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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Abhijeet Ashok Mane & Mrs. Anuradha Abhijeet Mane**

Residential Flat No. 101, 1st Floor, Wing - A, "**Ganraj Darshan**", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd.,
Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane,
State – Maharashtra, Country – India.

Latitude Longitude - 19°13'15.8"N 73°05'22.3"E

Valuation Done for:

Cosmos Bank

Dombivali (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

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Regd. Office

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Vastu/Thane/07/2024/9715/2307141
09/09-145-PSNK
Date: 09.07.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Wing - A, "**Ganraj Darshan**", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd., Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane, State – Maharashtra, Country – India belongs to **Shri. Abhijeet Ashok Mane & Mrs. Anuradha Abhijeet Mane.**

Boundaries of the property.

North : Wing – B
South : Mahatma Gandhi Road
East : Mahalaxmi Krupa CHSL
West : Usha Apartments

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 **₹ 71,90,768.00 (Rupees Seventy One Lakh Ninety Thousand Seven Hundred Sixty Eight 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

Encl: Valuation report in Form – 01

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

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Regd. Office

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

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Valuation Report of Residential Flat No. 101, 1st Floor, Wing - A, "Ganraj Darshan", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd., Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane, 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 09.07.2024 for Banking Purpose
2	Date of inspection	04.07.2024
3	Name of the owner/ owners	Shri. Abhijeet Ashok Mane & Mrs. Anuradha Abhijeet Mane
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 101, 1 st Floor, Wing - A, "Ganraj Darshan", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd., Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane, State – Maharashtra, Country – India. Contact Person: Mr. Abhijeet Mane (Self) Contact No. 9920992955
6	Location, street , ward no	Mahatma Gandhi Road
7	Survey/ Plot no. of land	Survey No. 327A, Hissa No. 1/2 C.T.S. No. 1817B, 1818, 1819, 1820, 1821, 1822 1827 Tikka No. 20 of Village - Navagaon
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. = 523.00 Cupboard Area in Sq. Ft. = 14.00 Terrace Area in Sq. Ft. = 100.00 Total Carpet Area in Sq. Ft. = 637.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 765.00 Terrace Area in Sq. Ft. = 87.00 Total Carpet Area in Sq. Ft. = 852.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 764.00 (Total Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Mahatma Gandhi Road
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.	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 KDMC 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	₹ 15,000.00 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?	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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
	<u>Remark:</u>	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 09.07.2024 for Residential Flat No. 101, 1st Floor, Wing - A, "Ganraj Darshan", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd., Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane, State – Maharashtra, Country – India belongs to **Shri. Abhijeet Ashok Mane & Mrs. Anuradha Abhijeet Mane.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 29.12.2005 Between M/s. Ganraj Builders (The Promoters) Shri. Abhijeet Ashok Mane & Mrs. Anuradha Abhijeet Mane (The Purchasers)
2	Copy of Occupancy Certificate No. KDMC / NRV / CC / DOV / 74 dated 23.07.2010 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 327A, Hissa No. 1/2 C.T.S. No. 1817B, 1818, 1819, 1820, 1821, 1822 1827 Tikka No. 20 of Village - Navagaon, Dombivli (West), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at walkable distance of 350 Mts. 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. 1st Floor is having 2 Residential Flats.



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Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 1 Toile + WC + Cupboard Area + Open Terrace. (i.e., **2 BHK with 1 Toilet + WC + Terrace**). The residential flat is finished with Vitrified tiles flooring & Ceramic tile in Terrace Area, Teak Wood door frame with flush shutter with safety door, Powder coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 09th July 2024

The Built Up Area of the Residential Flat	:	764.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Year
Cost of Construction	:	764.00 Sq. Ft. X ₹ 2,800.00 = ₹ 21,39,200.00
Depreciation $\{(100-10) \times 14\} / 60$:	21.00%
Amount of depreciation	:	₹ 4,49,232.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,835.00 per Sq. M. i.e., ₹ 6,116.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 60,244.00 per Sq. M. i.e., ₹ 5,597.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
Value of property as on 09.07.2024	:	₹ 764.00 Sq. Ft. X ₹ 10,000.00 = ₹ 76,40,000.00

(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 09.07.2024	:	₹ 76,40,000.00 - ₹ 4,49,232.00 = ₹ 71,90,768.00
Total Value of the property	:	₹ 71,90,768.00
The Realizable value of the property	:	₹ 64,71,691.00
Distress value of the property	:	₹ 57,52,614.00
Insurable value of the property (764.00 X 2,800.00)	:	₹ 21,39,200.00
Guideline value of the property (764.00 X 5,597.00)	:	₹ 42,76,108.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 101, 1st Floor, Wing - A, "**Ganraj Darshan**", Nav Ganraj Darshan Co-Op. Hsg. Soc. Ltd., Village – Navagaon, Dombivli (West), PIN Code - 421 202, Taluka - Kalyan, District - Thane, State – Maharashtra, Country – India. for this particular purpose at **₹ 71,90,768.00 (Rupees Seventy One Lakh Ninety Thousand Seven Hundred Sixty Eight Only)** as on **09th July 2024**.



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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 **09th July 2024 is ₹ 71,90,768.00 (Rupees Seventy One Lakh Ninety Thousand Seven Hundred Sixty Eight 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

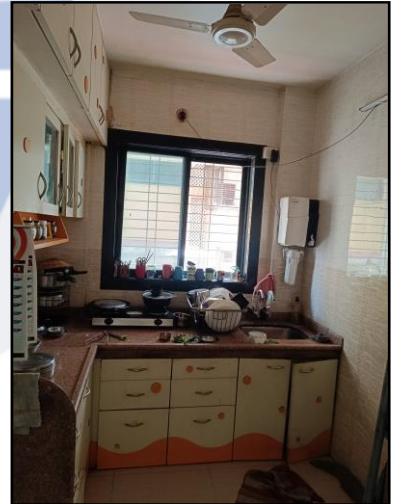
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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 1 st 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 with safety door, Powder Coated Aluminium 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	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

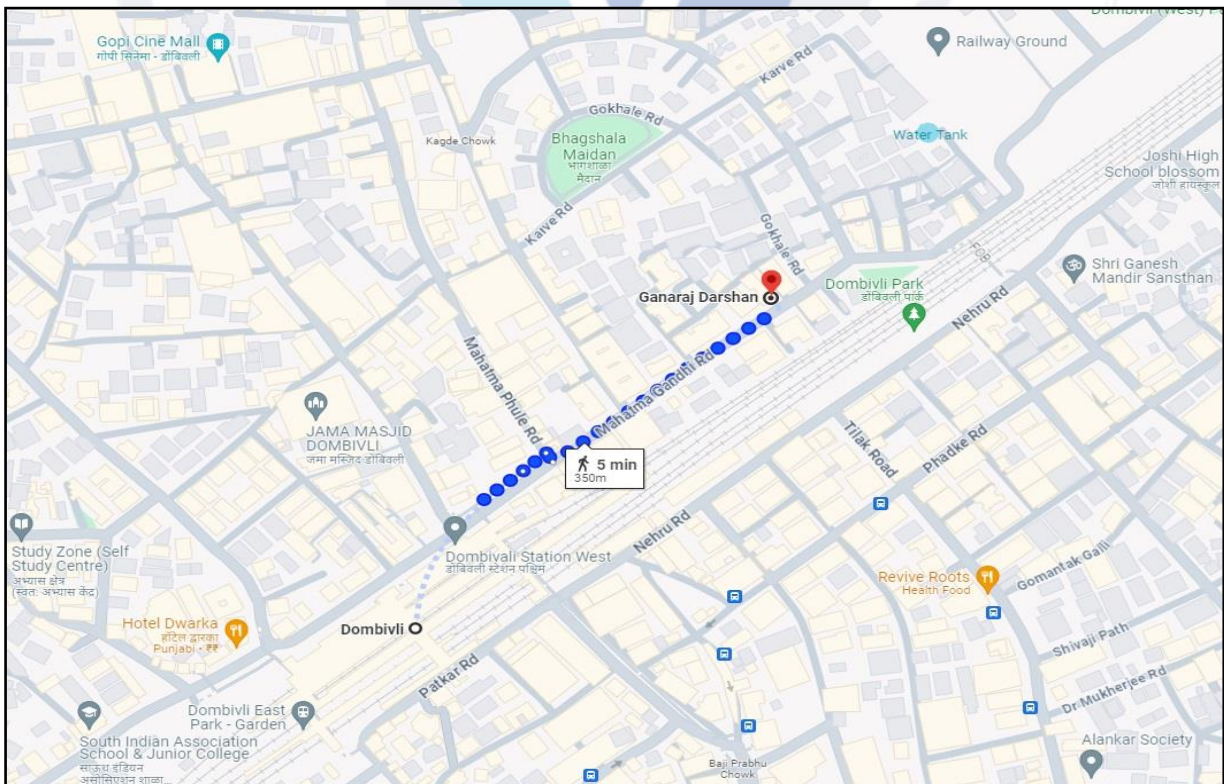
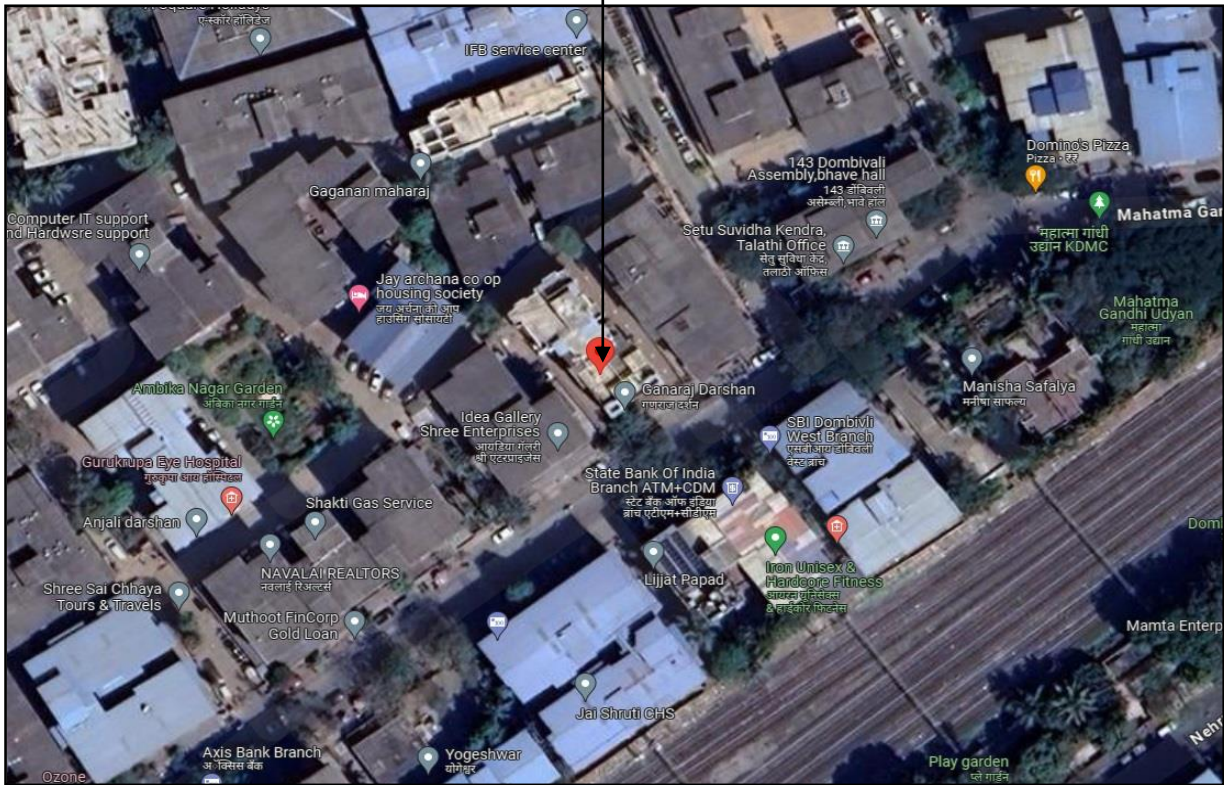


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'15.8"N 73°05'22.3"E

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




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
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Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4/21-विभाग 18अ: नवगाव - मध्य रेल्वेच्या पश्चिमेकडील [उन्नरेकडील] सर्वे भाग	25900	69300	79300 91300	79300	चौ. मीटर	सि.डी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,300.00			
Reduced by 5% on Flat Located on 1 st Floor	3,465.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	65,835.00	Sq. Mtr.	6,116.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	25,900.00			
The difference between land rate and building rate (A – B = C)	39,935.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	60,244.00	Sq. Mtr.	5,597.00	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

2 BHK Flat In Nav Ganraj Darshan For Sale In Dombivli West

Mahatma Gandhi Road opposite SBI Dombivli West Branch

₹ 1.05 Crores

Non-negotiable

₹ 60,180/Month

Estimated EMI

1,020

Sq.Ft

Need Home Loan?

[Apply Loan](#)

Nearby: Tilak Cinema, New Modern Cafe, Ophi Cine Hall, PP Chambers, Raj Vaibhav Complex

2 Bedroom	Feb 2, 2024
2 Bathroom	Immediately
NA	Nav Ganraj Darshan
Bike	None

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	NA
Buildup Area	1,020 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	West	Floor	6/6
Parking	Bike	Gated Security	Yes

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0

Powered by: NBEstimate

Similar Properties

2 BHK Flat In Nav Ganraj Darshan, Dombivli For Sale In Mah...

M.G. Road, Opp State Bank of India, Ambika Nagar

Price: ₹1.05 Crores Buildup Area: 1020 sqft

2 BHK Flat In New Amit Chs For Sale In Dombivli East

Pandav Nagar Near Shri Ganesh Mandir Sanathan

2 BHK Flat In Shree Astavinak Darshan Chs For Sale In Dombivli

Vishnu Nagar, Dombivli West near Shree Sabha Orsha

₹ 68 Lacs

Negotiable

₹ 38,973/Month

Estimated EMI

550

Sq.Ft

Need Home Loan?

[Apply Loan](#)

Nearby: Tilak Cinema, New Modern Cafe, Ophi Cine Hall, PP Chambers, Raj Vaibhav Complex

2 Bedroom	Jan 27, 2024
1 Bathroom	Immediately
NA	Shree Astavinak Dar...
Bike	None

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.8 Per Sq.Ft/M	Flooring	Mosaic
Buildup Area	550 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	East	Floor	4/4
Parking	Bike	Gated Security	No

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0

Powered by: NBEstimate

Similar Properties

2 BHK Flat In Aditya Kutir, Anand Nagar, Pandit Deen Dayal...

Chougale Chaudhary Road/Barshi Prerna Naina Rd, Anand Nagar, Vihar Nagar...

Price: ₹72 Lacs Buildup Area: 720 sqft

2 BHK Flat In Kasturi Vihar For Sale In Dombivli East


Unnated Road, Sover Park, Dombivli East, Dombivli, Maharashtra 422002

Price Indicators

NOBROKER
Pay Rent Post Your Property
Shivaji charan

2 BHK Flat for Sale in Dombivli West
standalone building, Mahatma Gandhi Rd near Dominica's Plaza

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli west / 2bhk Flat for Sale in Dombivli west / Property Details



₹ 90 Lacs
Non-negotiable

₹ 51,583/Month
Estimated EMI

805
Sq.Ft

Need Home Loan? [Apply Loan](#)

2 Bedroom No. of Bedroom	May 21, 2024 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
NA Saloon	Standalone Building Apartment
Bike 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 NBEstimate [Check Now](#)

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	805 Sq.Ft	Furnishing Status	Semi Furnish now
Facing	East	Floor	4/7
Parking	Bike	Gated Security	Yes

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0

Powered by: NBEstimate

Similar Properties


2 BHK Flat in New Amit Chs For Sale in Dombivli East
Pondus Nagar Near Bhi Ganesha Mandir Sanathan
10/10/16/16/16
Price: ₹92 Lacs Builtup Area: 1380 sqft

2 BHK Flat in Siddhivinayak Krupa For Sale in Bhagphala M...
Near Dominica Plaza
10/10/16/16/16

NOBROKER
Pay Rent Post Your Property
Shivaji charan

1 BHK Flat in Jai Shruti Apartment For Sale in Jai Shruti Co-Operative Soc.,Mg Road, Vishn...
H.G. Road, Vishnu Nagar, Near TJB Bank, Dombivli (W)

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



₹ 32 Lacs
Negotiable

₹ 18,340/Month
Estimated EMI

325
Sq.Ft

Need Home Loan? [Apply Loan](#)

1 Bedroom No. of Bedroom	Jan 10, 2024 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
NA Saloon	Jai Shruti Apartment Apartment
Bike Parking	None Power Backup

[Get Owner Details](#)

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[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.4 Per Sq. Ft/M	Flooring	NA
Builtup Area	325 Sq.Ft	Furnishing Status	Unfurnished Furnish now
Facing	East	Floor	0/4
Parking	Bike	Gated Security	Yes

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0

Powered by: NBEstimate

Similar Properties

1 BHK Flat in Sindhusagar Chs For Sale in Dombivli
near Dombivli railway station, Mahatma Phule road
10/10/16/16/16
Price: ₹22 Lacs Builtup Area: 350 sqft

1 BHK Flat in Pavan Villa Society For Sale in Dombivli West
Nana Shikhar 2nd Road
10/10/16/16/16



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Sales Instance

1833338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
06-05-2024		दस्त क्रमांक : 1833/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : नवागाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8600000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6709029.24	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रं. 4/22,मूल्यदर 70800/-,मौजे नवांगाव येथील सर्व्हे नं-327 अ/1/2 पैकी,सिटी सर्व्हे नं-1817 ब आणि 1818 ते 1822 आणि 1827 यावरील नव गणराज दर्शन को.ऑप.हौ.सो.लि. मधील निवासी सदनिका क्रं-बी/302,तिसरा मजला,विंग बी,क्षेत्रफळ 1020 चौ.फूट बिल्ट-अप महिला खरेदीदार असल्यामुळे मुद्रांक शुल्क शासनाच्या महसूल व वनविभागाच्या दिनांक 31 मार्च 2021 परिपत्रकानुसार 5 टक्के दराने आकारले आहे सदर परिपत्रकानुसार सदर सदनिका पुरुष खरेदीदारास 15 वर्षा पर्यंत विकता येणार नाही.((Survey Number : 327 अ/1/2 पैकी ;))	
(5) क्षेत्रफळ	1020 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मयुरेश अनंत शित्तूत - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: नव गणराज दर्शन को.ऑप.हौ.सो.लि., विंग-बी, ब्लॉक नं: बी/302, रोड नं: महात्मा गांधी मार्ग, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BHBPS3750A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पल्लवी वसंत देशमुख - वय:-36, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: देवचंद निवास , ब्लॉक नं. ए/13, रोड नं: गुप्ते रोड, जैन मंदिराजवळ, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ARCPD3199A	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1833/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	430000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th July 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 **₹ 71,90,768.00 (Rupees Seventy One Lakh Ninety Thousand Seven Hundred Sixty Eight Only)**.

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.



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