Bank Ltd.	7 (Part - 2)	Wisdom High School	
Shop No.	Occupied by											
1	Axis Bank Ltd.											
2 to 6	The Kalyan Janata Sahakari Bank Ltd.											
7 (Part - 1)	The Kalyan Janata Sahakari Bank Ltd.											
7 (Part - 2)	Wisdom High School											
	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	RENTS											
	(i) Names of tenants/ lessees/ licensees, etc	As table mentioned above in Point No. 24										
	(ii) Portions in their occupation	As per Lease Agreement										
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 1,30,000.00 Expected rental income per month for Shop No. 1, 3, 4, 5, 6, 7										



	(iv)	Gross amount received for the whole property	As per Lease Agreement
27		Are any of the occupants related to, or close to business associates of the owner?	Details not provided
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 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 Commercial Shop in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, 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 – 2007 (As per Part 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.
45	Remarks: <u>As per Site Inspection, Commercial Shop No. 2, 3, 4, 5, 6, 7 (Part - 1) are internally amalgamated with separate entrances. Shop No.1 & Shop No. 7 (Part – 2) are individual units with separate entrances. For the purpose of valuation, we have considered area as per Agreement for Sale of Shop No. 1, 3, 4, 5, 6 & Gift Deed of Shop No. 7 only.</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 20.12.2023 for Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, "**Trimbak Palace Building**", Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Sanjay Bhagwan Patil** (For Shop No. 1, 3, 5, 6), **Mrs. Suchita Sanjay Patil** (For Shop No. 4) and **Miss. Ketki Sanjay Patil** (For Shop No. 7).

We are in receipt of the following documents:

1.	Copy of Agreement for Sale of Shop No. 1 dated 31.12.2009 b/w. M/s. Aakar Builders & Engineers (Developer) and Mr. Sanjay Bhagwan Patil (Shop Occupier)
2.	Copy of Agreement for Sale of Shop No. 3 dated 31.12.2009 b/w. M/s. Aakar Builders & Engineers (Developer) and Mr. Sanjay Bhagwan Patil (Shop Occupier)
3.	Copy of Agreement for Sale of Shop No. 4 dated 29.04.2015 b/w. Mr. Bonkim B. Chowdhary and Mrs. Soma Bonkim Chowdhary (The Transferor) and Mrs. Suchita Sanjay Patil (The Transferee)
4.	Copy of Agreement for Sale of Shop No. 5 dated 31.12.2009 b/w. M/s. Aakar Builders & Engineers (Developer) and Mr. Sanjay Bhagwan Patil (Shop Occupier)
5.	Copy of Agreement for Sale of Shop No. 6 dated 31.12.2009 b/w. M/s. Aakar Builders & Engineers (Developer) and Mr. Sanjay Bhagwan Patil (Shop Occupier)
6.	Copy of Gift Deed of Shop No. 7 dated 29.12.2012 b/w. Mr. Sanjay Bhagwan Patil (Donor) and Miss. Ketki Sanjay Patil (Donee)
7.	Copy of Lease Agreement dated 16.07.2013 b/w (i) Mr. Sanjay Bhagwan Patil, (ii) Master Rachit Sanjay Patil, (iii) Miss. Ketki Sanjay Patil, (iv) Mr. Bonkim B. Chowdhary and Mrs. Soma Bonkim Chowdhary (Lessor) and The Kalyan Janata Sahakari Bank Ltd. (Lessee)
8.	Copy of Confirmation Deed for Commercial Premises i.e. Shop No. 7 (Part) dated 18.01.2014 b/w Miss. Ketki Sanjay Patil & Mrs. Suchita Sanjay Patil (Confirming Party) and The Kalyan Janata Sahakari Bank Ltd. (Lessee)
9.	Copy of Amended Commencement Certificate Jav. No. KDMC / NRV / BP / DOMBI / 155 – 29 dated 18.07.2000 issued by Kalyan Dombivli Municipal Corporation.
10.	Copy of Part Occupancy Certificate Jav. No. KDMC / NRV / CC / DOMBI / 244 dated 19.07.2007 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 54/14(Pt.), 10/1(Pt.), 54A/1(Pt.) of Village – G. B. Patharli, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential cum commercial Zone. It is at travelling distance of 1.8 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Ground + 4 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 & commercial purpose. Ground Floor is having 7 Commercial Shops. As per Site Inspection, Commercial Shop No. 2, 3, 4, 5, 6, 7 (Part - 1) are internally amalgamated with separate entrances. Shop No.1 & Shop No. 7 (Part – 2) are individual units with separate entrances. The building's external condition is good.

Commercial Shop:

The Shop under reference is situated on the Ground Floor. The Composition of Commercial Shop is mentioned above in tabular form. The Shop is finished with Vitrified tiles flooring, M.S. Rolling Shutter & Glass door for ATM Room & M.S. Rolling Shutter, M.S. Grill & Glass door for Bank, Concealed electrification & open plumbing.

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Valuation as on 20th December 2023

The Built Up Area of the Commercial Shop	:	1891.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	1891.00 Sq. Ft. X ₹ 2,500.00 = ₹ 47,27,500.00
Depreciation $\{(100-10) \times 16\} / 60$:	24.00%
Amount of depreciation		₹ 11,34,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 88,500.00 per Sq. M. i.e. ₹ 8,222.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 78,260.00 per Sq. M. i.e. ₹ 7,271.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 20.12.2023	:	₹ 1891.00 Sq. Ft. X ₹ 21,000.00 = ₹ 3,97,11,000.00

(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 20.12.2023	:	₹ 3,97,11,000.00 - ₹ 11,34,600.00 = ₹ 3,85,76,400.00
The Total value of the property		₹ 3,85,76,400.00
The Realizable value of the property	:	₹ 3,47,18,760.00
Distress value of the property	:	₹ 3,08,61,120.00
Insurable value of the property	:	₹ 47,27,500.00
Guideline value of the property	:	₹ 1,37,49,461.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 1, 3, 4, 5, 6, 7, Ground Floor, "Trimbak Palace Building", Patharli Road, Gograswadi, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India for this particular purpose at ₹ 3,85,76,400.00 (Rupees Three Crore Eighty Five Lakh Seventy Six Thousand Four Hundred Only) as on 20th 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 **20th December 2023 is ₹ 3,85,76,400.00 (Rupees Three Crore Eighty Five Lakh Seventy Six Thousand Four 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

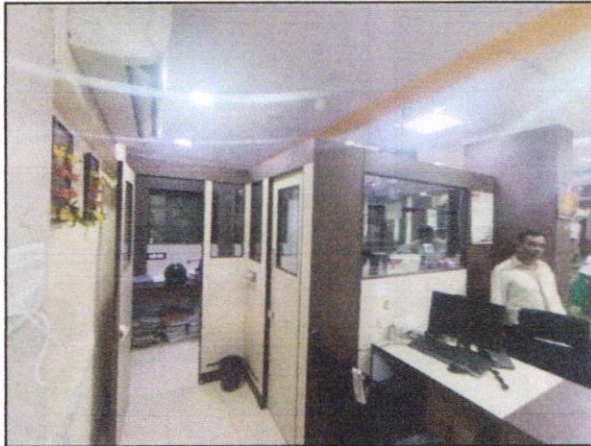
I hereby declare that

- (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:

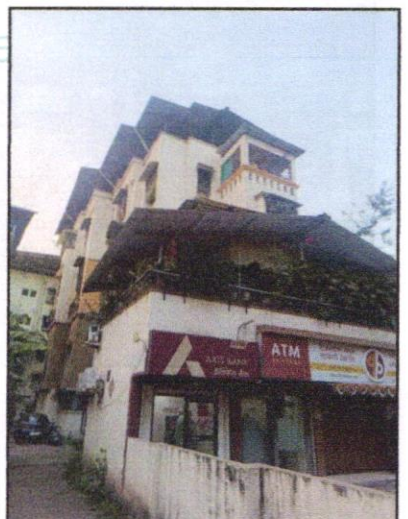
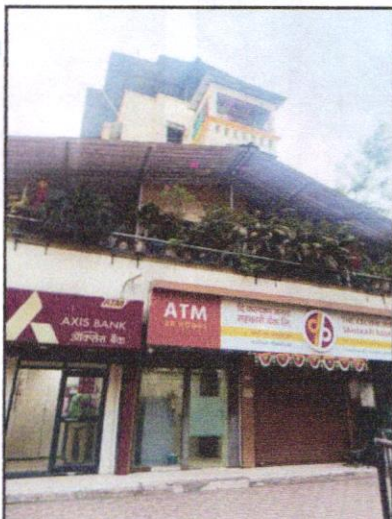
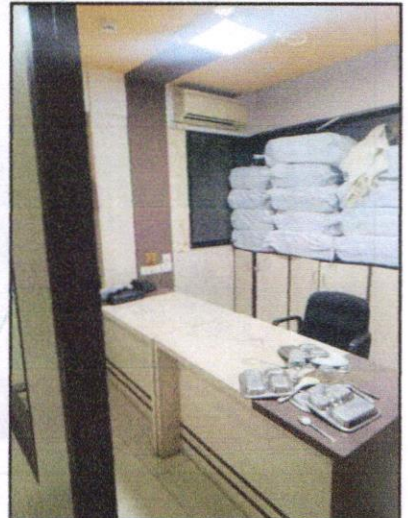
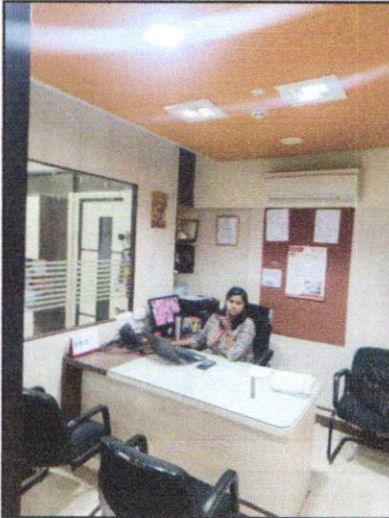
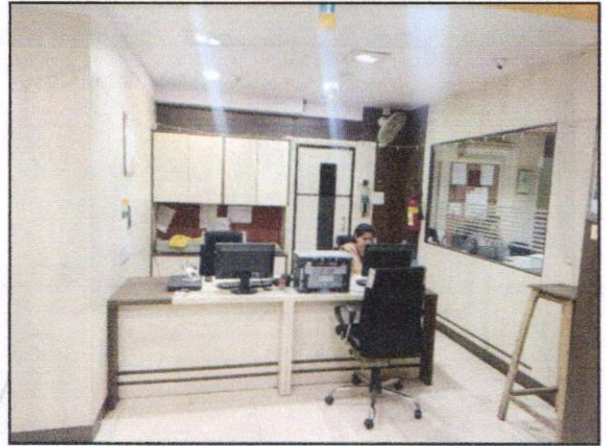
ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2007 (As per Part Occupancy Certificate)
4.	Estimated future life	44 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

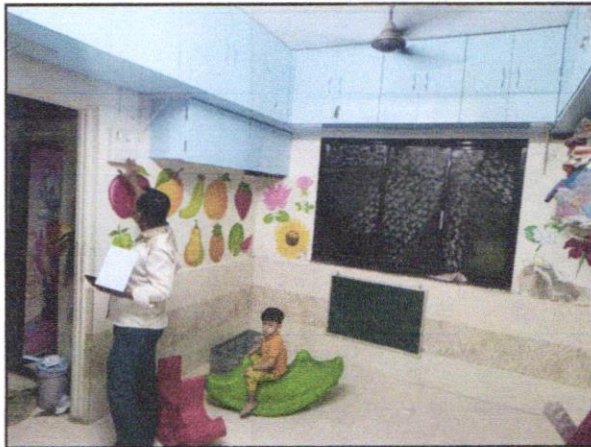
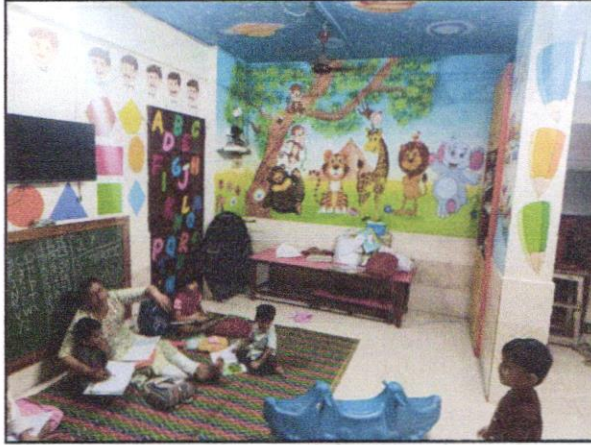
Actual site photographs



Actual site photographs



Actual site photographs



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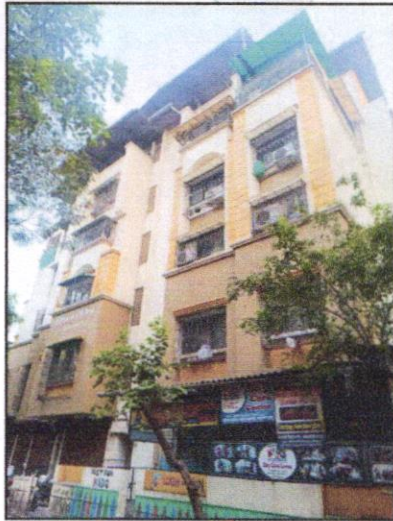
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Actual site photographs



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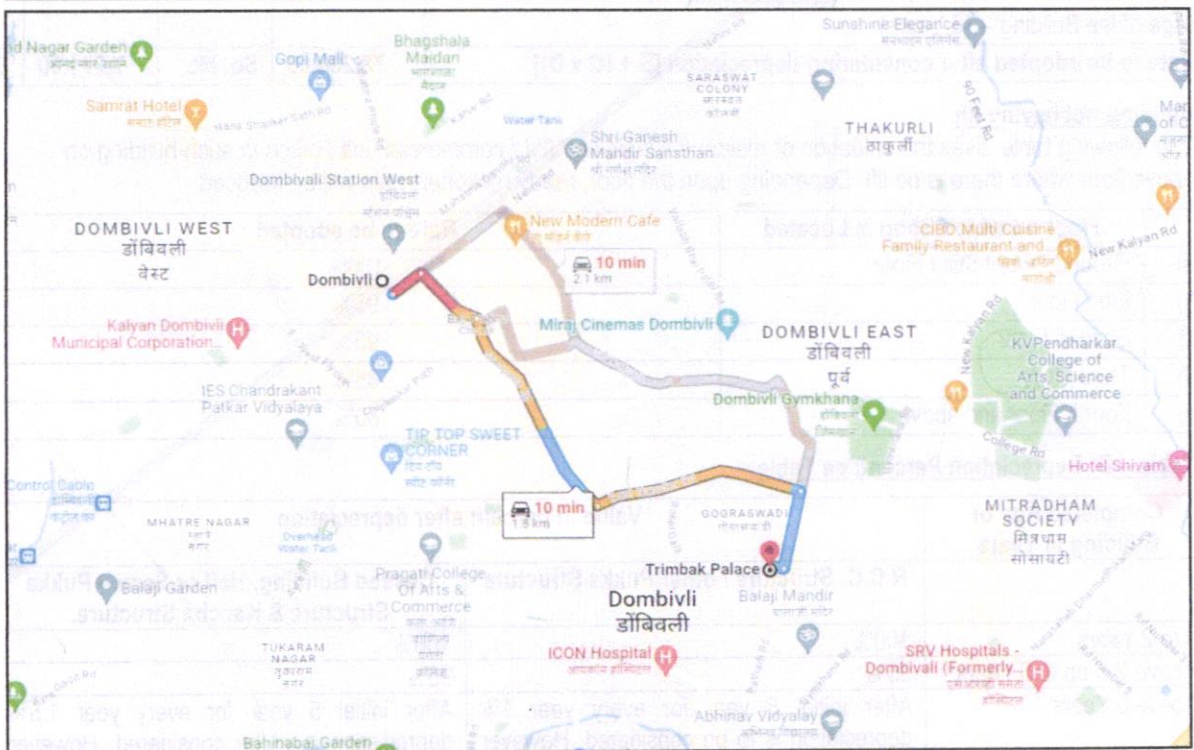
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Route Map of the property

Site u/r



Latitude Longitude - 19°12'38.4"N 73°05'50.2"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 1.8KM)




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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

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Year 2023/2024 **Language** English

Selected District

Select Taluka

Select Village

Search By Survey No Location

Enter Survey No

उपविभाग	पूनी वर्गीय	निवासी वस्तु	जीर्ण	दुकाने	संशोधित	एकक (Sq. Ft.)	Attribute
8/32-विभाग 19क इन्सुलेशन लाइन वॉल्यूमीट्री भाग (गावाचे नाव)	24500	64800	74500	88500	74500	चौ. मीटर	साईट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	88,500.00			
No Reduced, Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	88,500.00	Sq. Mt.	8,222.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,500.00			
The difference between land rate and building rate (A – B = C)	64,000.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	78,260.00	Sq. Mt.	7,271.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Shop is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Commercial Property for Sale in Thane Shop for Sale in Thane Shop for Sale in Dombivli East 150 Sq.ft

Posted on: Apr 06 Property ID: 6642335

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

Contact Owner **Baljeet** +91-9320000000

Get Phone No.

₹30.0 Lac ₹20000/sqft Apply for loan ONLY ON MAGICBRICKS

Commercial Shop For Sale in Padna, **Dombivli East, Thane**

Ground Floor Unfurnished

Commercial Complex **Padna** Super Area **150 sqft** ₹20,000/sqft Floor **Ground (Out of 3 Floors)**

+3 Photos

Contact Owner Get Phone No. Last contact made 6 days ago

More Details

Price **₹30 Lac**

Address **Dombivli East, Thane - Beyond Thane, Maharashtra**

99acres Commercial Buy Enter Locality Project Society Landmark

Commercial Property for Sale in Dombivli East Shop for Sale in Mumbai Shop for Sale in Dombivli East

Posted on Jun 09, 2023 Ready to move

₹1.45 Cr @ 21,969 per sq. ft. Commercial Shops for Sale

Estimated EMR ₹1.15B/-

REAR STATUS: NOT AVAILABLE Website: https://99acres.maharashtra.gov.in

Overview Owner Details Explore Locality Recommendations Articles

Property (7)

Sale Amount ₹1.45 Crore+ Govt Charges & Tax @ 21,969 per sq. ft. (Negotiable)

Carpet Area 440 sq. ft.

Plot Area 660 sq. ft. (100 x 66)

Floor Number Ground

Parking Only private parking available

Amenities Private Washrooms available

Key Highlights Main road facing, Near Entrance

Property Age 0 to 1 Year Old

Places nearby Dombivli East, Mumbai Beyond Thane, Mumbai

Price Indicators

The screenshot displays a property listing on the Magicbricks website. The header includes navigation options like 'Buy', 'Rent', 'Sell', and 'Home Loans'. The main content area features a property card for a 'Commercial Shop For Sale in Dombivli East, Thane'. The price is listed as ₹62.0 Lac. Key details include: Super Area (300 sqft), Carpet Area (200 sqft), Ground Floor, Unfurnished, and North Facing. A 'Contact Owner' button and a 'Get Phone No.' button are visible. The listing also shows a 'Last contact made 7 days ago' notification.

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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 **20th 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 ₹ **3,85,76,400.00** (Rupees Three Crore Eighty Five Lakh Seventy Six Thousand Four Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.20 12:56:34 +05'30'

Manoj

Auth. Sign.

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