

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Chandresh Pranal Vora**

Residential Flat No. A/17, 2nd Floor, Wing – A, "**Balkrishna Darshan Co-Op. Hsg. Soc. Ltd.**", Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, PIN Code – 421 201, State Maharashtra, Country – India.

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Latitude Longitude - 19°12'59.0"N 73°05'18.0"E

Valuation Done for:

Cosmos Bank

IMCS Thane Branch

IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Uplab Company, Wagle Estate, Thane, 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

VALUATION OPINION REPORT

The property bearing Residential Flat No. A/17, 2nd Floor, Wing – A, "Balkrishna Darshan Co-Op. Hsg. Soc. Ltd.", Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, PIN Code – 421 201, State Maharashtra, Country – India belongs to **Mr. Chandresh Pranlal Vora.**

Boundaries of the property.

North : Kelkar Cross Road
South : Datta Krupa Apartment
East : Wing – B / Internal Road
West : Raman Apartment

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 ₹ **34,30,000.00 (Rupees Thirty Four Lakh Thirty Thousand 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. A/17, 2nd Floor, Wing – A, "Balkrishna Darshan Co-Op. Hsg. Soc. Ltd."
Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (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 19.03.2024 for Banking Purpose
2	Date of inspection	14.03.2024
3	Name of the owner/ owners	Mr. Chandresh Pranlal Vora
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	Address: Residential Flat No. A/17, 2 nd Floor, Wing – A, "Balkrishna Darshan Co-Op. Hsg. Soc. Ltd.", Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, PIN Code – 421 201, State Maharashtra, Country – India. Contact Person: Ms. Vrushali Patil (Owner's Relative) Contact No. 8659920851
6	Location, street, ward no	Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane
	Survey/ Plot no. of land	Survey No. 67/A, Hissa No. 5 of Village - G. B. Patharli
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 336.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 400.00

		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), 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.
	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 DMC 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	₹ 8,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N. A.
27		Are any of the occupants related to, or close to business associates of the owner?	N. A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		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 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 – 1986 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, IMCS Thane Branch to assess fair market value as on 19.03.2024 for Residential Flat No. A/17, 2nd Floor, Wing – A, "**Balkrishna Darshan Co-Op. Hsg. Soc. Ltd.**", Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, PIN Code – 421 201, State Maharashtra, Country – India belongs to **Mr. Chandresh Pranal Vora.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 31.10.2015 between Mr. Mahendra K. Gala (The Transferor) and Mr. Chandresh Pranal Vora (The Transferees)
2	Copy of Commencement Certificate No. not visible dated 17.08.1973 issued by Dombivli Municipal Council.
3	Copy of Society Share Certificate No. 30 transferred on 21.08.1993 in the name of Mr. Chandresh P. Vora.
4	Copy of No Objection Certificate dated 20.01.1981 issued by Dombivli Municipal Council.
5	Copy of Letter dated 15.07.2021.

LOCATION:

The said building is located at Survey No. 67/A, Hissa No. 5 of Village - G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, State Maharashtra, Country - India. The property falls in Residential Zone. It is at a walkable distance 350 Mt. from Dombivali Railway Station.

BUILDING:

The building under reference is having Ground + 4 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. 2nd Floor is having 7 Residential Flats. The building is not having lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + Bath + WC + Passage. (i.e. **1 RK + Bath + WC**). The residential flat is finished with Mosaic flooring, Teak wood door frame with

flush shutters with safety door, Wooden frame openable windows, Casing Capping electrification & Open plumbing. The Residential Flat internal condition is normal.

Valuation as on 19th March 2024

The Built Up Area of the Residential Flat	:	400.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1986 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	38 Years
Cost of Construction	:	400.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,00,000.00
Depreciation $\{(100-10) \times 38 / 60\}$:	57.00%
Amount of depreciation		₹ 5,70,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 58,320.00 per Sq. M. i.e. ₹ 5,418.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)		₹ 45,468.00 per Sq. M. i.e. ₹ 4,224.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
Value of property as on 19.03.2024	:	400.00 Sq. Ft. X ₹ 10,000.00 = ₹ 40,00,000.00

(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 19.03.2024	:	₹ 40,00,000.00 - ₹ 5,70,000.00 ₹ 34,30,000.00
Total Value of the property	:	₹ 34,30,000.00
The realizable value of the property	:	₹ 30,87,000.00
Distress value of the property	:	₹ 27,44,000.00
Insurable value of the property (400.00 X 2,500.00)	:	₹ 10,00,000.00
Guideline value of the property (400.00 X 4,224.00)	:	₹ 16,89,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/17, 2nd Floor, Wing – A, "Balkrishna Darshan Co-Op. Hsg. Soc. Ltd.", Ram Nagar, Near Bal Bhavan, Kelkar Cross Road, Village – G. B. Patharli, Dombivali (East), Taluka – kalyan, District - Thane, PIN Code – 421 201, State Maharashtra, Country – India for this particular purpose at **₹ 34,30,000.00 (Rupees Thirty Four Lakh Thirty Thousand Only)** as on **19th March 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 **19th March 2024** is **₹ 34,30,000.00 (Rupees Thirty Four Lakh Thirty Thousand 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:

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ANNEXURE TO FORM 0-1

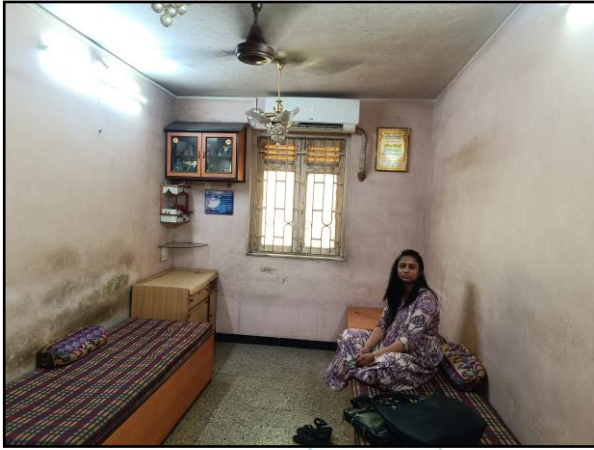
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1986 (Approx)
4.	Estimated future life	22 Years Subject to proper, 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 shutters with safety door, Wooden frame openable windows
10.	Flooring	Mosaic flooring
11.	Finishing	Cement plastering POP false finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	No 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



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Actual site photographs



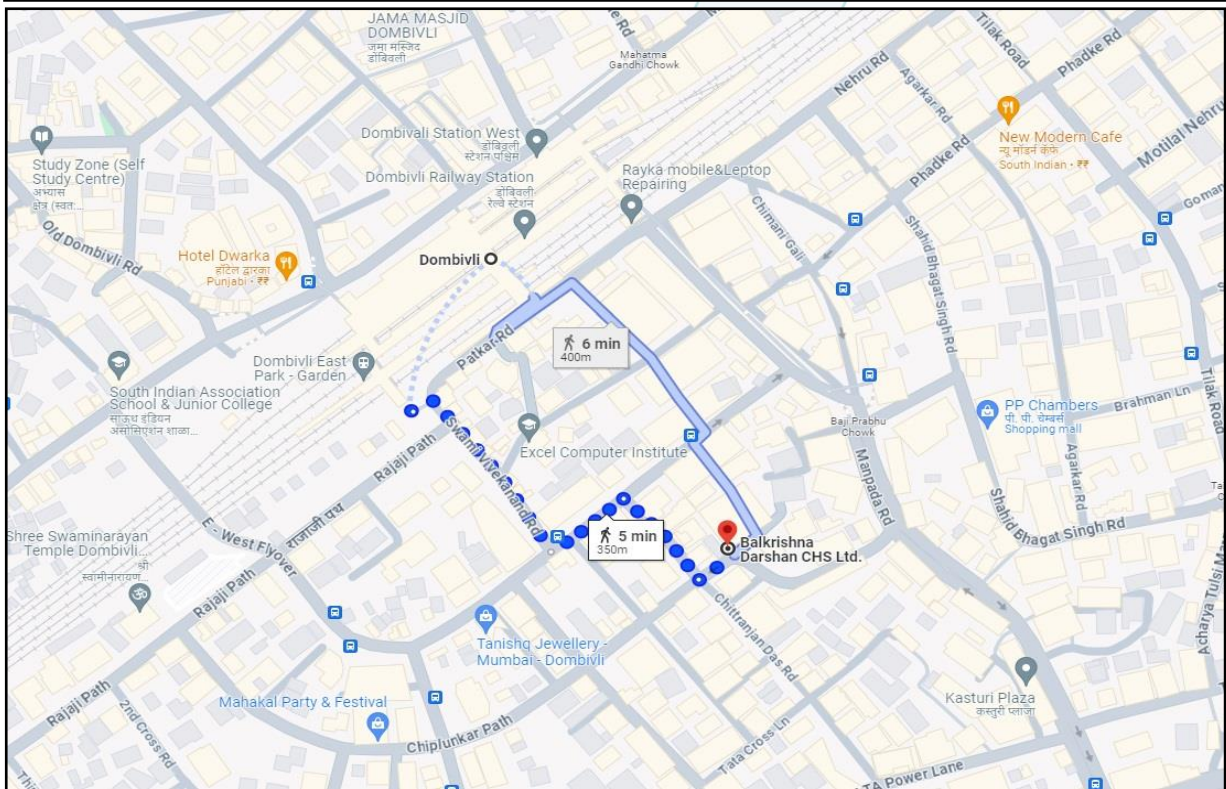
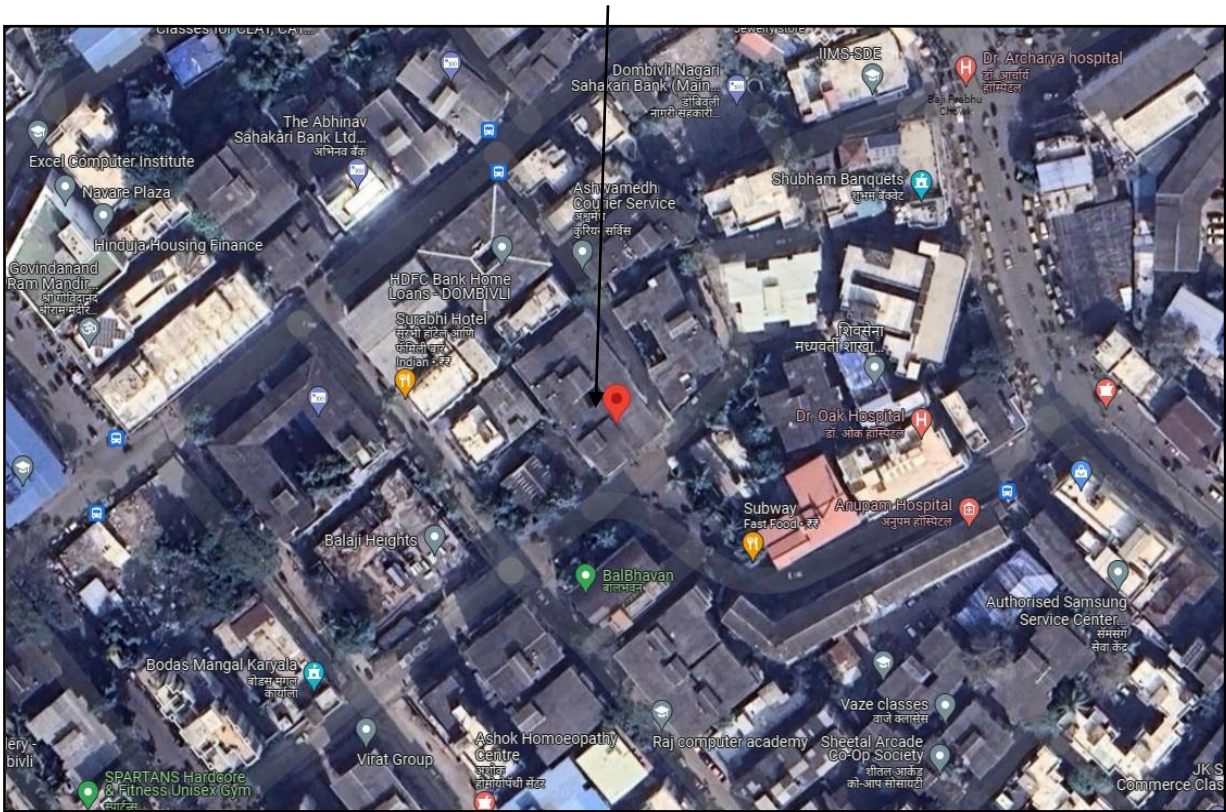
Actual site photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude - 19°12'58.5"N 73°05'18.5"E


Note: The Blue line shows the route to site from nearest railway station (Dombivli – 350Mt.)

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 आवृत्ति 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Gajabandhan Patharli

Search By: Survey No. Location

Enter Survey No: 67 Search

उपविभाग	खुली जमीन	निवासी सदनिका	गॅफीस दुकाने	औद्योगिक एकक (Rs./)	Attribute
8/32-विभाग 19क इन्समिशन ब्राह्मन चा पूर्वकडील भाग (पाथर्ली गाव)	24500	84800	4500/88500	74500	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	64,800.00			
Reduced by 10% on Flat Located on 2 nd Floor	6,480.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	58,320.00	Sq. Mt.	5,418.00	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)	33,820.00			
Depreciation Percentage as per table (D) [100% - 38%] (Age of the Building – 38 Years)	62%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,468.00	Sq. Mt.	4,224.00	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 flat 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

Price Indicators

NOBROKER
Play Rent Post Your Property

1 BHK Flat In Darpan Villa For Sale In Dombivli East
638Q754, Ramnagar, Dombivli East, Dombivli, Maharashtra 421203, India

₹ 49.5 Lacs
Negotiable

₹ 28,370/Month
Estimated EMI

550
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Ramnagar / 1Bhk Flat for Sale in Ramnagar / Property Details

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Jan 17, 2024
Posted On

Immediately
Possession

Darpan Villa
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Nearby: [Tilak Cinema](#) [New Modern Cafe](#) [Gopi Cine Mall](#) [PP Chambers](#) [Raj Vaibhav Complex](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	550 Sq.Ft	Carpet Area	405 Sq.Ft

Activity On This Property

437 Unique Views
0 Shortlists

Similar Properties

NOBROKER
Play Rent Post Your Property

1 BHK Flat In Santoshi Villa Dombivli East For Sale In Rajaji Path
Santoshi Villa CHS

₹ 35 Lacs
Negotiable

₹ 20,060/Month
Estimated EMI

400
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Ramnagar / 1Bhk Flat for Sale in Ramnagar / Property Details

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Jan 31, 2024
Posted On

Immediately
Possession

Santoshi Villa Dom...
Apartment

Partial
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Nearby: [Tilak Cinema](#) [New Modern Cafe](#) [Gopi Cine Mall](#) [PP Chambers](#) [Raj Vaibhav Complex](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	400 Sq.Ft	Carpet Area	365 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	Don't Know
Floor	0/4	Parking	Bike

Activity On This Property

118 Unique Views
7 Shortlists

Similar Properties

There are no Similar Properties

Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Ram Nagar > 1 BHK Flats in Ram Nagar Posted on Dec 12, 2023 | Ready to move


₹45 Lac @ 10,000 per sq.ft.
Estimated EMI ₹35,942

1BHK 1Bath
Flat/Apartment for Sale
In Shree Prabha Chs Ltd, Ram Nagar, Thane Outskirts, Maharashtra

RERA STATUS NOT AVAILABLE Website: <https://maharerait.mahaonline.gov.in/>

Overview
Owner Details
Registry Record
Recommendations
Articles

Property (9)



Photos (1/9)

Area
Built Up area: **450 sq.ft.**
(41.81 sq.m.)

Price
₹ 45 Lac
@ 10,000 per sq.ft. (All inclusive, Negotiable)

Floor Number
Ground of 4 Floors

Property Age
10+ Year Old

Configuration
1 Bedroom , 1 Bathroom, No Balcony

Address
Shree Prabha Chs Ltd
Ram Nagar, Thane Outskirts

Overlooking
Main Road

Places nearby View All (50)

Ram Nagar, Thane Outskirts, Maharashtra

Netra Sanjeevani Eye Center
Noble Hospital
Anand Hospital and Heart Cure Unit
Omega Clinic
Dr Upasani Shrin

NOBROKER
Pay Rent Post Your Property

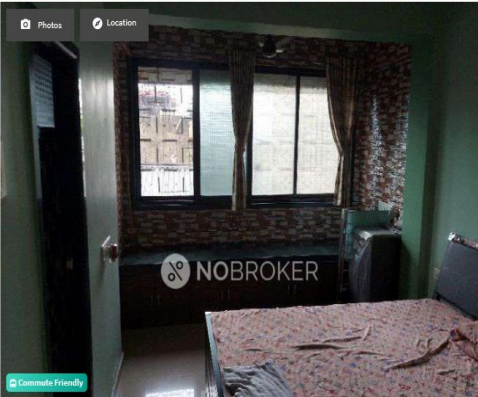
2 BHK Flat in Balkrishna Darshan C.H.S For Sale in Dombivali East Loan Verified

near Ganesh Coldrink and Balbhawan,ram nagar

₹ 65 Lacs
Negotiable
₹ 37,254/Month
Estimated EMI
770
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Ramnagar / 2Bhk Flat for Sale in Ramnagar / Property Details

Photos
Location



2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

None
Parking

Feb 3, 2024
Posted On

Immediately
Possession

Balkrishna Darshan...
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Nearby: [Tilak Cinema](#) [New Modern Cafe](#) [Gopi Cine Mall](#) [PP Chambers](#) [Raj Vaibhav Complex](#)


Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.2 Per Sq.Ft/M	Flooring	NA
Builtup Area	770 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	East	Floor	4/4


Activity On This Property

835
Unique Views
5
Shortlists

Similar Properties




2 BHK Flat In Shauwuk Apartments For Sale



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

Price Indicators

NOBROKER Pay Rent Post Your Property

1 BHK Flat in Vasudev Laxmi Chs For Sale in Dombivali East
 Ramnagar, Dombivli East, Dombivli, Maharashtra 421201, Noble Hospital

₹ 50 Lacs (Negotiable) | ₹ 28,657/Month (Estimated EMI) | 535 Sq.Ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Ramnagar / 1bkh Flat for Sale in Ramnagar / Property Details

Photos | Location

1 Bedroom (No. of Bedroom) | Jan 8, 2024 (Posted On)

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

NA (Balcony) | Vasudev Laxmi Chs (Apartment)

Bike (Parking) | Full (Power Backup)

[Get Owner Details](#)

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

Price trends by NBEstimate

Nearby: Tilak Cinema | New Modern Cafe | Gopi Cine Mall | PP Chambers | Raj Vaibhav Complex

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	535 Sq.Ft	Carpet Area	372 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	North

Activity On This Property
 84 Unique Views | 0 Shortlists

Similar Properties

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Sales Instance

07472		सूची क्र.2	दुयम विबंधक : सह दु.नि. कल्याण 3
5-03-2024			दस्त क्रमांक : 7074/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : गं.भा.पाथर्ली			
(1)वित्तखाचा प्रकार	करारनामा		
(2)मौबदला	2808000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2430100		
(4) भू-माण्य,पोटशिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: (विभाग क्र.8/36-19ब-1,बाजार मूल्य दर रु.76,900/- प्रति चौ.मी.),सदनिका नं.2,ए-विंग,पहिला मजला,श्री वर्धमान को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,रामनगर,चित्तरंजनदास रोड,डोंबिवली पूर्व,बांधीव क्षेत्र 340 चौ.फूट म्हणजेच 31.60 चौ.मी.,मौजे ग. बं. पाथर्ली,स.नं.67/12(जुना स.नं.67अ,हि.नं.पै,प्लॉट नं.41 व 42),सि.स.नं.9233 ते 9239((Survey Number : 67/12 ;))		
(5) क्षेत्रफळ	31.60 चौ.मीटर		
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा.यातिहुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डॉ. विजयातलमी जीवन पाठक वय:-59 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- आमराई आजी, रथ खान्या समोर, रोड नं: भोर, पुणे, महाराष्ट्र, PUNE. पिन कोड:-412206 पिन नं:-ABKPP5364R		
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फैनील मनोज पासठ वय:-38; पत्ता:-प्लॉट नं: बी.१/६, माळा नं:-, इमारतीचे नाव: निळकंठ ज्योत को-ऑप. हो. सो., ब्लॉक नं: टिळक हायस्कूल जवळ, रोड नं: टिळक नगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं:-ARDPP6552C 2): नाव:-भाविनी फैनील पासठ वय:-35; पत्ता:-प्लॉट नं: बी.१/६, माळा नं:-, इमारतीचे नाव: निळकंठ ज्योत को-ऑप. हो. सो., ब्लॉक नं: टिळक हायस्कूल जवळ, रोड नं: टिळक नगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं:-BIPPP9213C		
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/05/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	11/05/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	7074/2023		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	196600		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	28100		
(14)धैरा			
मुल्यांकनासाठी विवारात घेतलेला तपशील:-			

Sales Instance

443772	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3
15-03-2024		दस्ता क्रमांक : 4437/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौजदला	4600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे)	3700700	
(4) भू.मापन,पौढहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ; इतर माहिती: विभाग क्र.8/36 दर-76900 मौजे गजबंधन पाथर्ली येथील सर्वे नंबर 67अ.हिस्सा नंबर पैकी,या मिळकती वरील नव श्री गुरु माउली छाया को ऑप हाउसिंग सोसायटी मधील सदनिका क्रमांक 401,चौथा मजला क्षेत्र 518 चौरस फुट बिल्ट अप एरिया 48.14 चौरस मीटर((Survey Number : 67A ; HISSA NUMBER : Part ;))	
(5) क्षेत्रफळ	518 चौ.फूट	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण-या/तिहून ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुशीला मणिलाल फुडीआ वय:-70 पत्ता:-प्लॉट नं: 401, माळा नं: चौथा, इमारतीचे नाव: श्री गुरु माउली सी.एच.एस लिमिटेड , ब्लॉक नं: रामनगर, रोड नं: डोंबिवली ईस्ट , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAAPE8925F 2): नाव:-मणिलाल खिमजी फुडीआ वय:-70 पत्ता:-प्लॉट नं: 401, माळा नं: चौथा, इमारतीचे नाव: श्री गुरु माउली सी.एच.एस लिमिटेड, ब्लॉक नं: रामनगर, रोड नं: डोंबिवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAAPE9750G	
(8)दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अकिल सुरेश परित्ता वय:-26; पत्ता:-प्लॉट नं: 44,45, माळा नं: -, इमारतीचे नाव: दशरथ भुवन , ब्लॉक नं: आधरे रोड, अंबा भवानी विल्डिंग जवळ, रोड नं: तुकाराम नगर ,डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-CTMPP4691K 2): नाव:-सुरेश विनाय परित्ता वय:-39; पत्ता:-प्लॉट नं: 44,55, माळा नं: -, इमारतीचे नाव: दशरथ भुवन, ब्लॉक नं: आधरे रोड, अंबा भवानी विल्डिंग जवळ, रोड नं: तुकाराम नगर ,डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJSPP6547L	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4437/2023	
(12)बाजारभावप्रमाणे मुद्दोक शुल्क	322000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)धैरा		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th March 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 ₹ **34,30,000.00 (Rupees Thirty Four Lakh Thirty Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

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