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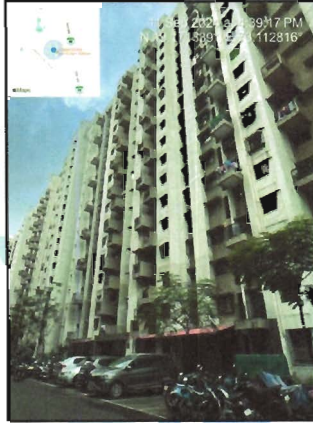
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Gauttam Somaju Salwankar & Anjali Gauttam Salwankar**

Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd". Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.

Latitude Longitude : 19°10'17.5"N 73°6'45.1"E

### Intended User:

**Cosmos Bank  
Ghodbandar Road**

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,  
Thane West 400 610



Thane - 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 406001 (M.S.) INDIA  
Email: [thane@vastukala.co.in](mailto:thane@vastukala.co.in) / Tel: 80578 82976 / 90216 06521

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### **Regd. Office**

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

☎ +91 2247 485918

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Thane/09/2024/011110/2308135

12/2-141-PRRJ

Date 12.09 2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India belongs to **Gauttam Somaju Salwankar & Anjali Gauttam Salwankar**.

Boundaries	:	Building	Flat
North	:	Wing - D	Marginal Space
South	:	Internal Road	Flat No. 202
East	:	Wing - F	Marginal Space
West	:	Wing - H	Staircase

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 67,92,796.00 (Rupees Sixty Seven Lakhs Ninety Two Thousands Seven Hundred And Ninety Six 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 report.

Hence certified

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.12 12:41:43 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



**Thane:** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA  
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Pawai, Andheri East, **Mumbai** :- 400072, (M.S), India

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Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 5, Wing - G, "**Casa Elite A to J Co-Op. Hsg. Soc. Ltd**", Lakeshore Greens,  
Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, 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 Fair Market Value as on 12.09.2024 for Housing Loan Purpose.
1	Date of inspection	11.09.2024
3	Name of the owner / owners	<b>Gauttam Somaju Salwankar &amp; Anjali Gauttam Salwankar</b>
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	<b>Address:</b> Residential Flat No. 201, 2 <sup>nd</sup> Floor, Building No 5, Wing - G, " <b>Casa Elite A to J Co-Op. Hsg. Soc. Ltd</b> ", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mrs. Dipti Wadke (Tenants Wife) Contact No. 9833084187
6	Location, Street, ward no	Kalyan Shil Road Village - Khoni, Dombivali (East) District - Thane
7	Survey / Plot No. of land	Village - Khoni New Survey No - 95/3, 96/2A, 97, 150/2A, 2B, 3, 4A & 4B
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 580.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 638.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 765.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Khoni, Dombivali (East) Taluka - Thane, District - Thane, Pin - PIN - 421 204
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
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Abhishek Wade Occupied Since - Last 4 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Abhishek Wade Occupied Since - Last 4 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,000/- Present rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p><b>Remark:</b> All the above areas are 9% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 12.09.2024 for Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India belongs to **Gauttam Somaju Salwankar & Anjali Gauttam Salwankar**.

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

1)	Copy of Agreement for sale No.2091/2014 Dated 31.03.2014 between M/s. Lodha Hi-Rise Builders Pvt. Ltd.(The Company) And Gauttam Somaju Salwankar & Anjali Gauttam Salwankar(The purchaser).
2)	Copy of Occupancy Certificate No.MAHSUL / Kaksh - 1 / T - 7 / Village . Antarli & other / Ekatmik Nagar Vasahat Praklp / Sector - C & Setor - I / OC / KV - F1486457853172 Dated 20.12.2017 issued by District Collector Office, Thane .
3)	Copy of Society Share Certificate No.571 Dated 30.09.2023 And Gauttam Somaju Salwankar & Anjali Gauttam Salwankar(The Purchaser) issued by Casa Elite A to J Co-Op. Hsg. Soc. Ltd.

### Location

The said building is located at Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204. The property falls in Residential Zone. It is at a traveling distance 6.00 Km, from Nilje Railway Station.

### Building

The building under reference is having Ground + 17 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 2nd



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Floor is having 4 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.(i. e 2BHK) This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 12th September 2024**

The Carpet Area of the Residential Flat	:	638.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	765.60 Sq. Ft. X ₹ 2,800.00 = ₹ 21,43,680.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 2,25,204.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 37,100/- per Sq. M. i.e. ₹ 3,447/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 34,796/- per Sq. M. i.e. ₹ 3,233/- per Sq. Ft.
Value of property as on 12th September 2024	:	638.00 Sq. Ft. X ₹ 11,000 = ₹70,18,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 12th September 2024	:	₹ 70,18,000.00 - ₹ 2,25,204.00 = ₹ 67,92,796.00
Total Value of the property	:	₹ ₹ 67,92,796.00
The realizable value of the property	:	₹61,13,516.00
Distress value of the property	:	₹54,34,237.00
Insurable value of the property (765.60 X 2,800.00)	:	₹21,43,680.00
Guideline value of the property (765.60 X 3233.00)	:	₹24,75,185.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 5, Wing - G, "Casa Elite A to J Co-Op. Hsg. Soc. Ltd", Lakeshore Greens, Kalyan Shil Road, Village - Khoni, Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India for this particular purpose at ₹ 67,92,796.00 (Rupees Sixty Seven Lakhs Ninety Two Thousands Seven Hundred And Ninety Six Only) as on 12th September 2024



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**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th September 2024** is **₹ 67,92,796.00 (Rupees Sixty Seven Lakhs Ninety Two Thousands Seven Hundred And Ninety Six 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- VALUATION**

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 + 17 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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" Thk. Brick Masonry.
8	Partitions	:	6" Thk. Brick Masonry.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .
10	Flooring	:	Vitrified Tile Flooring.



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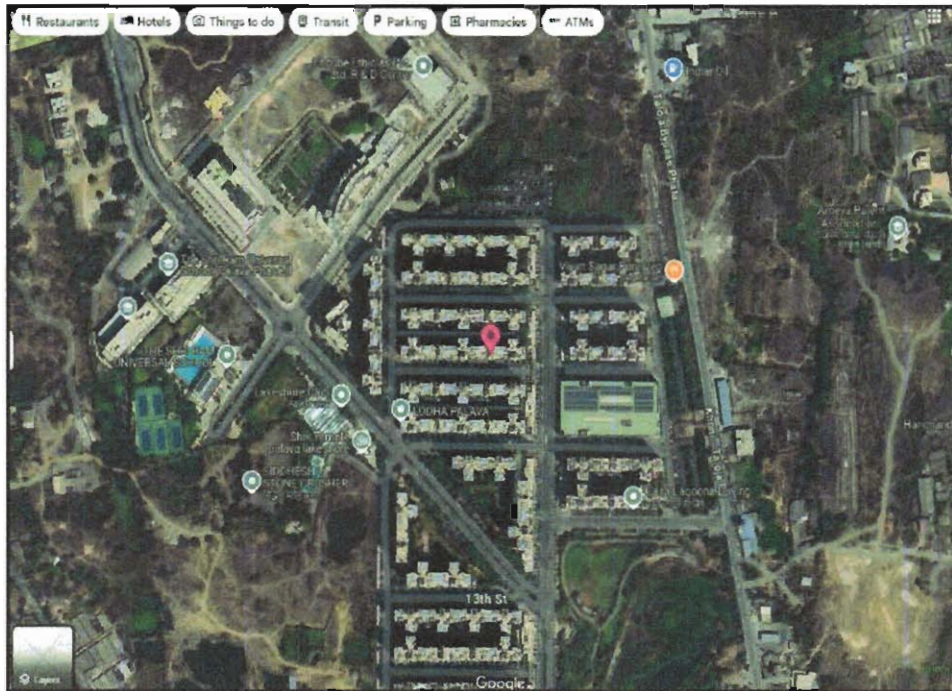
Technical details		Main Building
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

## Actual Site Photographs





## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°10'17.5"N 73°6'45.1"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nilje - 6.00 Km. ).




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## Ready Reckoner Rate


**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



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**Valuation For Influence Area**

\*\*\* Welcome to Valuation of Properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  Help on Division

District Name:  Taluka Name:  Village/Zone Name:

Attribute:  SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
4180	37100	47800	46600	47800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	37100			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>37,100.00</b>	<b>Sq. Mtr.</b>	<b>3,447.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4180			
The difference between land rate and building rate(A-B=C)	32,920.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>34,796.00</b>	<b>Sq. Mtr.</b>	<b>3,233.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### 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


Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	770.00	924.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,948.00	₹9,957.00	-

magicbricks
Buy
Rent
Sell
Home Loans

**₹92.0 Lac** EMI - ₹41k | Can I afford it?

[Check Market Value with Propworth](#)

2 BHK Flat For Sale in Lodha Lakeshore Greens, Palava City, Beyond Thane



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: 770 sqft • ₹11,948/sqft

Floor: 8 (Out of 18 Floors)

Additional Rooms: 1 Store Room

Developer: **Lodha**

Transaction Type: **Resale**

Facing: **East**

Project: **Lodha Lakeshore Greens**


Status: **Ready to Move**

Lifts: **2**

East Facing Property

Contact Owner
Get Phone No.
Last contact made 37 days ago

### More Details

Price Breakup	₹92 Lac
Address	Flat A 806, Palava City, Beyond Thane, Maharashtra
Landmarks	Brand New and unused property with covered car parking
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles
Loan Offered	Estimated EMI: ₹41494 <a href="#">Apply for Home Loan</a> 
Type of Ownership	Freehold

## Price Indicators


Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	738.00	885.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,518.00	₹9,598.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 85.0 Lac** EMI - ₹ 38k | [Get Loan offers from 34+ banks](#)

[Check Market value with Proqworth](#)

2 BHK Flat For Sale in Lodha Lakeshore Greens, Palava City, Beyond Thane



2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: 738 sqft • ₹11.518/sqft

Floor: 9 (Out of 18 Floors)

Additional Rooms: 1 Store Room

Developer: **Lodha**

Transaction Type: **Resale**

Facing: **East**

Project: **Lodha Lakeshore Greens**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

✔ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 121 days ago

### More Details

Price Breakup	₹85 Lac
Booking Amount	₹1.0 Lac
Address	Palava, Thane, Palava City, Beyond Thane, Maharashtra
Landmarks	Shankar Mandir
Furnishing	Semi-Furnished
Loan Offered	Estimated EMI: ₹38336 <a href="#">Apply for Home Loan</a>
Type of Ownership	Co-operative Society

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,904.00	₹6,587.00	-

12453338  
31-07-2024

Note -Generated Through eSearch Module For original report please contact concern SRO office

**सूची क्र. 2**

दुय्यम निबंधक सह दु.नि.कल्याण 4  
दस्त क्रमांक : 12453/2024  
नोंदणी :  
Regn 63m

गावाचे नाव : खोणी

(1) दिलेखाना प्रकार	करारनामा
(2) मोबदला	3700000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी दिती की पट्टेदार ते नमुद करावे	3062000
(4) भू, मापन, पोटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती. मौजे खोणी येथील स नं. 95/3, 96/2ए, 97, 150/2ए, 2बी, 3, 4ए, 4बी, 92/1, 93/1, 93/2, या वरील लॅकशोर ग्रीन्स प्रोजेक्ट मधील सदनिका नं 802, 8 वा मजला, ओ विंग, "कासा इलाईट के ते टी को ऑप होसिंग सोसायटी लिमिटेड "अंश 500 चौ फूट कार्पेट(55.76 चौ मी बिल्टअप)सोबत एक फोर क्लिअर कार पार्किंग स्पेस नं सी 1 - बी 5177( ( Block Number : Flat No. 802 . O-Wing ; ) )
(5) क्षेत्रफळ	500 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 -विजय बाळकृष्ण पवार - - वय-69 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. श्री अष्टविनायक दर्शन टेकाडी बंगलो, समोर पाण्याची टाकी, पाचपाखाडी, ठाणे पश्चिम, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-ARDPP6719R 2) नाव -पुनम विजय पवार - - वय-63 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. श्री अष्टविनायक दर्शन, टेकाडी बंगलो, समोर पाण्याची टाकी, पाचपाखाडी, ठाणे पश्चिम, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-ARDPP6720A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -किशोर रमेश पाटिल - - वय-35, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट क्र. 203, श्री काम्प्लेक्स पी अँड टी कॉलनी, बालाजी हार्बरस जवळ, रोयल इंटरनॅशनल स्कूल, डॉ.बिवाली पूर्व, महाराष्ट्र, THANE. पिन कोड -421204 पॅन नं.-BBTPP8273P 2) नाव -गोरी किशोर पाटिल - - वय-28, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट क्र. 203, श्री काम्प्लेक्स पी अँड टी कॉलनी, बालाजी हार्बरस जवळ, रोयल इंटरनॅशनल स्कूल, डॉ.बिवाली पूर्व, महाराष्ट्र, THANE. पिन कोड -421204 पॅन नं.-BWVPRO080D
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12453/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	222000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
मुन्याकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क अकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	462.00	554.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,701.00	₹7,256.00	-

11643338  
19-07-2024

Note -Generated Through eSearch Module, For original report please contact concern SRO office

### सूची क्र.2

दुयम निबंधक : सह दु.नि.कल्याण 4  
दस्त क्रमांक : 11643/2024  
नोंदणी :  
Regn 63m

### गावाचे नाव : खोणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी दिती की घट्टेदार ते नमुद करावे)	2841000
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव-कल्याण-डॉबिवलीइतर वर्णन ; इतर माहिती: मीजे खोणी विभाग न 7 दर 49350 चौ मी यावरील सर्वे न 95/3 96/2 अ 150/2 अ 150/2 ब 4 अ 4 ब वरील कासा इलाईट ए ते जे को ऑप हो सो ति सदनिका न 705 सातवा मजला सी विंग क्षेत्र 51.50 चौ मी बिल्टअप कार पार्किंग न सी-1 बी3163(रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र. मुद्रांक 2021/अनौ.सं.क्र. 12/प्र.क्र.107/म-1(धोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतलेली आहे.)( ( Survey Number : 95/3 व इतर : ) )
(5) क्षेत्रफळ	51.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेला तक्ता	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-मूलचंद्र के लोहाना - - वय-38 पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 37/4 आर सी बँक नं 32 डॉ सी जी रोड इनलक्स हॉस्पिटल जवळ चेंबूर मुंबई, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई पिन कोड -400074 पिन नं. -ADGPL36900
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-निरु निखील शिर्के - - वय-38, पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 404 भरव दिप अपार्टमेंट एम आय डी सी रोड आसाराम शापू आश्रम जवळ शिरगाव ब्रदलापूर पु. ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड -421503 पिन नं. - BGCPK3531M
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खंड व वृष्ट	11643/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	190000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुत्तमीकनासाठी 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 **12th September 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

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## 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 **₹ 67,92,796.00 (Rupees Sixty Seven Lakhs Ninety Two Thousands Seven Hundred And Ninety Six Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.12 12:42:04 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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