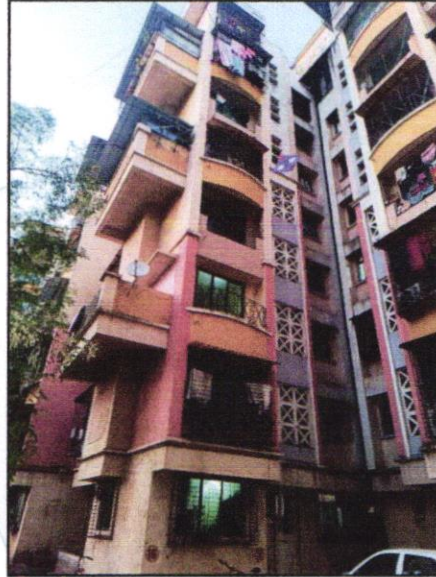


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Mahesh Mohan Khatawkar**

Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.**", Retibunder Cross Road,  
Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan,  
District – Thane, Thane – 421 202, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'43.4"N 73°04'46.5"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 – 400 605, 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/01/2024/6363/2304575  
18/6/277-PSVS  
Date: 18.01.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, "Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.", Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane, Thane – 421 202, State – Maharashtra, Country – India belongs to **Shri. Mahesh Mohan Khatawkar.**

Boundaries of the property.

North : Internal Road / Anuraj Heights  
South : Shantaram Arcade Building  
East : Sajan Shantaram Heights Building  
West : Lotu Aai Darshan Building

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 **₹ 40,38,175.00 (Rupees Forty Lakh Thirty Eight Thousand One Hundred Seventy Five 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: 2024.01.18 16:31:35 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

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

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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. 203, 2<sup>nd</sup> Floor, "**Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.**",  
Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka –  
Kalyan, District – Thane, Thane – 421 202, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,  
FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 18.01.2024 for Bank Loan Purpose
2	Date of inspection	15.01.2024
3	Name of the owner/ owners	<b>Shri. Mahesh Mohan Khatawkar</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. 203, 2 <sup>nd</sup> Floor, " <b>Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.</b> ", Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane, Thane – 421 202, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Mahesh M. Khatawkar (Owner) Contact No. 9321692226
6	Location, street, ward no	Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane.
7	Survey/ Plot no. of land	Old Survey No. 359, New Survey No. 1, Hissa No. 12 (P) of Village - Gaondevi
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. = 384.00</b> <b>Balcony Area in Sq. Ft. = 17.00</b> <b>Total Carpet Area in Sq. Ft. = 401.00</b> <b>(Area as per Actual Site Measurement)</b>

		Built Up in Sq. Ft. = 481.00 (Carpet Area as per Agreement + 20%)  Built Up in Sq. Ft. = 597.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane.
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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	<b>RENTS</b>	
	(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	₹ 10,000.00 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.
	<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 upon, the basis of arriving at the land rate	N. A.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
<p><b>Remark:</b> As per measurement Carpet area is 401 sq. ft. and as per Agreement Built up area is 597.00 Sq. Ft. The loading between Carpet to Built up is 49% which is very high. We have considered the Carpet Area as per actual site measurement area.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 18.01.2024 for Residential Flat No. 203, 2<sup>nd</sup> Floor, "Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.", Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane, Thane – 421 202, State – Maharashtra, Country – India belongs to **Shri. Mahesh Mohan Khatawkar**.

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

1	Copy of Agreement for sale dated 13.03.2013 Between Mr. Vasant Shankar Chilap & Mrs. Shanta Vasant Chilap (The Vendors) and Shri. Mahesh Mohan Khatawkar (The Purchasers).
2	Copy of Commencement Certificate No. KDMC / NRV / BP / DOM / 100 -39 dated 19.05.2006 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Occupancy Certificate No. KDMC / NRV / CC / DOM / 640 dated 02.01.2010 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of No Objection Certificate dated 08.03.2013 issued by Shree Gaondevi Siddhi Co-Op. Hsg. Soc. Ltd.
5	Copy of Electricity Bill Consumer No. 020290075581 dated 27.12.2023 in the name of Shri. Mahesh Mohan Khatawkar issued by MSEDCL.
6	Copy Possession Letter dated 12.05.2013.
7	Copy of Building Approved Plan No. KDMC / NRV / BP / DOM / 100 – 39 dated 19.05.2006 issued by Kalyan Dombivli Municipal Corporation.

### LOCATION:

The said building is located at Old Survey No. 359, New Survey No. 1, Hissa No. 12 (P) of Village - Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.8 KM. from Dombivli railway station.



Vastukala Consultants (I) Pvt. Ltd.

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**BUILDING:**

The building under reference is having Ground + 7<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. Ground Floor is having 6 Residential Flat. Building is having 1 lift.

**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath & WC + Passage + Balcony (i.e., **1 BHK with Bath & WC**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification Plumbing etc.

**Valuation as on 18<sup>th</sup> January 2024**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>401.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	481.00 X 2,500.00 = ₹ 12,02,500.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 2,52,525.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 63,800.00 per Sq. M. i.e., ₹ 5,927.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 57,906.00 per Sq. M. i.e., ₹ 5,380.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,700.00 per Sq. Ft.
<b>Value of property as on 18.01.2024</b>	<b>:</b>	<b>401.00 Sq. Ft. X ₹ 10,700.00 = ₹ 42,90,700.00</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>Depreciated fair value of the property as on 18.01.2024</b>	<b>:</b>	<b>₹ 42,90,700.00 - ₹ 2,52,525.00 = ₹ 40,38,175.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 40,38,175.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 36,34,358.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 32,30,540.00</b>
<b>Insurable value of the property (481.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 12,02,500.00</b>
<b>Guideline value of the property (481.00 X 5,380.00)</b>	<b>:</b>	<b>₹ 25,87,780.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Shree Gaodevi Siddhi Co-Op. Hsg. Soc. Ltd.**", Retibunder Cross Road, Devichapada, Opp. Gaondevi Mandir, Village – Gaondevi, Dombivli (West), Taluka – Kalyan, District – Thane, Thane – 421 202, State – Maharashtra, Country – India for this particular purpose at **₹ 40,38,175.00 (Rupees Forty Lakh Thirty Eight Thousand One Hundred Seventy Five Only)** as on **18<sup>th</sup> January 2024**.

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18<sup>th</sup> January 2024 is ₹ 40,38,175.00 (Rupees Forty Lakh Thirty Eight Thousand One Hundred Seventy Five 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 + 7 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2010 (As per Occupancy Certificate)
4.	Estimated future life	46 Years Subject to proper, preventive periodic maintenance & structural repairs

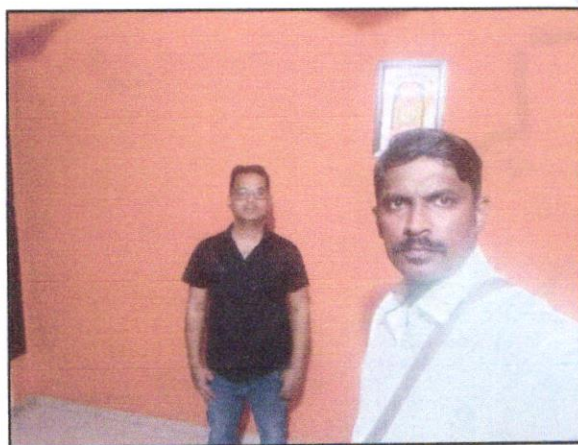
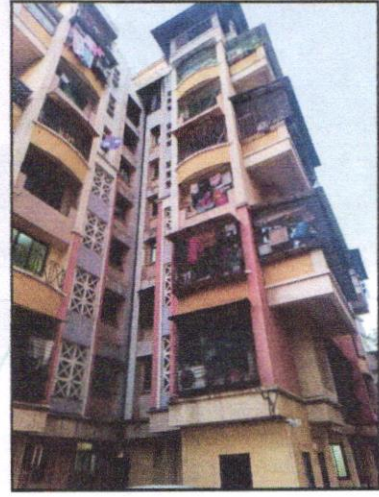
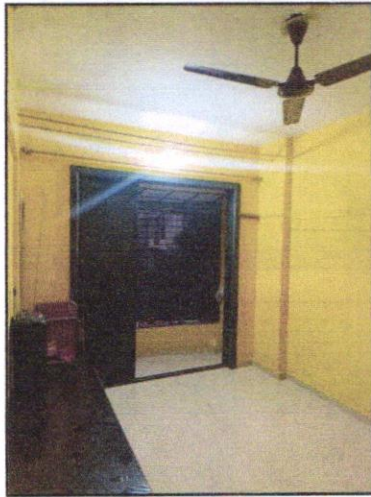
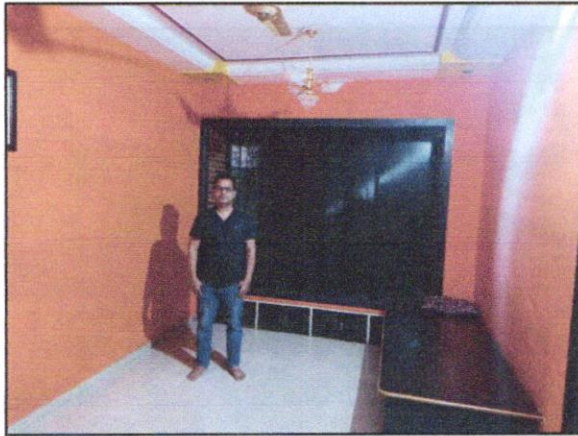


5	Type of construction- load bearing walls/RCC frame/ steel frame		R.C.C. Framed Structure
6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Teak wood door frame with flush Shutter door with MS safety door, Powder Coated Aluminium sliding windows
10	Flooring		Ceramic flooring
11	Finishing		Cement plastering, 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		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		Not Provided
18	No. of lifts and capacity		1 Lift 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





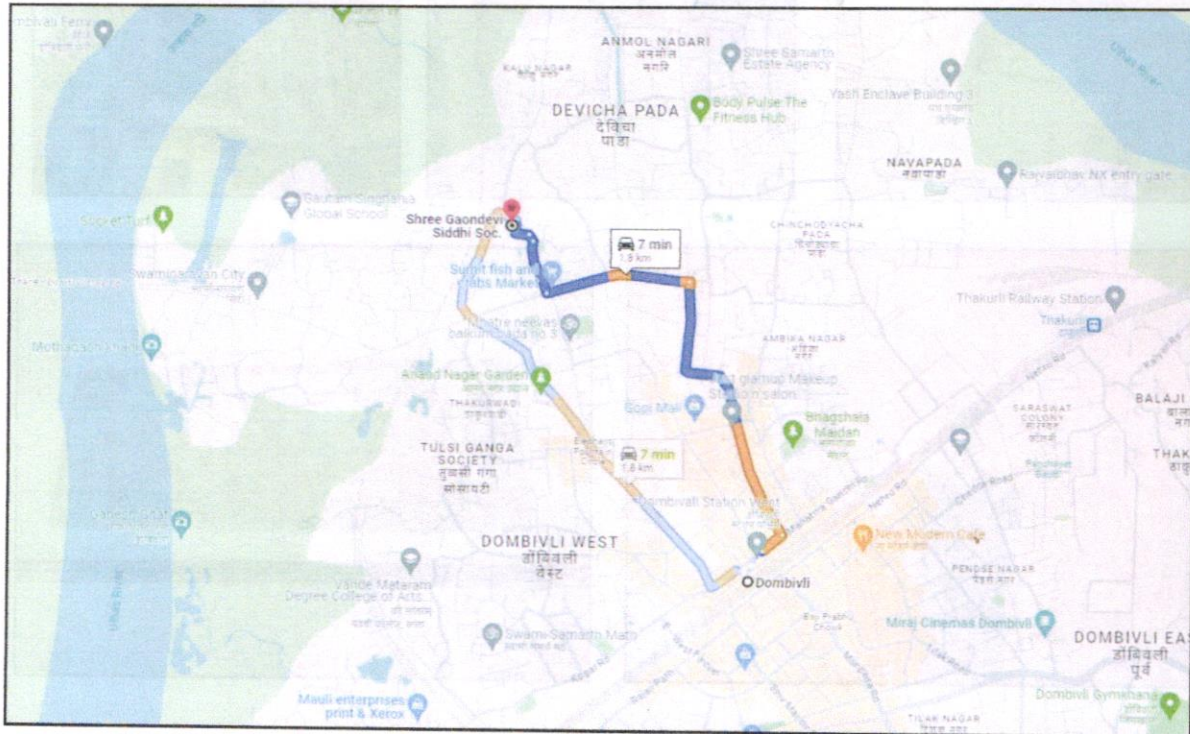
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'43.4"N 73°04'46.5"E**

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



## 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 : Gavdevi (Kalyan Domt)

Search By:  Survey No.  Location

Enter Survey No:  Search

वपविभाग	खुली जमीन	निव्वारी इमारतिका	वाफोस दुकाने	औद्योगिक एकक (Rs./) Attribute
7/28-विभाग 18अ: गावदेवी - पश्चिम रेल्वेच्या पश्चिमोत्तरील गावडे भाग	21700	63800	73100/85200	73100 को मीटर सर्वेक्षण मॅप

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	63,800.00			
No Increase, Flat Located on 2 <sup>nd</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>63,800.00</b>	<b>Sq. Mtr.</b>	<b>5,927.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	21,700.00			
The difference between land rate and building rate (A – B = C)	42,100.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>57,906.00</b>	<b>Sq. Mtr.</b>	<b>5,380.00</b>	<b>Sq. Ft.</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)	<b>On Ground to 4 Floors</b>	<b>No increase for all floors from ground to 4 floors</b>
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



## Price Indicators

**NOBROKER**

2 BHK Flat in Kailash Park Four Salvi in Dombivli

₹ 70 Lacs

700 Sq Ft

2 Bedroom

2 Bathroom

NA

Bike and Car

₹ 45 L

Get Owner Details

Price trends by REEstimate

Report what was not covered in this property

Listed by Broker Add Date Wrong Info

Activity On This Property

Similar Properties

Overview	
Age of Building	100 Years
Maintenance Charges	₹ 22 Per Sq.Ft/M
Build-up Area	690 Sq.Ft
Flooring	Tile
Ownership Type	Self Owned
Furnishing	NA
Furnishing Status	None
Other	1/4

**square yards**

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1 Bathroom

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Map View

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₹40.5 Lac ₹37.3 Lac EMI - ₹18k | [Get pre-approved loan](#) Special Price by Owner

570 Sq-ft 1 BHK Flat For Sale in Nandivli, Thane

1 Bed 2 Baths 1 Balcony Furnished

Carpet Area 399 sqft - ₹10,150/sqft	Floor 5 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Furnished	Type Of Ownership Freehold
Age Of Construction 5 to 10 years		

+20 Photos

Contact Owner
Get Phone No.

Posted on Jan 05, 24 Property ID: 69272343

**Contact Owner**

Pradip +91-99-00000000

Get Phone No.

👤 Last contact made 7 days ago

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli East > 1 BHK Flats for Sale in Dombivli East > 376 Sq-ft

₹47.0 Lac ₹43.7 Lac EMI - ₹21k | [Get Loan offers from 36+ banks](#) Special Price by Owner

376 Sq-ft 1 BHK Flat For Sale in Dombivli East, Thane

1 Bed 1 Bath Semi-Furnished

Carpet Area 376 sqft - ₹12,500/sqft	Floor 8 (Out of 27 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Furnished Status Semi-Furnished
Type Of Ownership Freehold	Age Of Construction Less than 5 years	

+4 Photos

Contact Owner
Get Phone No.

Posted on Jan 05, 24 Property ID: 639-8377

**Contact Owner**

Anil Bharankar +91-77-XXXXXXX

Get Phone No.

👤 East Facing Property



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

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> January 2024**.

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 **₹ 40,38,175.00 (Rupees Forty Lakh Thirty Eight Thousand One Hundred Seventy Five Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.18 16:31:48 +05'30'

*Manoj*

Auth. Sign.

**Director**

**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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