



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Dhananjay Raghunath Pachchhapurkar**

Residential Flat No. 10, 2nd Floor, Wing – A, "**Pratibimb Co-Op. Hsg. Soc. Ltd.**", Plot No. RH-159, M.I.D.C.,
Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'22.2"N 73°06'17.3"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, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**





VASTUKALA
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dombivli (East) Branch/ Shri. Dhananjay Pachchhapurkar (9542/2306959) Page 2 of 17

www.vastukala.co.in

Vastu/Thane/06/2024/9542/2306959
28/10-403-PSNK
Date: 28.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Shri. Dhananjay Raghunath Pachchhapurkar**.

Boundaries of the property.

North : Indraprastha CHS
South : Nosil CHSL
East : Mamata Hospital Road
West : Apratim Co-Op Society

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 **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Valuation Report of Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, 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 28.06.2024 for Banking Purpose
2	Date of inspection	26.06.2024
3	Name of the owner/ owners	Shri. Dhananjay Raghunath Pachchhapurkar
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. 10, 2 nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India. Contact Person: Mr. Nimish Pachchhapurkar (Owner's Son) Contact No. 9167467952
6	Location, street , ward no	Mamata Hospital Road
7	Survey/ Plot no. of land	Plot No. RH-159, Survey No. 124, Hissa No. 2 of Village - Asade Golivali
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. = 634.00 Balcony Area in Sq. Ft. = 33.00 Total Carpet Area in Sq. Ft. = 667.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 808.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Plot No. RH-159, M.I.D.C., Village – Asade Golivali, 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 (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Yes
	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,500.00 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 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 – 1996 (As per Building Completion 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, Dombivli (East) Branch to assess fair market value as on 28.06.2024 for Residential Flat No. 10, 2nd Floor, Wing – A, "**Pratibimb Co-Op. Hsg. Soc. Ltd.**", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Shri. Dhananjay Raghunath Pachchhapurkar**.

We are in receipt of the following documents:

1	Copy of Agreement to Sale dated 05.10.2011 Shri. Milind Madhukar Bhagwat (The Vendor) Shri. Dhananjay Raghunath Pachchhapurkar (The Purchasers)
2	Copy of Commencement Certificate No. KMC / NRV / BP / DB / 139 / 43 dated 10.06.1993 issued by Kalyan Municipal Corporation.
3	Copy of Building Completion Certificate No. KMC / NRV / CC / DB / 29 dated 18.05.1996 issued by Kalyan Municipal Corporation.
4	Copy of Society Registration Certificate Dated 30.09.1993

LOCATION:

The said building is located at Plot No. RH-159, Survey No. 124, Hissa No. 2 of Village - Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at travelling distance of 3.1 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Ground + 3rd 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 purpose. 2nd Floor is having 4 Residential Flats. The building is not having lift.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Bathroom + WC + Balcony (i.e., **2 BHK with W.C + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with safety door, Powder coated aluminum sliding windows & Concealed plumbing, Concealed & Casing Capping electrification.

Valuation as on 28th June 2024

The Built-up Area of the Residential Flat	:	808.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1996 (As per Building Completion certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Year
Cost of Construction	:	808.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,62,400.00
Depreciation $\{(100-10) \times 28\} / 60$:	42.00%
Amount of depreciation	:	₹ 9,50,208.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 44,100.00 per Sq. M. i.e., ₹ 4,097.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 35,420.00 per Sq. M. i.e., ₹ 3,291.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
Value of property as on 28.06.2024	:	₹ 808.00 Sq. Ft. X ₹ 8,000.00 = ₹ 64,64,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 28.06.2024	:	₹ 64,64,000.00 - ₹ 9,50,208.00 = ₹ 55,13,792.00
Total Value of the property	:	₹ 55,13,792.00
The Realizable value of the property	:	₹ 49,62,413.00
Distress value of the property	:	₹ 44,11,034.00
Insurable value of the property (808.00 X 2,800.00)	:	₹ 22,62,400.00
Guideline value of the property (808.00 X 3,291.00)	:	₹ 26,59,128.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India for this particular purpose at **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two Only)** as on **28th June 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **28th June 2024 is ₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two 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 + 3 rd Upper Floor
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	1996 (As per Building Completion Certificate)
4	Estimated future life	32 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



Since 1989

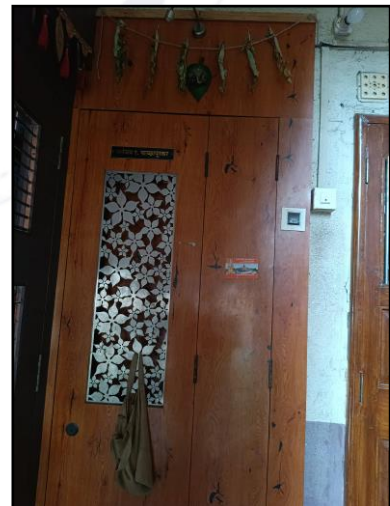
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



9	Doors and Windows		Teak Wood door frame with flush shutter with safety door, Powder coated aluminum sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP 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	Concealed plumbing Casing Capping electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compound wall Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		Not 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

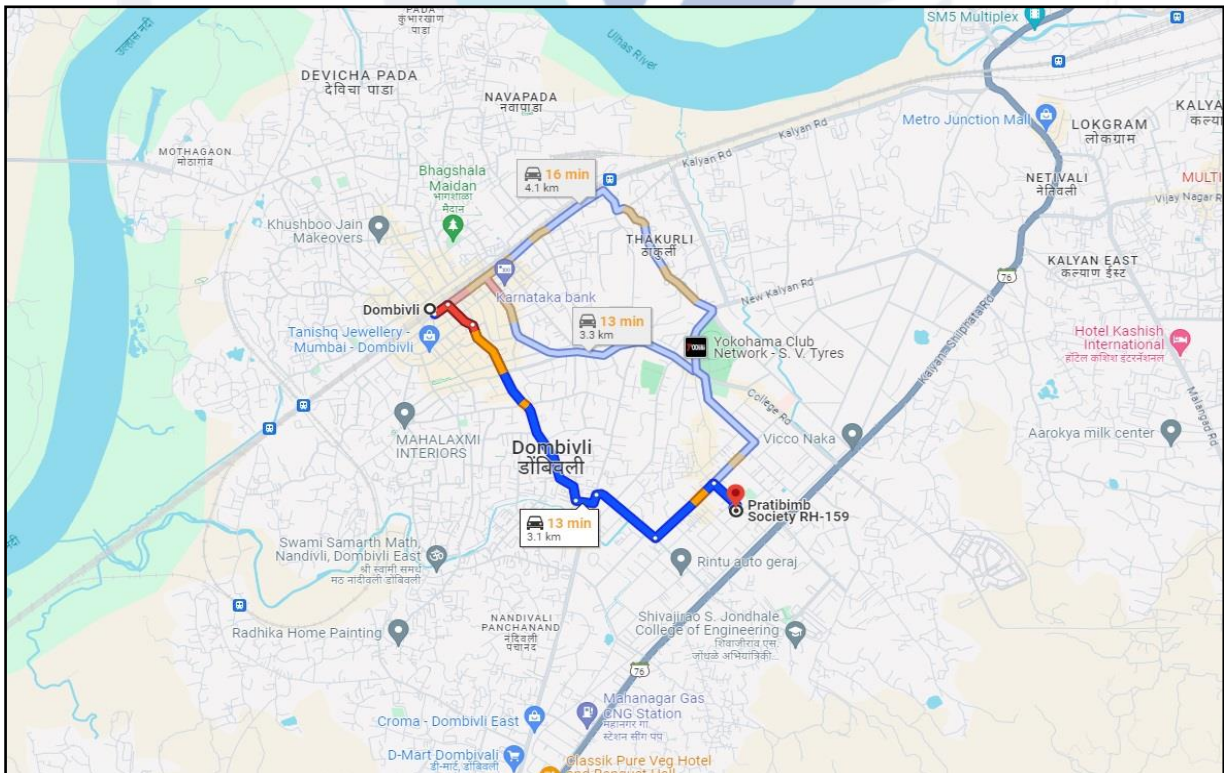
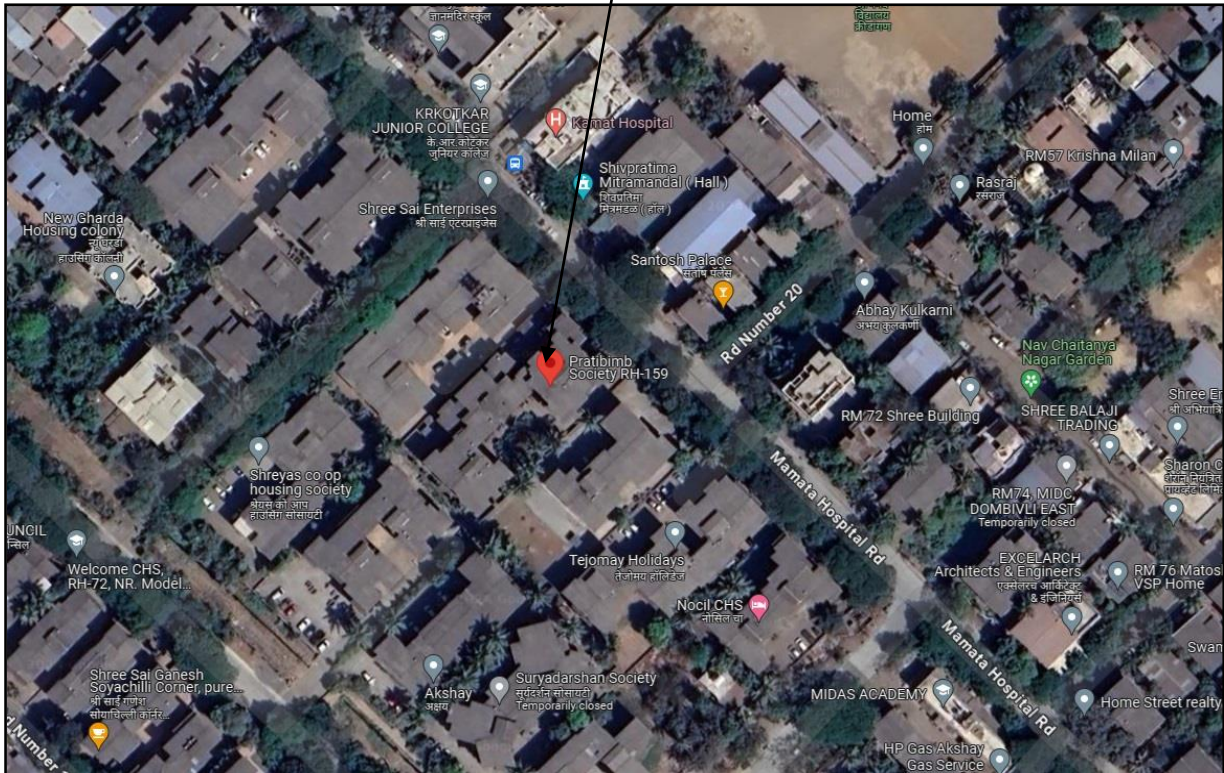


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'22.2"N 73°06'17.3"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.1 KM)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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	2024-2025	Language	English		
Selected District	Thane				
Select Taluka	Kalyan				
Select Village	Gavache Nav : Asade (Kalyan-Dombivli Mah)				
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones				
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)
SurveyNo	37/104-मोजे आसदे गावातील रहीवास क्षेत्रातील मिलकती	12500	39200	46600 55100 46600	चौ. मीटर
SurveyNo	37/105-मोजे आसदे गावातील गावठाणामधील मिलकती	10200	41400	47500 55700 47500	चौ. मीटर
SurveyNo	37/106-मोजे आसदे गावातील म.ओ.वि.म.(MIDC)हद्दीतील	13100	49000	55900 61200 55900	चौ. मीटर
SurveyNo	37/106A-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारितील औद्योगिक भूखंड	13250	0	0 0 0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	49,000.00			
Reduced by 10% on Flat Located on 2 nd Floor	4,900.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	44,100.00	Sq. Mtr.	4,097.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	13,100.00			
The difference between land rate and building rate (A – B = C)	31,000.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
Rate to be adopted after considering depreciation [B + (C x D)]	35,420.00	Sq. Mtr.	3,291.00	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 | Pay Rent | Post Your Property | Shri.dhananjay.pachchhapurkar

1 BHK Flat in Maruti Darshan Rv4 For Sale in Dombivli East
 Hiranagar, near Omkarapadust | ₹ 54 Lacs | ₹ 30,949/Month | 600 Sq.Ft. | Need Home Loan? | Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli / 1BHK Flat for Sale in Dombivli / Property Details

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | May 27, 2024 (Posted On)
 2 Bathroom (No. of Bathroom) | Immediately (Furnished)
 1 (Apartment) | Maruti Darshan Rv4 (Apartment)
 Bike (Parking) | None (Furn. Status)

Get Owner Details | Report what was not correct in this property | Listed by Broker | Sold Out | Wrong Info | Price trends by NB Estimate | Check Now

Neighborhood: New Modern Caks, 99 Chambers, Nature's Ice Cream, Pleased Food Online, Regency Estate

Overview	
Age of Building	>18 Years
Maintenance Charges	₹12 Per Sq.Ft/M
Buildup Area	600 Sq.Ft.
Furnishing Status	Fully Furnished
Floor	2/3
Water Security	Yes
Ownership Type	Self Owned
Flooring	Marble Tiles
Carpet Area	470 Sq.Ft.
Facing	Don't Know
Parking	Bike

Activity On This Property: 32 Unique Views, 0 Shortlists

Similar Properties:

- 1 BHK Flat in Ramrang Apartment/Dombivli East | ₹ 58 Lacs
- 1 BHK Flat in Regency Anantam For Sale | ₹ 55 Lacs

NoBroker Services

NOBROKER | Pay Rent | Post Your Property | Shri.dhananjay.pachchhapurkar

1 BHK Flat in Sheron Chs For Sale in Chama Nagar
 Near TTC, near Sadaam | ₹ 45 Lacs | ₹ 25,791/Month | 585 Sq.Ft. | Need Home Loan? | Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli East / 1BHK Flat for Sale in Dombivli East / Property Details

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | Jul 30, 2023 (Posted On)
 1 Bathroom (No. of Bathroom) | Immediately (Furnished)
 NA (Apartment) | Sheron Chs (Apartment)
 Bike and Car (Parking) | None (Furn. Status)

Get Owner Details | Report what was not correct in this property | Listed by Broker | Sold Out | Wrong Info | Price trends by NB Estimate | Check Now

Neighborhood: New Modern Caks, 99 Chambers, Nature's Ice Cream, Pleased Food Online, Regency Estate

Overview	
Age of Building	>18 Years
Maintenance Charges	NA
Buildup Area	585 Sq.Ft.
Furnishing Status	Unfurnished Furnish Here
Floor	3/3
Water Security	No
Ownership Type	Self Owned
Flooring	Marble Tiles
Carpet Area	490 Sq.Ft.
Facing	East
Parking	Bike And Car

Activity On This Property: 18 Unique Views, 0 Shortlists

Similar Properties:

- 1 BHK Flat in Snehamani Cooperative Hos | ₹ 50 Lacs
- 1 BHK Flat in Maruti Angham For Sale in D | ₹ 50 Lacs

NoBroker Services



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

NOBROKER

1 BHK Flat in Shri Chintamani Society For Sale in Dombivli East
Sudhina Hegde/Neer Ombkar Cambridge International

₹ 50 Lacs (Non-negotiable) | ₹ 28,657/Month (Estimated EMV) | 670 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli (East) / 1BHK Flat for Sale in Dombivli (East) / Property Details

1 Bedroom (No. of Bedroom) | May 25, 2024 (Posted On) | 1 Bathroom (No. of Bathroom) | Immediately (Transaction) | NA (Category) | Shri Chintamani So... (Apartment) | Bike and Car (Parking) | None (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Price trends by NB Estimate [Check Now](#)

Overview

Age of Building	>30 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Buildup Area	670 Sq.Ft.	Furnishing Status	Semi Furnish Now
Facing	Don't Know	Floor	3/3
Parking	Bike And Car	Orbit Security	Yes

Activity On This Property

Similar Properties

- 1 BHK Flat in Balaji Angan Thakurji For Sa...
₹ 28.5 Lacs (Estimated EMV) | 500 Sq.Ft. | Price: ₹ 23.5 Lacs
- 1 BHK Flat in Om Kar Towers For Sale In D...
₹ 40 Lacs (Negotiable) | 550 Sq.Ft. | Price: ₹ 28 Lacs

NoBroker Services

Check | Estimate | Book | Create

NOBROKER

1 BHK Flat in Laxmi Palace Co Operative Housing Society Limited For Sale in Ram 5, Laxmi Palace, Shri Ram Kunj, ...
Sangeeta/Manoj Talwar Road

₹ 40 Lacs (Negotiable) | ₹ 22,925/Month (Estimated EMV) | 550 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli (East) / 1BHK Flat for Sale in Dombivli (East) / Property Details

1 Bedroom (No. of Bedroom) | Feb 25, 2024 (Posted On) | 1 Bathroom (No. of Bathroom) | Immediately (Transaction) | Laxmi Palace Co Op... (Apartment) | Full (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Price trends by NB Estimate [Check Now](#)

Overview

Age of Building	>30 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 18 Per Sq.Ft/M	Flooring	Verified Tile
Buildup Area	550 Sq.Ft.	Category	500 Sq.Ft.
Furnishing Status	Semi Furnish Now	Facing	Don't Know
Floor	3/3	Parking	Bike
Orbit Security	No		

Activity On This Property

Similar Properties

- 1 BHK Flat in Om Kar Towers For Sale In D...
₹ 40 Lacs (Negotiable) | 550 Sq.Ft. | Price: ₹ 28 Lacs
- 1 BHK Flat in Jasmine Ohs Ltd For Sale In...
₹ 40 Lacs (Negotiable) | 550 Sq.Ft. | Price: ₹ 28 Lacs

NoBroker Services

Check | Estimate | Book | Create



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th June 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 **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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