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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vidhi Impression"

"Vidhi Impression", Proposed Residential & Commercial Building on Plot Bearing Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi, Near Datta Mandir, Opp. Vidhi Ratna CHS., Dawadi Gaon Road, Dombivli (East), Taluka – Kalyan, Dist. – Thane, Pin – 421 203, State - Maharashtra, Country – India

Latitude Longitude: 19°11'51.8"N 73°06'55.0"E

Valuation Done for:

State Bank of India

Administrative Office, Thane Branch,

SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India

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Regd. Office

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

+91 2247495919

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Vastu/SBI/Mumbai/08/2024/10799/2307875
26/21-353-V
Date: 26.08.2024

**MASTER VALUATION REPORT
OF
"Vidhi Impression"**

"Vidhi Impression", Proposed Residential & Commercial Building on Plot Bearing Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi, Near Datta Mandir, Opp. Vidhi Ratna CHS., Dawadi Gaon Road, Dombivli (East), Taluka – Kalyan, Dist. – Thane, Pin – 421 203, State - Maharashtra, Country – India

Latitude Longitude: 19°11'51.8"N 73°06'55.0"E

NAME OF DEVELOPER: M/s. Ashtavinayak Construction

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24th August 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Vidhi Impression"**, Proposed Residential & Commercial Building on Plot Bearing Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi, Near Datta Mandir, Opp. Vidhi Ratna CHS., Dawadi Gaon Road, Dombivli (East), Taluka – Kalyan, Dist. – Thane, Pin – 421 203, State - Maharashtra, Country – India. It is about 4.3 Km. travel distance from Dombivli Railway station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Ashtavinayak Construction	
Project Registration Number	Project	RERA Project Number
	Vidhi Impression	P51700055396
Register office address	M/s. Ashtavinayak Construction Address: Office at 1, "Hira Sadan" , Sitaramnagar, Dawadi Road, Dombivli (East), Taluka – Kalyan, Dist. Thane, Pin – 421 203, State – Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Katkar (Builder Person - Mobile No. 9821243304) Mr. Sunil Patil (Builder Person – Mobile No. 9820490440) Mr. Tushar Bhadani (Sales Person – Mobile No. 9853497787)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Datta Mandir
On or towards South	Open Plot & Hanuman Mandir
On or towards East	Dawadi Gaon Road
On or towards West	Open Plot



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
Administrative Office, Thane Branch,
 SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
 Wagle Circle, Thane (West), Pin – 400 604,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 24.08.2024
	b)	Date on which the valuation is made : 26.08.2024
3.	List of documents produced for perusal	
	1. Copy of MAHARERA Registration Certificate of Project No. P51700055396 issued by Maharashtra Real Estate Regulatory Authority date 22.03.2024	
	2. Copy of Search Report issued by Adv. S. V. Tarte dated 27.03.2023	
	3. Copy of Partnership Deed date 16.09.2022 b/w. Mr. Gorakshnath Jairam Patil & six others AND M/s. Ashtavinayak Construction (the Developer)	
	4. Copy of Encumbrances Certificate date 20.10.2023 issued by M/s. Ashtavinayak Construction (Builder & Developer)	
	5. Copy of Release Deed date 06.02.2023 b/w. Mr. Gorakshnath Jairam Patil & Six others (the Seller) AND Mr. Kusum J. Patil & others (the Purchasers)	
	6. Copy of Affidavit – Cum – Declaration date 14.03.2024 of M/s. Ashtavinayak Construction	
	7. Copy of CA Certificate date 16.07.2024 issued by CA. Ganapath Jain	
	8. Copy of Grant of Provisional NOC Fire Protection & Fire Fighting No. FIRE / HQ / KDMC / OW / 2023 / E-310 date 14.09.2023 issued by Chief Fire Officer Fire & Emergency Service Kalyan Dombivli Municipal Corporation	
	9. Copy of Land Development Certificate No. Land -1 / Development / SR - 129 / 2023 date 20.04.2023 issued by Jayraj Deshmukh (Tahasildar Kalyan)	
	10. Copy of Plinth Certificate No. KDPM / NRV / 6257 date 25.01.2024 issued by Kalyan Dombivli Municipal Corporation	
	11. Copy of N.A. Order from District Collector No. KDMP / NRV / 6097 date 01.02.2023 issued by Kalyan Dombivli Municipal Corporation	
	12. Copy of Commencement Certificate No. KDMC / TPD / BP / 27 Village / 2023-24 / 11 date 18.09.2023 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation.	
	A-Wing – Stilt (pt) + Ground (pt) + 1st & 2nd (Podiums) + 3rd to 19th upper floors.	



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	13. Copy of Approved Plan No. KDMC / TPD / BP / 27 Village / 2023-24 / 11 date 18.09.2023 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation (Number of Copies – Five – ARCH/1 to ARCH/		
	Approved Upto:		
	Wing	Number of Floors	
	A	Ground + 2 Podiums (1st & 2nd floors) + 3rd to 19th Upper Floors.	
	14. Copies of 7/12 extract		
	Project Name (With address & phone nos.)	: "Vidhi Impression" , Proposed Residential & Commercial Building on Plot Bearing Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi, Near Datta Mandir, Opp. Vidhi Ratna CHS., Dawadi Gaon Road, Dombivli (East), Taluka – Kalyan, Dist. – Thane, Pin – 421 203, State - Maharashtra, Country – India	
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Ashtavinayak Construction Address: Office at 1, "Hira Sadan" , Sitaramnagar, Dawadi Road, Dombivli (East), Taluka – Kalyan, Dist. Thane, Pin – 421 203, State – Maharashtra, Country - India. Contact Person: Mr. Katkar (Builder Person - Mobile No. 9821243304) Mr. Sunil Patil (Builder Person – Mobile No. 9820490440) Mr. Tushar Bhadani (Sales Person – Mobile No. 9853497787)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	About "Vidhi Impression" Project: Ashtavinayak Vidhi Impression is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Dec, 2028. It has a variety of options to choose from that too in a varied budget range. Ashtavinayak Vidhi Impression Thane Outskirts is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51700055396.		
	TYPE OF THE BUILDING:		
	Wing	Number of Floors	
	A	Proposed Ground + 2 Podiums (1st & 2nd floors) + 3rd to 19th Upper Floors.	
	LEVEL OF COMPLETION:		
	Wing	Present stage of Construction	Percentage of work completion
	A	RCC work upto 3rd floor slab is completed. Brick work upto ground floor is completed.	17%
	DATE OF COMPLETION & FUTURE LIFE:		
	Expected completion date as informed by builder is December - 2028 (As per MAHARERA Certificate, A- Wing)		

	Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
	PROPOSED PROJECT AMENITIES:		
	➤ Vitrified tiles flooring in all rooms		
	➤ Granite Kitchen platform with Stainless Steel Sink		
	➤ Powder coated aluminum sliding windows with M.S. Grills		
	➤ Laminated wooden flush doors with Safety door		
	➤ Concealed wiring		
	➤ Concealed plumbing		
	➤ Mini Football		
	➤ Basketball		
	➤ Box Cricket Court		
	➤ Gymnasium		
	➤ Meditation Area		
	➤ Yoga Area		
	➤ Children's Play Area		
	➤ Kids play area		
	➤ Jogging Track		
	➤ Landscaped Garden		
	➤ Senior Citizen Corner Area		
	➤ Fitness Centre		
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 121/10 & 11, Survey No. 15/3B & 4
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi
	d)	Ward / Taluka	: Kalyan
	e)	Mandal / District	: Thane
7.	Postal address of the property	:	"Vidhi Impression" , Proposed Residential & Commercial Building on Plot Bearing Survey No. 121/10 & 11, Survey No. 15/3B & 4, Village – Dawadi, Near Datta Mandir, Opp. Vidhi Ratna CHS., Dawadi Gaon Road, Dombivli (East), Taluka – Kalyan, Dist. – Thane, Pin – 421 203, State - Maharashtra, Country – India
8.	City / Town	:	Dombivli (East)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation, Village - Dawadi

11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Survey No. 15/3/B & 4 Part Land & Datta mandir	Survey No. 121/11 (pt Land & Datta Mandir	Open Plot & Datta Mandir
	South	Sham J. Sarnobhat & others land Property	Survey No. 15/5	Open Plot & Hanuman Mandir
	East	Dawadi Gaon Road	12.00 Mtr. Wide Road	Dawadi Gaon Road
	West	Sandip M. Patil & others Land Property	Survey No. 15/3A	Open Plot
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°15'30.8" N 72°58'38.2" E	
14.	Extent of the site	:	Total Plot area – 7610.00 Sq. M. (As per Approved Plan) Plot area – 3372.17 Sq. M. (As per RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 7610.00 Sq. M. (As per Approved Plan) Plot area – 3372.17 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. KDMC / TPD / BP / 27 Village / 2023-24 / 11 date 18.09.2023	

			issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation (Number of Copies – Five – ARCH/1 to ARCH/5) Approved Upto:																		
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground + 2 Podiums (1st & 2nd floors) + 3rd to 19th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground + 2 Podiums (1 st & 2 nd floors) + 3 rd to 19 th Upper Floors.														
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9.	Corner plot or intermittent plot?	:	Intermittent																		
10.	Road facilities	:	Yes																		
11.	Type of road available at present	:	B. T. Road																		
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 M. Wide Road																		
13.	Is it a Land – Locked land?	:	No																		
14.	Water potentiality	:	Municipal Water supply																		
15.	Underground sewerage system	:	Connected to Municipal sewer																		
16.	Is Power supply is available in the site	:	Yes																		
17.	Advantages of the site	:	Located in developing area																		
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 7610.00 Sq. M. (As per Approved Plan) Plot area – 3372.17 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 36,300.00 per Sq. M. for Residential ₹ 3,400.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>7610</td> <td>3400</td> <td>2,58,74,000.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3372.17</td> <td>3400</td> <td>1,14,65,378.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7610	3400	2,58,74,000.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3372.17	3400	1,14,65,378.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
3372.17	3400	1,14,65,378.00																			
Part – B (Valuation of Building)																					

1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
	c) Year of construction	:	N.A. Building Construction work is in progress				
	d) Number of floors and height of each floor including basement, if any	:					
	Wing		Number of Floors				
	A		Proposed Ground + 2 Podiums (1st & 2nd floors) + 3rd to 19th Upper Floors.				
	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. KDMC / TPD / BP / 27 Village / 2023-24 / 11 date 18.09.2023 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation (Number of Copies – Five – ARCH/1 to ARCH/ 5)				
	h) Approved map / plan issuing authority	:	Approved Upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground + 2 Podiums (1st & 2nd floors) + 3rd to 19th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground + 2 Podiums (1 st & 2 nd floors) + 3 rd to 19 th Upper Floors.
Wing	Number of Floors						
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	

	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. KDMC / TPD / BP / 27 VILLAGE / 2023-24 / 11 DATE 18.09.2023 ISSUED BY ASSISTANT DIRECTOR OF TOWN PLANNING KALYAN DOMBIVLI MUNICIPAL CORPORATION

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
					(40% of Terrace Area in Sq. Ft.	(Balcony + Flowerbed Area in Sq. Ft.							
1	301	3	1 BHK	400	78	0	478	526	9500	45,41,000	49,04,280	10000	14,72,240
2	302	3	1 RK	280	62	0	342	376	9500	32,49,000	34,43,940	7000	10,53,360
3	303	3	1 BHK	393	67	0	460	506	9500	43,70,000	46,32,200	9500	14,16,800
4	304	3	2 BHK	582	18	0	600	660	9500	57,00,000	60,42,000	12500	18,48,000
5	305	3	1 BHK	350	50	0	400	440	9500	38,00,000	40,28,000	8500	12,32,000
6	306	3	1 BHK	330	58	0	388	427	9500	36,86,000	39,07,160	8000	11,95,040
7	307	3	1 BHK	330	69	0	399	439	9500	37,90,500	40,17,930	8500	12,28,920
8	308	3	1 BHK	350	74	0	424	466	9500	40,28,000	42,69,680	9000	13,05,920
9	401	4	1 BHK	388	0	67	455	501	9540	43,40,700	46,01,142	9500	14,01,400
10	402	4	1 RK	278	0	41	319	351	9540	30,43,260	32,25,856	6500	9,82,520
11	403	4	1 BHK	387	0	67	454	499	9540	43,31,160	45,91,030	9500	13,98,320
12	404	4	2 BHK	582	0	93	675	743	9540	64,39,500	68,25,870	14000	20,79,000
13	405	4	1 BHK	341	0	64	405	446	9540	38,63,700	40,95,522	8500	12,47,400
14	406	4	1 BHK	318	0	59	377	415	9540	35,96,580	38,12,375	8000	11,61,160
15	407	4	1 BHK	318	0	59	377	415	9540	35,96,580	38,12,375	8000	11,61,160
16	408	4	1 BHK	341	0	64	405	446	9540	38,63,700	40,95,522	8500	12,47,400
17	501	5	1 BHK	388	0	67	455	501	9580	43,58,900	46,20,434	9500	14,01,400
18	502	5	1 RK	278	0	41	319	351	9580	30,56,020	32,39,381	6500	9,82,520
19	503	5	1 BHK	387	0	67	454	499	9580	43,49,320	46,10,279	9500	13,98,320
20	504	5	2 BHK	582	0	93	675	743	9580	64,66,500	68,54,490	14500	20,79,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
					(40% of Terrace Area in Sq. Ft.)	(Balcony + Flowerbed Area in Sq. Ft.)							
21	505	5	1 BHK	341	0	64	405	446	9580	38,79,900	41,12,694	8500	12,47,400
22	506	5	1 BHK	318	0	59	377	415	9580	36,11,660	38,28,360	8000	11,61,160
23	507	5	1 BHK	318	0	59	377	415	9580	36,11,660	38,28,360	8000	11,61,160
24	508	5	1 BHK	341	0	64	405	446	9580	38,79,900	41,12,694	8500	12,47,400
25	601	6	1 BHK	388	0	67	455	501	9620	43,77,100	46,39,726	9500	14,01,400
26	602	6	1 RK	278	0	41	319	351	9620	30,68,780	32,52,907	7000	9,82,520
27	603	6	1 BHK	387	0	67	454	499	9620	43,67,480	46,29,529	9500	13,98,320
28	604	6	2 BHK	582	0	93	675	743	9620	64,93,500	68,83,110	14500	20,79,000
29	605	6	1 BHK	341	0	64	405	446	9620	38,96,100	41,29,866	8500	12,47,400
30	606	6	1 BHK	318	0	59	377	415	9620	36,26,740	38,44,344	8000	11,61,160
31	607	6	1 BHK	318	0	59	377	415	9620	36,26,740	38,44,344	8000	11,61,160
32	608	6	1 BHK	341	0	64	405	446	9620	38,96,100	41,29,866	8500	12,47,400
33	702	7	1 BHK	415	0	79	494	543	9660	47,72,040	50,58,362	10500	15,21,520
34	703	7	1 BHK	387	0	67	454	499	9660	43,85,640	46,48,778	9500	13,98,320
35	704	7	2 BHK	582	0	93	675	743	9660	65,20,500	69,11,730	14500	20,79,000
36	705	7	1 BHK	341	0	64	405	446	9660	39,12,300	41,47,038	8500	12,47,400
37	706	7	1 BHK	318	0	59	377	415	9660	36,41,820	38,60,329	8000	11,61,160
38	707	7	1 BHK	318	0	59	377	415	9660	36,41,820	38,60,329	8000	11,61,160
39	708	7	1 BHK	341	0	64	405	446	9660	39,12,300	41,47,038	8500	12,47,400
40	801	8	1 BHK	388	0	67	455	501	9700	44,13,500	46,78,310	9500	14,01,400
41	802	8	1 RK	278	0	41	319	351	9700	30,94,300	32,79,958	7000	9,82,520
42	803	8	1 BHK	387	0	67	454	499	9700	44,03,800	46,68,028	9500	13,98,320
43	804	8	2 BHK	582	0	93	675	743	9700	65,47,500	69,40,350	14500	20,79,000
44	805	8	1 BHK	341	0	64	405	446	9700	39,28,500	41,64,210	8500	12,47,400
45	806	8	1 BHK	318	0	59	377	415	9700	36,56,900	38,76,314	8000	11,61,160
46	807	8	1 BHK	318	0	59	377	415	9700	36,56,900	38,76,314	8000	11,61,160
47	808	8	1 BHK	341	0	64	405	446	9700	39,28,500	41,64,210	8500	12,47,400
48	901	9	1 BHK	388	0	67	455	501	9740	44,31,700	46,97,602	10000	14,01,400
49	902	9	1 RK	278	0	41	319	351	9740	31,07,060	32,93,484	7000	9,82,520
50	903	9	1 BHK	387	0	67	454	499	9740	44,21,960	46,87,278	10000	13,98,320
51	904	9	2 BHK	582	0	93	675	743	9740	65,74,500	69,68,970	14500	20,79,000
52	905	9	1 BHK	341	0	64	405	446	9740	39,44,700	41,81,382	8500	12,47,400
53	906	9	1 BHK	318	0	59	377	415	9740	36,71,980	38,92,299	8000	11,61,160
54	907	9	1 BHK	318	0	59	377	415	9740	36,71,980	38,92,299	8000	11,61,160
55	908	9	1 BHK	341	0	64	405	446	9740	39,44,700	41,81,382	8500	12,47,400
56	1001	10	1 BHK	388	0	67	455	501	9780	44,49,900	47,16,894	10000	14,01,400
57	1002	10	1 RK	278	0	41	319	351	9780	31,19,820	33,07,009	7000	9,82,520
58	1003	10	1 BHK	387	0	67	454	499	9780	44,40,120	47,06,527	10000	13,98,320

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
					(40% of Terrace Area in Sq. Ft.)	(Balcony + Flowerbed Area in Sq. Ft.)							
59	1004	10	2 BHK	582	0	93	675	743	9780	66,01,500	69,97,590	14500	20,79,000
60	1005	10	1 BHK	341	0	64	405	446	9780	39,60,900	41,98,554	8500	12,47,400
61	1006	10	1 BHK	318	0	59	377	415	9780	36,87,060	39,08,284	8000	11,61,160
62	1007	10	1 BHK	318	0	59	377	415	9780	36,87,060	39,08,284	8000	11,61,160
63	1008	10	1 BHK	341	0	64	405	446	9780	39,60,900	41,98,554	8500	12,47,400
64	1101	11	1 BHK	388	0	67	455	501	9820	44,68,100	47,36,186	10000	14,01,400
65	1102	11	1 RK	278	0	41	319	351	9820	31,32,580	33,20,535	7000	9,82,520
66	1103	11	1 BHK	387	0	67	454	499	9820	44,58,280	47,25,777	10000	13,98,320
67	1104	11	2 BHK	582	0	93	675	743	9820	66,28,500	70,26,210	14500	20,79,000
68	1105	11	1 BHK	341	0	64	405	446	9820	39,77,100	42,15,726	9000	12,47,400
69	1106	11	1 BHK	318	0	59	377	415	9820	37,02,140	39,24,268	8000	11,61,160
70	1107	11	1 BHK	318	0	59	377	415	9820	37,02,140	39,24,268	8000	11,61,160
71	1108	11	1 BHK	341	0	64	405	446	9820	39,77,100	42,15,726	9000	12,47,400
72	1202	12	1 BHK	415	0	79	494	543	9860	48,70,840	51,63,090	11000	15,21,520
73	1203	12	1 BHK	387	0	67	454	499	9860	44,76,440	47,45,026	10000	13,98,320
74	1204	12	2 BHK	582	0	93	675	743	9860	66,55,500	70,54,830	14500	20,79,000
75	1205	12	1 BHK	341	0	64	405	446	9860	39,93,300	42,32,898	9000	12,47,400
76	1206	12	1 BHK	318	0	59	377	415	9860	37,17,220	39,40,253	8000	11,61,160
77	1207	12	1 BHK	318	0	59	377	415	9860	37,17,220	39,40,253	8000	11,61,160
78	1208	12	1 BHK	341	0	64	405	446	9860	39,93,300	42,32,898	9000	12,47,400
79	1301	13	1 BHK	388	0	67	455	501	9900	45,04,500	47,74,770	10000	14,01,400
80	1302	13	1 RK	278	0	41	319	351	9900	31,58,100	33,47,586	7000	9,82,520
81	1303	13	1 BHK	387	0	67	454	499	9900	44,94,600	47,64,276	10000	13,98,320
82	1304	13	2 BHK	582	0	93	675	743	9900	66,82,500	70,83,450	15000	20,79,000
83	1305	13	1 BHK	341	0	64	405	446	9900	40,09,500	42,50,070	9000	12,47,400
84	1306	13	1 BHK	318	0	59	377	415	9900	37,32,300	39,56,238	8000	11,61,160
85	1307	13	1 BHK	318	0	59	377	415	9900	37,32,300	39,56,238	8000	11,61,160
86	1308	13	1 BHK	341	0	64	405	446	9900	40,09,500	42,50,070	9000	12,47,400
87	1401	14	1 BHK	388	0	67	455	501	9940	45,22,700	47,94,062	10000	14,01,400
88	1402	14	1 RK	278	0	41	319	351	9940	31,70,860	33,61,112	7000	9,82,520
89	1403	14	1 BHK	387	0	67	454	499	9940	45,12,760	47,83,526	10000	13,98,320
90	1404	14	2 BHK	582	0	93	675	743	9940	67,09,500	71,12,070	15000	20,79,000
91	1405	14	1 BHK	341	0	64	405	446	9940	40,25,700	42,67,242	9000	12,47,400
92	1406	14	1 BHK	318	0	59	377	415	9940	37,47,380	39,72,223	8500	11,61,160
93	1407	14	1 BHK	318	0	59	377	415	9940	37,47,380	39,72,223	8500	11,61,160
94	1408	14	1 BHK	341	0	64	405	446	9940	40,25,700	42,67,242	9000	12,47,400
95	1501	15	1 BHK	388	0	67	455	501	9980	45,40,900	48,13,354	10000	14,01,400
96	1502	15	1 RK	278	0	41	319	351	9980	31,83,620	33,74,637	7000	9,82,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
					(40% of Terrace Area in Sq. Ft.)	(Balcony + Flowerbed Area in Sq. Ft.)							
97	1503	15	1 BHK	387	0	67	454	499	9980	45,30,920	48,02,775	10000	13,98,320
98	1504	15	2 BHK	582	0	93	675	743	9980	67,36,500	71,40,690	15000	20,79,000
99	1505	15	1 BHK	341	0	64	405	446	9980	40,41,900	42,84,414	9000	12,47,400
100	1506	15	1 BHK	318	0	59	377	415	9980	37,62,460	39,88,208	8500	11,61,160
101	1507	15	1 BHK	318	0	59	377	415	9980	37,62,460	39,88,208	8500	11,61,160
102	1508	15	1 BHK	341	0	64	405	446	9980	40,41,900	42,84,414	9000	12,47,400
103	1601	16	1 BHK	388	0	67	455	501	10020	45,59,100	48,32,646	10000	14,01,400
104	1602	16	1 RK	278	0	41	319	351	10020	31,96,380	33,88,163	7000	9,82,520
105	1603	16	1 BHK	387	0	67	454	499	10020	45,49,080	48,22,025	10000	13,98,320
106	1604	16	2 BHK	582	0	93	675	743	10020	67,63,500	71,69,310	15000	20,79,000
107	1605	16	1 BHK	341	0	64	405	446	10020	40,58,100	43,01,586	9000	12,47,400
108	1606	16	1 BHK	318	0	59	377	415	10020	37,77,540	40,04,192	8500	11,61,160
109	1607	16	1 BHK	318	0	59	377	415	10020	37,77,540	40,04,192	8500	11,61,160
110	1608	16	1 BHK	341	0	64	405	446	10020	40,58,100	43,01,586	9000	12,47,400
111	1702	17	1 BHK	415	0	79	494	543	10060	49,69,640	52,67,818	11000	15,21,520
112	1703	17	1 BHK	387	0	67	454	499	10060	45,67,240	48,41,274	10000	13,98,320
113	1704	17	2 BHK	582	0	93	675	743	10060	67,90,500	71,97,930	15000	20,79,000
114	1705	17	1 BHK	341	0	64	405	446	10060	40,74,300	43,18,758	9000	12,47,400
115	1706	17	1 BHK	318	0	59	377	415	10060	37,92,620	40,20,177	8500	11,61,160
116	1707	17	1 BHK	318	0	59	377	415	10060	37,92,620	40,20,177	8500	11,61,160
117	1708	17	1 BHK	341	0	64	405	446	10060	40,74,300	43,18,758	9000	12,47,400
118	1801	18	1 BHK	388	0	67	455	501	10100	45,95,500	48,71,230	10000	14,01,400
119	1802	18	1 RK	278	0	41	319	351	10100	32,21,900	34,15,214	7000	9,82,520
120	1803	18	1 BHK	387	0	67	454	499	10100	45,85,400	48,60,524	10000	13,98,320
121	1804	18	2 BHK	582	0	93	675	743	10100	68,17,500	72,26,550	15000	20,79,000
122	1805	18	1 BHK	341	0	64	405	446	10100	40,90,500	43,35,930	9000	12,47,400
123	1806	18	1 BHK	318	0	59	377	415	10100	38,07,700	40,36,162	8500	11,61,160
124	1807	18	1 BHK	318	0	59	377	415	10100	38,07,700	40,36,162	8500	11,61,160
125	1808	18	1 BHK	341	0	64	405	446	10100	40,90,500	43,35,930	9000	12,47,400
126	1901	19	1 BHK	388	0	67	455	501	10140	46,13,700	48,90,522	10000	14,01,400
127	1902	19	1 RK	278	0	41	319	351	10140	32,34,660	34,28,740	7000	9,82,520
128	1903	19	1 BHK	387	0	67	454	499	10140	46,03,560	48,79,774	10000	13,98,320
129	1904	19	2 BHK	582	0	93	675	743	10140	68,44,500	72,55,170	15000	20,79,000
130	1905	19	1 BHK	341	0	64	405	446	10140	41,06,700	43,53,102	9000	12,47,400
131	1906	19	1 BHK	318	0	59	377	415	10140	38,22,780	40,52,147	8500	11,61,160
132	1907	19	1 BHK	318	0	59	377	415	10140	38,22,780	40,52,147	8500	11,61,160
133	1908	19	1 BHK	341	0	64	405	446	10140	41,06,700	43,53,102	9000	12,47,400

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
					(40% of Terrace Area in Sq. Ft.)	(Balcony + Flowerbed Area in Sq. Ft.)							
Total				49510	476	8137	58123	63935		57,07,26,580	60,50,60,996		17,90,18,840

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 RK - 14 1 BHK - 102 2 BHK - 17	133	58123	63935	57,07,26,580.00	60,50,60,996.00
Typical Refuge Floors – 7 th , 12 th , & 17 th Floors - Flat No. 1						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	57,07,26,580.00
Final Realizable Value After Completion in ₹	60,50,60,996.00
Cost of Construction (Total Built up area x Rate) 63935 Sq. Ft. x ₹ 2800.00	17,90,18,840.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
A	17	63935	17,90,18,840.00	3,04,33,203.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 57,07,26,580.00
Final Realizable Value After Completion in ₹		₹ 60,50,60,996.00

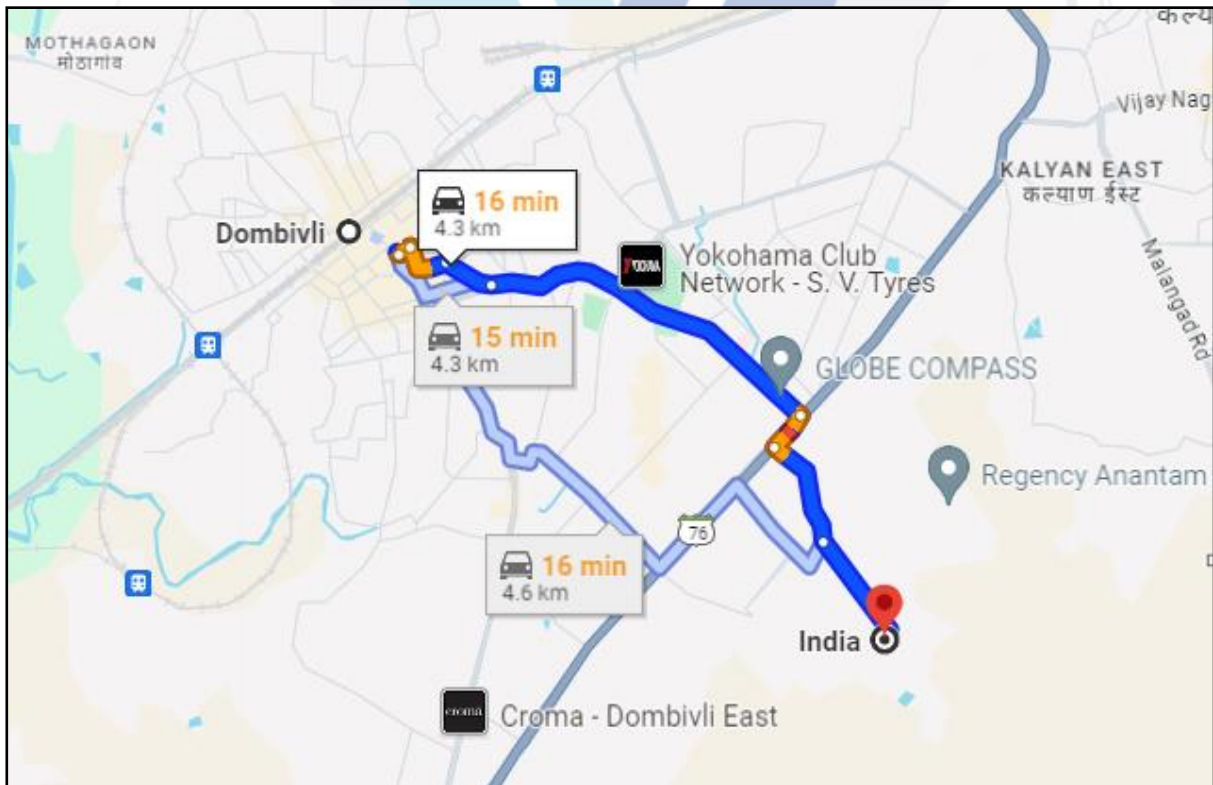
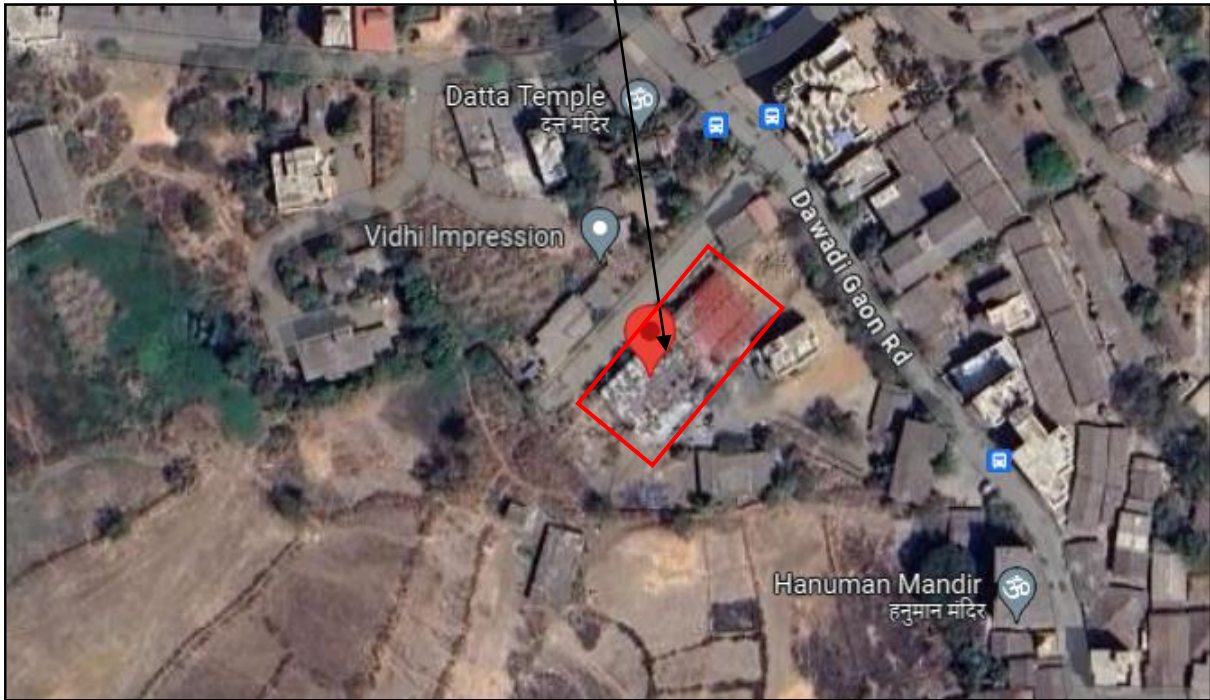
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,000.00 to ₹ 11,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 9,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°11'51.8"N 73°06'55.0"E


Note: The Blue line shows the route to site from nearest Railway station (Dombivli – 4.3 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)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
54/171-दाद्री गावठाणालगतच्या जमिनी	3400	36300	41700	45300	41700	चौ. मीटर	सर्वेक्षण नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
12286 / 2024	25.07.2024	33,00,000.00	31.64	341.00	9,780.00

सूची क्र.2	
12286338 26-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 12286/2024 नोंदणी : Regn:83m
गावाचे नाव : दावडी तर्फे अंबरनाथ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1627000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे दावडी तर्फे अंबरनाथ स.नं. 121,हि.नं. 10,स.नं. 121,हि.नं. 11,स.नं. 15,हि.नं. 3 बी,स.नं. 15,हि.नं. 4 वरील विधी इम्प्रेशन बिल्डिंग,सदनिका नं. 1305,तेरावा मजला,ए विंग,क्षेत्रफळ 31.64 चौ.मी. रेरा कार्पेट + 2.34 चौ.मी. बाल्कनी एरिया + 3.91 चौ.मी. वापरण्यायोग्य जागा यासह((Survey Number : स.नं. 121,हि.नं. 10,स.नं. 121,हि.नं. 11,स.नं. 15,हि.नं. 3 बी,स.नं. 15,हि.नं. 4 ;))
(5) क्षेत्रफळ	33.98 चौ.मीटर
(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:-मेसर्स अष्टविनायक कन्स्ट्रक्शन तर्फे भागीदार सुनिल जयराम पाटील यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-32 पत्ता:-प्लॉट नं. -, माळा नं: तळमजला , इमारतीचे नाव: हिरा सदन, , ब्लॉक नं: 1, रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABZFA7251K 2): नाव:-जमीन मालक - सुनिल जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील, नाना जयराम पाटील, कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-55 पत्ता:-प्लॉट नं. -, माळा नं: तळमजला, , इमारतीचे नाव: हिरा सदन, , ब्लॉक नं: 1, , रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AKYPP8865C 3): नाव:-जमीन मालक - शिवदास जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील नाना जयराम पाटील, कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-47 पत्ता:-प्लॉट नं. -, माळा नं: तळमजला, , इमारतीचे नाव: हिरा सदन, ब्लॉक नं: 1, रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AWHPP1816E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत मारुती शिंदे वय:-34; पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला , इमारतीचे नाव: जय मल्हार अपार्टमेंट, ब्लॉक नं: सी 302, रोड नं: दत्त मंदिर जवळ दवडी रोड डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-GFEP59676R 2): नाव:-पुनम चंद्रकांत शिंदे पूर्वाश्रमीची पुनम आनंदा भोसले वय:-28; पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला , इमारतीचे नाव: जय मल्हार अपार्टमेंट, , ब्लॉक नं: सी 302, , रोड नं: दत्त मंदिर जवळ दवडी रोड डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-GXQP5976M
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12286/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	231000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9308 / 2024	07.06.2024	37,50,000.00	36.04	388.00	9,666.00

सूची क्र.2	
9308338 26-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 9308/2024 नोंदणी : Regn:83m
गावाचे नाव : दावडी तर्फे अंबरनाथ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1816000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे दावडी तर्फे अंबरनाथ स.नं. 121,हि.नं. 10,स.नं. 121,हि.नं. 11,स.नं. 15,हि.नं. 3 बी,स.नं. 15,हि.नं. 4 वरील विधी इम्प्रेशन बिल्डिंग,सदनिका नं. 1301,तेरावा मजला,ए विंग,क्षेत्रफळ 36.04 चौ.मी. रेरा कार्पेट + 2.34 चौ.मी. बाल्कनी एरिया + 3.91 चौ.मी. वापरण्यायोग्य जागा यासह((Survey Number : स.नं. 121, हि.नं. 10, स.नं. 121, हि.नं. 11, स.नं. 15, हि.नं. 3 बी, स.नं. 15, हि.नं. 4 ;))
(5) क्षेत्रफळ	38.38 चौ.मीटर
(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:-मेसर्स अष्टविनायक कन्स्ट्रक्शन तर्फे भागीदार सुनिल जयराम पाटील यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं. -, माळा नं: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं: शॉप नं. 1, रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABZFA7251K 2): नाव:-मान्यता देणार - मेसर्स अष्टविनायक कन्स्ट्रक्शन तर्फे भागीदार सुनिल जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील, नाना जयराम पाटील,कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं: 1, रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AKYPP8865C 3): नाव:-मान्यता देणार - मेसर्स अष्टविनायक कन्स्ट्रक्शन तर्फे भागीदार शिवदास जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील, नाना जयराम पाटील,कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं: 1, रोड नं: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AWHPP1816E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिकेत मनोहर हाटे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विनायक ओर्चीड , ब्लॉक नं: ए/201, रोड नं: रवी किरण सोसायटी डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AVHPH2092R 2): नाव:-विनिता अनिकेत हाटे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विनायक ओर्चीड , ब्लॉक नं: ए/201, , रोड नं: रवी किरण सोसायटी डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AZCPJ7380B
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9308/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	262500

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
9916 / 2024	18.06.2024	49,00,000.00	56.40	607.00	8,071.00

सूची क्र.2	
9916338 26-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 9916/2024 नोदणी : Regn:63m
गावाचे नाव : दावडी तर्फे अंबरनाथ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2664000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे दावडी तर्फे अंबरनाथ स.नं. 121,हि.नं. 10,स.नं. 121,हि.नं. 11,स.नं. 15,हि.नं. 3 बी,स.नं. 15,हि.नं. 4 वरील विधी इम्पेशन बिलिंग,सदनिका नं. 904,नववा मजला,ए विंग,क्षेत्रफळ 54.06 चौ.मी. रेरा कार्पेट + 2.34 चौ.मी. बाल्कनी एरिया यासह असे एकूण क्षेत्रफळ 56.40 चौ.मी. कार्पेट + 7.13 चौ.मी. वापरण्यायोग्य जागा((Survey Number : स.नं. 121, हि.नं. 10, स.नं. 121, हि.नं. 11, स.नं. 15, हि.नं. 3 बी, स.नं. 15, हि.नं. 4 ;))
(5) क्षेत्रफळ	56.40 चौ.मीटर
(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:-मेसर्स अष्टविनायक कन्स्ट्रक्शन तर्फे भागीदार सुनिल जयराम पाटील यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं. -, माळा नं.: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं.: शॉप नं. 1, रोड नं.: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABZFA7251K 2): नाव:-जमीन मालक - सुनिल जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील, नाना जयराम पाटील,कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं. -, माळा नं.: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं.: 1, रोड नं.: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AKYPP8865C 3): नाव:-जमीन मालक - शिवदास जयराम पाटील हे स्वतःकरिता व गोरक्षनाथ जयराम पाटील, जालिंदर जयराम पाटील, नाना जयराम पाटील,कानिक जयराम पाटील, सोमनाथ जयराम पाटील या सर्वांचे कु.मु. म्हणून व यांचे कु.मु. म्हणून अविनाश शामसुंदर काटकर वय:-31 पत्ता:-प्लॉट नं. -, माळा नं.: तळमजला, इमारतीचे नाव: हिरा सदन, ब्लॉक नं.: 1, रोड नं.: सिताराम नगर, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AWHPP1816E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद उदयप्रताप सिंह वय:-42; पत्ता:-प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: 45/145, शूर वीर बाजीप्रभू देशपांडे मार्ग, भाजी मार्केट जवळ, शिवाजी नगर, एस.ओ. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-BIZPS1448A 2): नाव:-कविता आनंद सिंह वय:-38; पत्ता:-प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: 45/145, शूर वीर बाजीप्रभू देशपांडे मार्ग, भाजी मार्केट जवळ, शिवाजी नगर, एस.ओ. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-DUBPS3457K
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9916/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	343000

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	Nobroker.in	377.00	35,99,000.00	9,550.00

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Photos
Location

+3

1 Bedroom
No. of Bedroom

Jun 2, 2024
Posted On

2 Bathroom
No. of Bathroom

Immediately
Possession

3
Balcony

Vidhi Impression Do...
Apartment

Bike and Car
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 [Check Now](#)

Nearby: Sonali Family Restaurant And Bar Annapurna Family Restaurant And Bar Potoba Restaurant

AIMS Hospital Regency Estate

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	600 Sq.Ft	Carpet Area	377 Sq.Ft

Activity On This Property

141
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	377.00	35,99,000.00	9,550.00

HOUSING.COM Buy in Thane
Dombivli East
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Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 1 BHK Flat Last updated: Aug 23, 2024


1 BHK Flat

By ASHTAVINAYAK CONSTRUCTIONS

Ashtavinayak Vidhi Impression, Sonar Pada, Dombivli East, Thane

₹39.5 L EMI starts at ₹20.92 K
₹6.58 K/sq.ft

Contact Seller



600 sq.ft
Built Up Area

₹6.58 K/sq.ft
Avg. Price

1 BHK
Configuration

1st Dec, 2025
Possession status

Higher
of 19 floors

Unfurnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
CALCULATOR

Property Location

Ashtavinayak Vidhi Impression, Sonar Pada, Dombivli East, Thane

Around This Property

School

New Era High School-
Dombivli

1 min

(0.4 km)

Hospital

AIMS Hospital

2 mins

(1.3 km)

Contact Seller

Sales Team
Housing Expert Pro
+91777000.....

Please share your contact

Name

Email

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
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Share

Property Overview

Project Name <u>Ashtavinayak Vidhi Impression</u>	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹39.5 L	Carpet Area 377 sq.ft
Bedrooms 1	Bathrooms 2

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	realestateindia.com	455.00	41,99,000.00	9,230.00

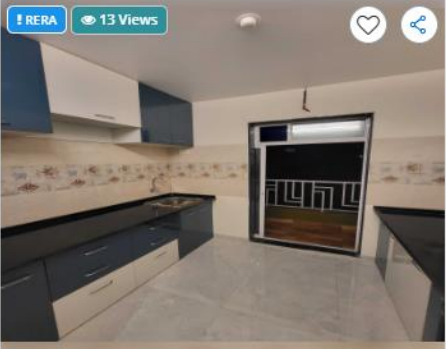




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Home > Thane > Dombivli East > Flats > 1 BHK Apartment 455 Sq.ft. for Sale in Dombivli East, Thane

Vidhi Impression

1 BHK Apartment 455 Sq.ft. for Sale in Dombivli East, Thane

Listing ID #1226117

1 Beds | 455 Sq.ft.

₹ 41.99 Lac ₹ 9,229/Sq.ft.

[ENQUIRY NOW](#)

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Noticed an issue with this listing? Report Here.

Posted On : 12/01/2024

Property Overview

Location

Dombivli East, Thane

Bedrooms

1 BHK

Built Up Area


455 Sq.ft.

Ownership

Builder

Sale Type

New



Man Mandir Estate Agency

Agent / +91-82869xxxx

Please share your contact info


I am

Individual
 Agent

Name

Price Indicators

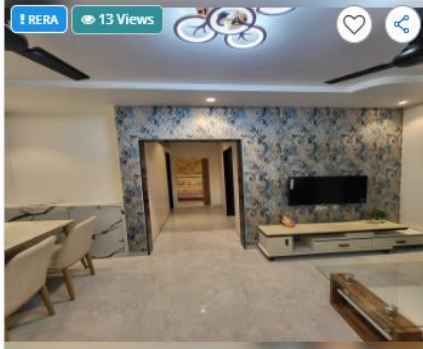

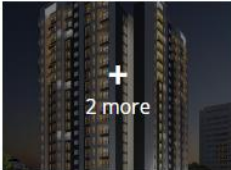
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	realestateindia.com	675.00	59,99,000.00	8,887.00



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Home > Thane > Dombivli East > Flats > 2 BHK Apartment 675 Sq.ft. for Sale in Dombivli East, Thane

Posted On : 12/01/2024

Vidhi Impression
2 BHK Apartment 675 Sq.ft. for Sale in Dombivli East, Thane
 Listing ID #1226118


2 Beds 675 Sq.ft.


₹ 59.99 Lac ₹ 8,887/Sq.ft.


ENQUIRY NOW
GET PHONE NO.


Noticed an issue with this listing? Report Here.


Property Overview


Location
 Dombivli East,
 Thane, Maharashtra


Bedrooms
 2 BHK


Built Up Area
 675 Sq.ft.


Ownership
 Builder


Sale Type
 New

Man Mandir Estate Agency
Agent / +91-82869xxxxx


Please share your contact info

I am

Individual
 Agent

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	realestateindia.com	405.00	37,99,000.00	9,380.00



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Home > Thane > Dombivli East > Flats > 1 BHK Apartment 405 Sq.ft. for Sale in Dombivli East, Thane



Posted On : 12/01/2024

Vidhi Impression
1 BHK Apartment 405 Sq.ft. for Sale in Dombivli East, Thane
 Listing ID #1226116

1 Beds
405 Sq.ft.


₹ 37.99 Lac ₹ 9,380/Sq.ft.

ENQUIRY NOW
GET PHONE NO.

Noticed an issue with this listing? [Report Here.](#)

Property Overview

Location Dombivli East, Thane, Maharashtra	Bedrooms 1 BHK	Built Up Area 405 Sq.ft.	Ownership Builder	Sale Type New




Man Mandir Estate Agency
Agent / +91-82869xxxxx

Please share your contact info

I am

Individual
 Agent




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 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Lender's Engineer
 UY 1120 MH2010 PTC237839

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	manmandirestateagency.co.in	377.00	35,99,000.00	9,550.00
2 BHK		675.00	59,99,000.00	8,887.00



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Vidhi Impression

Tukaram Chowk, Dawadi, Dombivli East, Thane, Maharashtra

₹ 35.99 Lac - 59.99 Lac

Area : 377 - 675 Sq.Ft.


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[Location Connectivity](#)
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Home > Vidhi Impression

1/2 BHK Flats Apartments




Project Type

Flats & Apartments




Area Range


377 - 675 Sq.Ft.



Location

Dombivli East, Thane,






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Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC20789

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	nobroker.in	485.00	35,00,000.00	7,220.00

NOBROKER

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1 BHK Flat In Sai Orchid For Sale In Dombivli East
Dawadi Rd, Prayag Nagar, Sonar Pada, Dombivli East, Dombivli, M...

₹ 35 Lacs
Negotiable

₹ 20,060/Month
Estimated EMI

725
Sq.Ft

Need Home Loan ?
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Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli / 1bhk Flat for Sale in Dombivli / Property Details

📷 Photos
📍 Location

📷 Photos
📍 Location

📷 Photos
📍 Location

📷 Photos
📍 Location

1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

4
Balcony

Bike and Car
Parking

May 15, 2024
Posted On

Immediately
Possession

Sai Orchid
Apartment

Partial
Power Backup

Verified Availability

[Contact](#)

[Schedule Visit](#)

🚫 Report what was not correct in this property

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

📊 Price trends by NBEstimate [Check Now](#)

Nearby: Sonali Family Restaurant And Bar
Annapurna Family Restaurant And Bar
Potoba Restaurant

City Mall
Regency Estate

Overview

🏠 Age of Building: **Newly Constructed**

👤 Ownership Type: **Self Owned**

🔧 Maintenance Charges **₹0.0 Per Sq.Ft/M**

🏠 Flooring: **Mosaic**

🏠 Builtup Area: **725 Sq.Ft**

🏠 Carpet Area: **485 Sq.Ft**

Activity On This Property

👁️ **154**
Unique Views

❤️ **3**
Shortlists

📞 **0**
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	nobroker.in	630.00	29,00,000.00	4,600.00

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1 BHK Flat In Asha Paradise For Sale In Dombivli...

Dawadi Gaon, Near Vidhi Finance, Asha Paradise, Dawadi., near R...

₹ 29 Lacs

Negotiable

₹ 16,621/Month

Estimated EMI

630

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	Aug 23, 2024
<small>No. of Bedroom</small>	<small>Posted On</small>
1 Bathroom	Immediately
<small>No. of Bathroom</small>	<small>Possession</small>
1 Balcony	Asha Paradise
<small>Balcony</small>	<small>Apartment</small>
Car Parking	None
<small>Parking</small>	<small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

Nearby: HDFC Bank AIMS Hospital Gopi Cine Mall Lok Dhara Phase 2 Garden NEW ROYAL CHEMIST

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	630 Sq.Ft	Furnishing Status	Unfurnished Furnish Now

Activity On This Property

13	0	0
<small>Unique Views</small>	<small>Shortlists</small>	<small>Contacted</small>

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Similar Properties

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 UY 120 MH2010 PTC23789


Price Indicators

Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	nobroker.in	725.00	30,00,000.00	4,150.00



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1 BHK Flat In Om Sai Orchid For Sale In Sai Orc...

sonar pada

₹ 30 Lacs

Negotiable

₹ 17,194/Month

Estimated EMI

725


Sq.Ft

Need Home Loan ?

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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

1 Bathroom

No. of Bathroom

2

Balcony

Bike and Car

Parking

Jul 6, 2024

Posted On

Immediately

Possession

Om Sai Orchid

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 NBEstimate [Check Now](#)

Nearby: [HDFC Bank](#) [AIMS Hospital](#) [Gopi Cine Mall](#) [Lok Dhara Phase 2 Garden](#) [NEW ROYAL CHEMIST](#)

Overview

Age of Building 3-5 Years

Ownership Type Self Owned

Maintenance Charges NA

Flooring Vitrified Tiles

Builtup Area 725 Sq.Ft

Furnishing Status Unfurnished [Furnish Now](#)

Activity On This Property

0

Unique Views

0

Shortlists

0

Contacted

Powered By : NBEstimate

Similar Properties

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	437.00	34,85,000.00	8,000.00

HOUSING.COM Buy In Thane

Dombivli East + Add

Download App
List Property Free
Saved

Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 1 BHK Flat Last updated: Jul 14, 2024

1 BHK Flat

Sonar Pada, Dombivli East, Thane

VERIFIED
Contact Seller

Living Room

Living Room

Bedroom

634 sq.ft
Built Up Area

₹5.5 K/sq.ft
Avg. Price

Ready to move
Possession status

Middle of 7 floors

East facing
Facing

Unfurnished
Furnishing

Property Overview

Brokerage No Charge	Price ₹34.85 L
Carpet Area 437 sq.ft	Bedrooms 1
Bathrooms 1	Parking 1 Covered and 1 Open Parking

+91 Phone

Email

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Price Indicators Projects nearby Locality





Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	magickbricks.com	377.00	34,50,000.00	9,144.00

magickbricks
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₹34.5 Lac EMI - ₹16k | [Get pre-approved loan](#)

Check Market Value with [PropWorth](#)

1 BHK 556 Sq-ft Flat For Sale in **Dombivli East, Beyond Thane**

+10 Photos

1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area 377 sqft ₹9,144/sqft	Floor 4(Out of 24 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing North - East	Lifts 2
Furnished Status Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent

Get Phone No.

Last contact made 10 days ago

More Details

Price Breakup	₹34.5 Lac ₹1,800
Booking Amount	₹51,000
RERA ID	P51700051066
Address	Near st. Jhon School, Golivli, Regency estate road, Dombivli east, Dombivli East, Beyond Thane, Maharashtra
Landmarks	Behind Patidar Bhavan Hall

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 26.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 24.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by M/s. Ashtavinayak Construction
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sameer Parab – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.08.2024 Valuation Date – 26.08.2024 Date of Report – 26.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.08.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Ashtavinayak Construction**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Ashtavinayak Construction**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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