

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Kunal Ankush Patil**

Commercial Shop No. F2-52, 2<sup>nd</sup> Floor, "**R Galleria**", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other, Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 204, State - Maharashtra, India.

Latitude Longitude : 19°11'2.3"N 73°5'18.5"E

### Intended User:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra. Country - India.



Thane - 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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#### Regd. Office

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/09/2024/011370/2308327  
24/10-333-PSRJ  
Date: 24.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. F2-52, 2<sup>nd</sup> Floor, "R Galleria", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other, Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombiali (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Kunal Ankush Patil**.

Boundaries	:	Building	Shop
North	:	Ganpati Mandir	Shop No. 51
South	:	Runwal Gardens Road	Shop No. 53
East	:	Sai Dream World Project	Marginal Space
West	:	Runwal Gardens Road	Passage

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 **₹ 69,72,000.00 (Rupees Sixty Nine Lakhs Seventy Two Thousands 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: 2024.09.24 15:50:23 +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 Shalam, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA  
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Commercial Shop No. F2-52, 2<sup>nd</sup> Floor, "R Galleria", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other , Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombiali (East), PIN Code - 421 204, State - Maharashtra, 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 24.09.2024 for Housing Loan Purpose.
1	Date of inspection	21.09.2024
3	Name of the owner / owners	<b>Kunal Ankush Patil</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	<b>Address:</b> Commercial Shop No. F2-52, 2 <sup>nd</sup> Floor, "R Galleria", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other , Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombiali (East), PIN Code - 421 204, State - Maharashtra, India.  <b>Contact Person :</b> Kunal Ankush Patil (Owner) Contact No. 7219673884
6	Location, Street, ward no	Kalyan Shill Road Village - Gharivali, District - Thane
7	Survey / Plot No. of land	Village - Gharivali New Survey No - 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 327.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 332.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 365.20 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Gharivali, Taluka - Kalyan, District - Thane, Pin - PIN Code - 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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	23,200.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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 Commercial 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 – 2024 (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.
	<b>Remark:</b> As per site information the shop will be sold as bare shell condition. Interior work has to be done by the individual shop owner at his own cost and requirement.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch Branch to assess Fair Market Value as on 24.09.2024 for Commercial Shop No. F2-52, 2<sup>nd</sup> Floor, "R Galleria", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other , Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombiali (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Kunal Ankush Patil**.

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

1)	Copy of Agreement for sale No.3544/2022 Dated 21.03.2022 between Runwal Residency Private Limited(The Promoter) And Kunal Ankush Patil(The Allottee).
2)	Copy of RERA Certificate Document No.P51700026438 Dated 21.05.2024 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Occupancy Certificate No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / Full OC Shopping Arcade / Vol - 53 / 795 / 2024 Dated 02.08.2024 issued by Mumbai Metropolitan Region Development Authority.
4)	Copy of Approved Building Plan No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - Sagaon - 01 / Site A / Vol - SIV /55 / 2020 Dated 21.08.2020 issued by Mumbai Metropolitan Region Development Authority.

### Location

The said building is located at Village - Gharivali, Taluka - Kalyan, District - Thane, PIN Code - 421 204. The property falls in Commercial Zone. It is at a traveling distance 4.7 Km from Dombivli Railway Station.



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**Building**

The building under reference is having 1 basement + Ground + 3 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 Commercial purpose. 2nd Floor is having 78 Commercial Shop. The building is having 2 lifts.

**Commercial Shop:**

The Commercial Shop under reference is situated on the 2<sup>nd</sup> Floor This Commercial Shop is Proposed Vitrified tiles flooring, MS Rolling Shutter, N.A., Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

**Valuation as on 24th September 2024**

The Carpet Area of the Commercial Shop	:	332.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2024 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	365.20 Sq. Ft. X ₹ 2,500.00 = ₹ 9,13,000.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,120/- per Sq. M. i.e. ₹ 5,492/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 24th September 2024	:	332.00 Sq. Ft. X ₹ 21,000 = ₹ 69,72,000.00

(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 24th September 2024	:	₹ 69,72,000.00 - ₹ 0.00 = ₹ 69,72,000.00
Total Value of the property	:	₹ ₹ 69,72,000.00
The realizable value of the property	:	₹ 66,23,400.00
Distress value of the property	:	₹ 55,77,600.00
Insurable value of the property (365.20 X 2,500.00)	:	₹ 9,13,000.00
Guideline value of the property (365.20 X 5492.00)	:	₹ 20,05,678.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. F2-52, 2<sup>nd</sup> Floor, "R Galleria", Runwal Shopping Arcade Project, Near Euro School, New/Current Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9 & 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7 & Other , Kalyan Shill Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 204, State - Maharashtra, India for this particular purpose at ₹ 69,72,000.00 (Rupees Sixty Nine Lakhs Seventy Two Thousands Only) as on 24th 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 **24th September 2024** is **₹ 69,72,000.00 (Rupees Sixty Nine Lakhs Seventy Two Thousands 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**

	<b>Technical details</b>		<b>Main Building</b>
1	No. of floors and height of each floor	:	1 basement + Ground + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on 2 <sup>nd</sup> Floor
3	Year of construction	:	2024 (As per occupancy certificate)
4	Estimated future life	:	60 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	:	MS Rolling Shutter, N.A., .
10	Flooring	:	Proposed Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.



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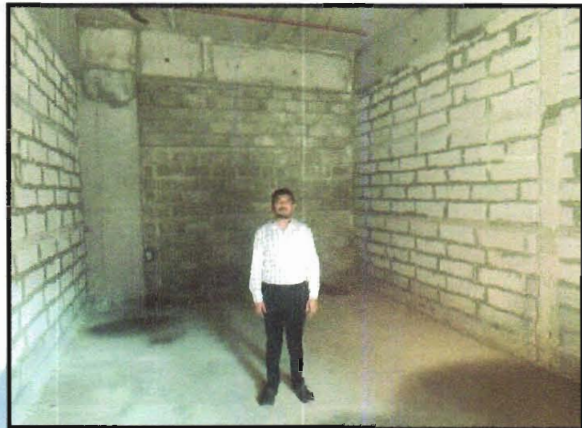
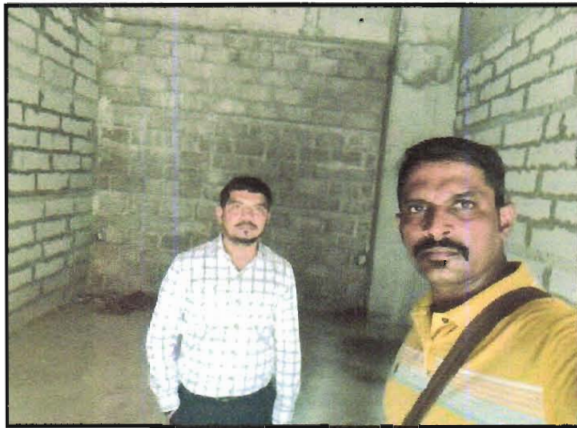




**Technical details****Main Building**

12	Roofing and terracing	:	R.C. C. Slab.
13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	(ii) Class of fittings: Superior/Ordinary/ Poor.		
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
(iv) No. of sink			
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	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 files 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



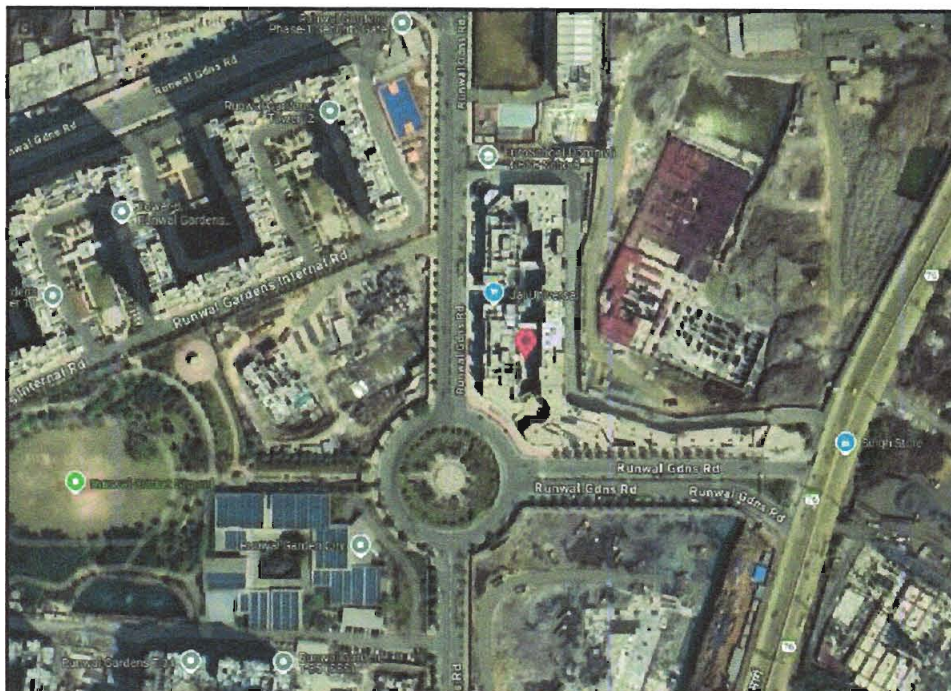
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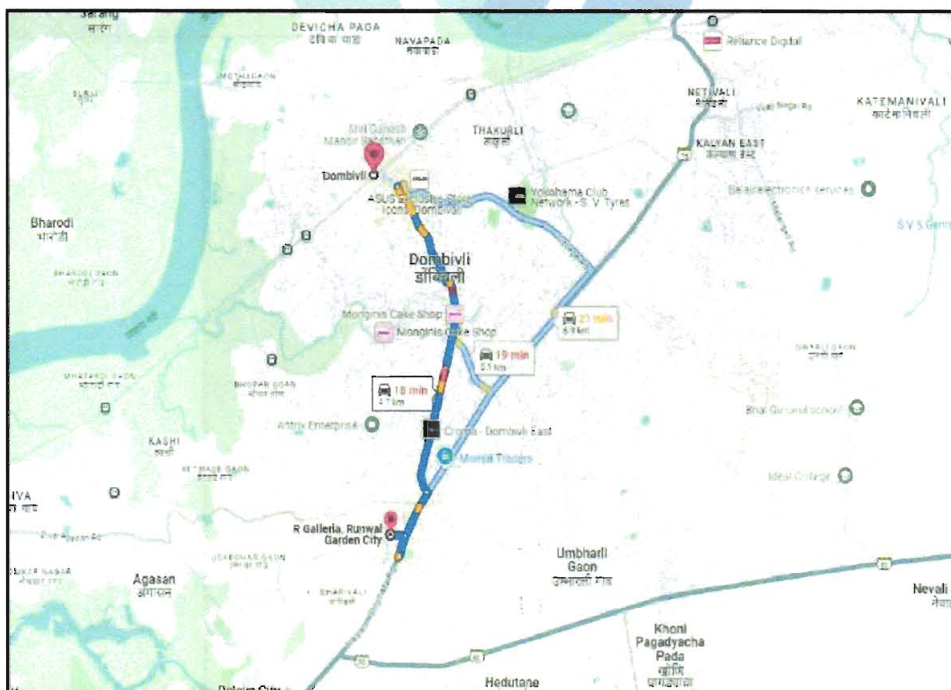
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## Route Map of the property




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




**Longitude Latitude: 19°11'2.3"N 73°5'18.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 4.7 Km).

## Ready Reckoner Rate


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

**नोंदणी व मूलांक  
विभाग**  
महाराष्ट्र शासन



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**Valuation For Urban 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:  [Help on Division](#)

Attribute:   SubZone Name:  [Help on Division](#)

Mahapalika Area:  [Help on Division](#)

Open Land	Residence	Office	Shop	Industry	Unit
8300	53200	61100	73900	61100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	73900			
Increase by 80% on Shop Located on 2 <sup>nd</sup> Floor	14780			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>59,120.00</b>	<b>Sq. Mtr.</b>	<b>5,492.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8300			
The difference between land rate and building rate(A-B=C)	50,820.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>59,120.00</b>	<b>Sq. Mtr.</b>	<b>5,492.00</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	Shop		
Source	JD Homes		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	250.00	275.00	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹26,000.00	₹23,636.00	-

The screenshot shows the Homebazaar.com website interface for 'R Galleria, Dombivali'. The navigation bar includes 'Overview', 'Introduction', 'Street View', 'Pricing & Floor Plans', 'Connectivity', 'Amenities', and 'About Building'. The main heading is 'Pricing of R Galleria, Dombivali'. Below this, there is a 'Retail Shop' filter button. A table lists the following data:

Type	Carpet Area	Price	
Retail Shop	450 sq.ft	₹ 1.3 Cr	Price Breakup
Retail Shop	250 sq.ft	₹ 70 L	Price Breakup
Retail Shop	220 sq.ft	₹ 68 L	Price Breakup
Retail Shop	250 sq.ft	₹ 65 L	Price Breakup

Below the table, there is a 'Get The Best Quote' button and a 'Get Cost Sheet' link. The section below the table is titled 'Floor Plans & Room Sizing of R Galleria' and also features a 'Retail Shop' filter button.

## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	100.00	110.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹25,000.00	₹22,727.00	-

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property FREE

---

Home > Commercial property for sale in Thane District > Shop for sale in Thane District > Shop for sale in Dombivli > Shop for sale in Dombivli East
Posted on Sep 15, 2024 | Ready to move

**Residential Project**

**₹25 Lac** @ 25,000 per sq.ft

Pre Leased ROI 4.8% Get Rental income starting @ ₹ 10,000 / month

BERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Pre Leased Details
Owner Details
Recommendations
Articles

Commercial Shops for Sale in Dombivli East, Thane

Contact Owner FREE

Shortlist

**Property (3)**

Photos (1/3)

**Sale Amount**  
₹ 25 Lac+ Govt Charges & Tax @ 25,000 per sq.ft.

**Parking**  
Only public parking available

**Key Highlights**  
Main road facing, Near Entrance

**Carpet Area**  
100 sq.ft. (9.29 sq.m)

**Washrooms**  
Only Public Washrooms available

**Property Age**  
10+ Year Old

**Why should you consider this property?**

Close to School
Close to Market
Close to Railway Station

Ownership: **Co-operative S...** | Lock-in period: **No lock-in period** | Property Suitable for: **Clothes, Fast Food, Footwear, ATM...** [View More](#) | Property Code: **L77435729** [www.99acres.com/77435729](http://www.99acres.com/77435729)

**Pre Leased Property Highlights**

Invest in Pre Leased - Rented commercial properties and earn high returns annually with low to medium risk.

Lease Amount: **₹ 10,000 / month**
Lease Tenure: **1 years**
Annual expected ROI: **4.8%**

**About Property**

Address: **Dombivli East, Thane**

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## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	227.00	249.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹19,997.00	₹18,179.00	-

8618338 05-05-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक - सह दु ति कात्याण 4 डल क्रमांक 8618/2022 नोटणी Regn 63m
<b>गावाचे नाव : घारीवली</b>		
(1) विलेखाचा प्रकार (2) मीटरदस्ता (3) बाजारभावा/भाडेपट्ट्याचा/बाडगिरीपट्ट्याचा/आकारणी देणे की पट्टेदार ने मनुद करावे (4) भू मापन, प्लॅटविस्तार व घरकामांक (असल्यास)		(1) कारनामा 4539400 1854000 1) पालिकेचे नाव कात्याण-डोंबिवली इतर वर्णन , इतर माहिती विभाग क्र 47/148 मूल्यादर 79900/- मोजे घारीवली स नं. 4/1 व इतर (पिकी) वरील आर - गेलरीया रुग्णालय शॉपिंग आर्केड शॉप नं एफ 1-14, पहिला मजला, क्षेत्रफळ 21.09 चौ मी कार्पेट + 0.00 डेक एरिया + 0.00 प्लॅटिटी एरिया सोबत 0 कार पार्किंग दि 12/07/2019 च्या अधिसूचनेनुसार विशेष पत्ताहत प्रकल्प, अंतर्गत विद्वीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% सवलत(टीपीएस-1218/4499/सीआर-54/19/पुडी-12 दि 09/08/2019) ( Survey Number मोजे घारीवली स नं 4/1,4/2,4/3,4/4,4/5,4/6,4/9,4/10, 4/11,5/1,5/2,5/3,5/4,5/5,5/6, 6/1,6/2,6/3,7/1,7/2ए, 7/2बी,7/2सी,7/3ए,7/3बी,8/1,8/2,8/3,8/4,8/5, 8/6,8/7,8/8,8/9,9/1,9/2,9/3,9/4,9/5,9/6,9/7,9/8,10,11,12/1,12/2, 12/3,12/4,12/5,12/6,12/7,12/8,12/9,12/10,12/11,12/12,12/13,12/14, 13/14/1,14/2ए,14/2बी,14/3,14/4,14/5,15,17/1,17/2,17/3,17/4,17/5, 17/6,17/7,17/8,17/9,17/10,17/11,18,19,22,23/1,23/2,23/3,23/10, 37/1,37/2बी,37/2सी,37/2डी,37/3,37/4,37/21,38/1,38/2,39/1,39/2, 39/3,40,41/ए,41/बी,41/सी,41/2,41/3,41/4,44/1,44/4,44/5ए,44/5बी,44/6ए, 44/6बी,44/7,44/8,44/9,44/10,44/11,44/12, 44/13,44/14,44/15,44/16, 44/17,44/18,44/19,49,50/1,50/2,50/3,मोजेवसगधर स नं. 44/1,44/2, 44/3,44/4,44/5,44/6,44/7,44/8,44/9,44/10,44/11,44/12,45/1,45/2, 45/3,45/4,45/5ए,45/5बी,45/6,46/1,46/2ए,46/2बी,46/3,47,49,50, 51(पिकी), 52/1,52/2,53/1ए,53/1बी,53/2ए,53/2बी,53/3ए,53/3बी, 94(पिकी) ; ) 21.09 चौ मीटर
(5) क्षेत्रफळ		
(6) आकारणी किंवा जुडी देण्यात आलेले रकम		
(7) दुसऱ्याकडून खरेण देणा-या/सिद्धन देणया-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता		1) नाव: राजवाड सॅनिटेशनी वॉ सि लॉके डायरेक्टर चाहे लॉके अधिष्ठात स्वाधरीकर्ता विलेख नासत लॉके कुलमुळकायन जवून कमलेंच वाकर कोमुले डप -33 पत्ता- प्लॉट नं. , माळा नं. चौथा मजला इमारतीचे नाव: राजवाड ऑफ ऑमकार, ब्लॉक नं. , रोड नं: कायन घुनभट्टी विपल, ऑफ इन्टर्न एक्सप्रेस हायवे, सायन पूर्व महाराष्ट्र मुंबई पिन कोड - 400022 पॅन नं - AAFPR1015H
(8) दुसऱ्याकडून खरेण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता		1) नाव: सविता एसमराथ कापड डप -43 पत्ता- प्लॉट नं ए-22, माळा नं: इमारतीचे नाव: साई ज्योत अपार्टमेंट, ब्लॉक नं: , रोड नं: गुजे रोड वॉकिंगवली ईस्ट महाराष्ट्र ठारो पिन कोड -421202 पॅन नं -AGPPJA888IP 2) नाव: कविता सविता कापड डप -41 पत्ता- प्लॉट नं ए-22, माळा नं: इमारतीचे नाव: साई ज्योत अपार्टमेंट, ब्लॉक नं: , रोड नं: गुजे रोड वॉकिंगवली ईस्ट महाराष्ट्र ठारो पिन कोड -421202 पॅन नं -AVZPJ0539P
(9) दुसऱ्याकडून खरेण देणा-या दिनांक		24/06/2022
(10) दुसऱ्याकडून किंवा दिवाणी न्यायालयाचा दिनांक		24/06/2022
(11) अनुक्रमक खर्च व वृद्ध		8618/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क		204300
(13) बाजारभावाप्रमाणे नोटणी शुल्क		30000
(14) टीप		
मुद्रांकनासाठी विभागल घेतलेला तपशील		
मुद्रांक शुल्क आकारणाना निवडकनेसा अनुच्छेद :-		(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	226.00	248.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,252.00	₹18,411.00	-

790972 04-05-2024 Note :-Generated Through eSearch Module. For original report please contact concern SRC office	<b>सूची क्र.2</b>	दुबळम विभाग : सह दु.नि. कल्याण 3 इतर क्रमांक : 7909/2022 मेट्रोनी Regn:83m
<b>गावाचे नाव : घारीवली</b>		
(1) विलेखाचा प्रकार	कारारनामा	
(2) मोजकता	4576988	
(3) बाजारभाव(भाडेवट्टापेक्षा) बाबतिलेवट्टाकार आकारणी टेली ग्री प्लॅटफॉर्म व नमूद करावे)	1877200	
(4) मू. मापन, पोटविसा व घरकामांक (असल्यास)	1) पोलिकेचे नाव-कल्याण-डॉबिवलीइतर वर्जन , इतर माहिती, विभाग क्र 47/148, मूल्यदर 71000/- मोजे घारीवली स.नं. 4/1 व इतर (पिकी) वरील आर - गैलरीया रुग्णालय शॉपिंग आर्केड शॉप नं एफ2-36, दुसरा मजला, क्षेत्रफळ 21.02 चौ. मी. कार्पेट - 0.00 डेक एरिया + 0.00 युटिलिटी एरिया सोबत 0 कार पार्किंग .दि 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्प अंतर्गत विक्रीकारारनाम्यास मुद्रांक शुल्कांमध्ये 50% सवलत(टीपीएस-1218/4499/सी.आर-54/19/पुडी-12 दि. 0%/08/2019) ( Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2, 7/2बी, 7/2सी, 7/3, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10/1, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/1, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5, 44/5बी, 44/6, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, मोजेउत्तरघर स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5, 45/5बी, 45/6, 46/1, 46/2, 46/2बी, 46/3, 47, 49, 50, 51(पिकी), 52/1, 52/2, 53/1, 53/1बी, 53/2, 53/2बी, 53/3, 53/3बी, 94(पिकी) ; )	
(5) क्षेत्रफळ	21.02 चौ.मीटर	
(6) आकारणी किंवा सुट्टी उपयुक्त असलेले स्थान		
(7) दुसरेवक कराने देणाऱ्या/सिद्ध करणाऱ्या पत्रकाराचे नाव किंवा टिपणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव : राजवेल रेजिडेन्सी प्रा लि वर्क ऑपरेशन घाटें वर्क अपिकूल खाशरीकारां सचिन घाटील वर्क क्लबमूकणगा स्वयं संचालित गळे वट्टा : 34 पत्ता : पॉस्ट नं . माळा नं. चौथा मजला : इमारतीचे नाव : राजवेल अँड ओम्कार , ब्लॉक नं. , रोड नं. बायन बुनाभूटी सिपल अँड इन्टर्नेट व्हॉलपेट हायवे, बायन पूर्व , महाराष्ट्र, मुंबई . पिन कोड : 400022 पिन नं :-AAFCR1016H	
(8) दुसरेवक कराने देणाऱ्या पत्रकाराचे व किंवा टिपणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव : सगीता सजय शिवारी वट्टा : 39 पत्ता : पॉस्ट नं व 8/101 माळा नं . इमारतीचे नाव : विनार लॉज उद्यान ब्लॉक नं . रोड नं : सागळेवाडी, बेलबाजार, कल्याण रोड, महाराष्ट्र, ठाणे . पिन कोड : 421301 पिन नं : ALCP1537/L 2) नाव : सजय रामराज शिवारी वट्टा : 42 पत्ता : पॉस्ट नं व 8/101 माळा नं . इमारतीचे नाव : विनार लॉज उद्यान ब्लॉक नं . रोड नं : सागळेवाडी, बेलबाजार, कल्याण रोड, महाराष्ट्र, ठाणे . पिन कोड : 421301 पिन नं : ADJPT4246M	
(9) दुसरेवक कराने देणाऱ्या दिनांक	31/03/2022	
(10) इतर मेट्रोनी कल्याणचा दिनांक	17/06/2022	
(11) अनुक्रमणक क्र. व वृत्त	7909/2022	
(12) बाजारभावामधील मुद्रांक शुल्क	160200	
(13) बाजारभावामधील मेट्रोनी शुल्क	30000	
(14) टीपणी		
मुद्रांकनासाठी विद्यमान घेतलेला तपनीक .		
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	



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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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 knowledgeable 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.

## 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 **₹ 69,72,000.00 (Rupees Sixty Nine Lakhs Seventy Two Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.24 15:50:39 +05'30'



Director

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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