

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Arun K. Sawant**

Residential Flat No. B-8, 2<sup>nd</sup> Floor, Wing - B, "**Ushakal Co.-Op. Hsg. Soc. Ltd.**", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India.

Latitude Longitude : 19°12'26.4"N 73°6'12.0"E

### Intended User:

**Cosmos Bank  
Dombivali (East)**

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



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-8, 2<sup>nd</sup> Floor, Wing - B, "**Ushakal Co.-Op. Hsg. Soc. Ltd.**", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Mr. Arun K. Sawant**.

Boundaries of the property

North : Nanasaheb Dharmadhikari Marg  
South : Surya Darshan Society  
East : Mamata Hospital Road  
West : Nav Shree Chintamani Society

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 **₹ 69,65,250.00 (Rupees Sixty Nine Lakhs Sixty Five Thousands Two Hundred And Fifty 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.**

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

Encl.: Valuation report



Residential Flat No. B-8, 2<sup>nd</sup> Floor, Wing - B, "**Ushakal Co.-Op. Hsg. Soc. Ltd.**", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, 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 04.10.2024 for Housing Loan Purpose.
1	Date of inspection	21.09.2024
3	Name of the owner / owners	<b>Mr. Arun K. Sawant</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> Residential Flat No. B-8, 2 <sup>nd</sup> Floor, Wing - B, " <b>Ushakal Co.-Op. Hsg. Soc. Ltd.</b> ", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Krishna Sawant (Owner's Father) Contact No. 9594852851
6	Location, Street, ward no	Village - Asade Golivali, District - Thane
7	Survey / Plot No. of land	Village - Asade Golivali, Plot No - RM - 91
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	<b>Carpet Area in Sq. Ft. = 904.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 836.00</b> <b>Balcony Area in Sq. Ft. = 68.00</b>  <b>Built Up Area in Sq. Ft. = 1004.00</b> <b>(Area As Per Agreement for sale)</b>



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13	Roads, Streets or lanes on which the land is abutting	Village - Asade Golivali, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 203
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?	Owner Occupied - Mr. Arun K. Sawant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Arun K. Sawant
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,700.00 (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 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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2009 (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>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 04.10.2024 for Residential Flat No. B-8, 2<sup>nd</sup> Floor, Wing - B, "**Ushakal Co.-Op. Hsg. Soc. Ltd.**", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Mr. Arun K. Sawant.**

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

1)	Copy of Agreement for sale No.4280 / 2002 Dated 26.12.2002 between Mr. Vithal D. Wani(The Transferor) And Mr. Arun K. Sawant(The transferee).
2)	Copy of Building Completion Certificate No.KMC / NRV / CC / Dombivli / 4133 Dated 28.02.1989 issued by Kalyan Mahanagarpalika.
3)	Copy of Occupancy Certificate No.EE / SPA / DOM / RM - 91 / 1294 / 2009 Dated 03.06.2009 issued by Maharashtra Industrial Development Corporation.
4)	Copy of Plan Approval Letter No.EE / SPA / DMB / RM - 91 / 1294 / 2009 Dated 03.06.2009 issued by Maharashtra Industrial Development Corporation.
5)	Copy of Society Share Certificate Document No.10 Dated 30.03.2003 And Mr. Arun Krishna Sawant(The purchaser) issued by SOCIETY.
6)	Copy of No Objection Certificate Dated 26.12.2002 issued by Ushakal Co-Op. Hsg. Soc. Ltd..
7)	Copy of Undertaking Dated 04.05.2009.

### Location

The said building is located at bearing Plot No - RM - 91 inVillage - Asade Golivali, Taluka - Kalyan, District - Thane, PIN Code - 421 203. The property falls in Residential Zone. It is at a traveling distance 2.5Km from Dombivli Railway Station.

### Building

The building under reference is having Ground + 2 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 Floor is having 3 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 3 Bedroom + Living



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Room + Kitchen + Toilet + Bathroom + WC + 5 Passage + 2 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood door frame, Flush doors shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

### Valuation as on 4th October 2024

The Built Up Area of the Residential Flat	:	1004.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	1004.00 Sq. Ft. X ₹ 2,500.00 = ₹ 25,10,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 5,64,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 44,100/- per Sq. M. i.e. ₹ 4,097/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 39,450/- per Sq. M. i.e. ₹ 3,665/- per Sq. Ft.
Value of property as on 4th October 2024	:	1004.00 Sq. Ft. X ₹ 7,500 = ₹75,30,000.00

(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 4th October 2024	:	₹ 75,30,000.00 - ₹ 5,64,750.00 = ₹ 69,65,250.00
Total Value of the property	:	₹ ₹ 69,65,250.00
The realizable value of the property	:	₹62,68,725.00
Distress value of the property	:	₹55,72,200.00
Insurable value of the property (1004.00 X 2,500.00)	:	₹25,10,000.00
Guideline value of the property (1004.00 X 3665.00)	:	₹36,79,660.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-8, 2<sup>nd</sup> Floor, Wing - B, "Ushakal Co.-Op. Hsg. Soc. Ltd.", MIDC, Near Mamata Hospital, Sudama Nagar, Plot No. RM - 91, Village - Asade Golivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India for this particular purpose at **₹ 69,65,250.00 (Rupees Sixty Nine Lakhs Sixty Five Thousands Two Hundred And Fifty Only)** as on 4th October 2024

### 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 **4th October 2024** is **₹ 69,65,250.00 (Rupees Sixty Nine Lakhs Sixty Five Thousands Two**



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**Hundred And Fifty 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:

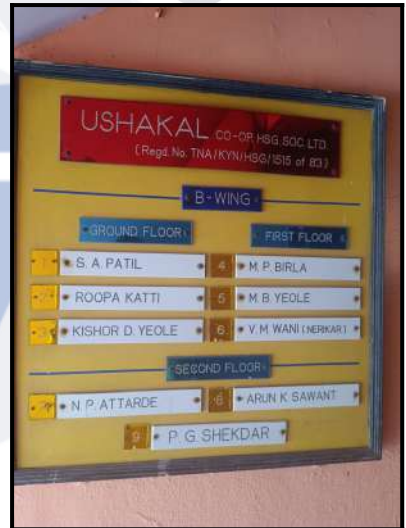
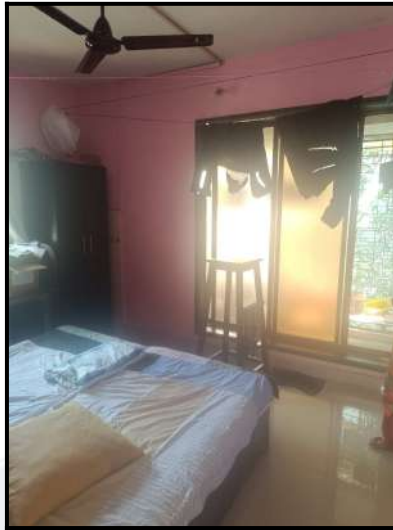
#### ANNEXURE TO FORM 0-1

	Technical details		Main Building
1	No. of floors and height of each floor	:	Ground + 2 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	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 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 Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood door frame, Flush doors shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: Not Provided								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: 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

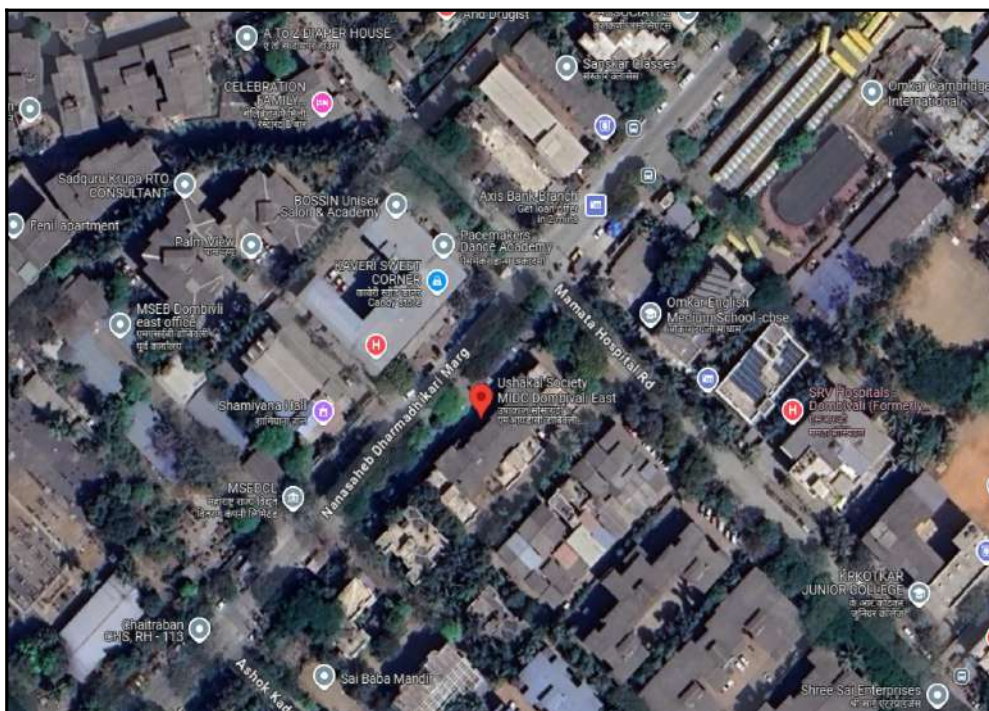


## Actual Site Photographs

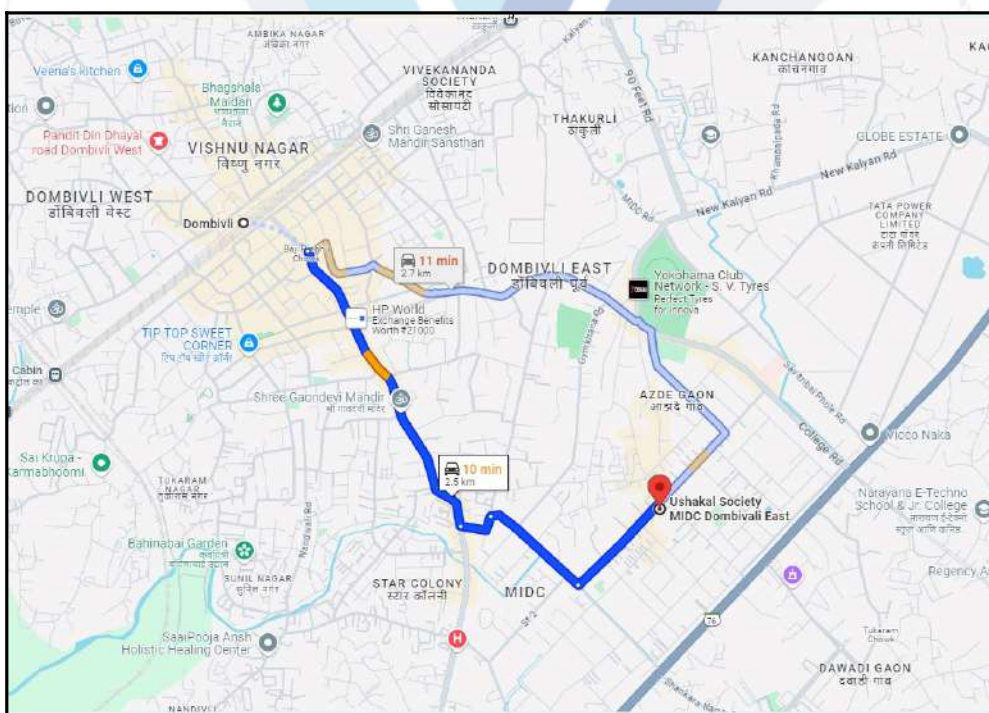




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°12'26.4"N 73°6'12.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 2.5Km).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	37/104-मौजे आसदे गावातील रहीवास क्षेत्रातील मिळकती	12500	39200	46600 55100 46600	चौ. मीटर
<a href="#">SurveyNo</a>	37/105-मौजे आसदे गावातील गावठाणामधील मिळकती	10200	41400	47500 55700 47500	चौ. मीटर
<a href="#">SurveyNo</a>	37/106-मौजे आसदे गावातील म.औ.वि.म.(MIDC)हद्दीतील	13100	49000	55900 61200 55900	चौ. मीटर
<a href="#">SurveyNo</a>	37/106A-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारितील औद्योगिक भुखंड	13250	0	0 0 0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	49000			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	4900			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>44,100.00</b>	<b>Sq. Mtr.</b>	<b>4,097.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	13100			
The difference between land rate and building rate(A-B=C)	31,000.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>39,450.00</b>	<b>Sq. Mtr.</b>	<b>3,665.00</b>	<b>Sq. Ft.</b>

#### **Building not having lift**

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%

e)	Fourth Floor and above	80%
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**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	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	583.33	700.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹11,143.00	₹9,286.00	-



Pay Rent
Post Your Property
New
Trupti Parmani
Menu



**2 BHK Flat In Pradeep Chs For Sale In Sudama Nagar**  
Midc Road No 23

**₹ 65 Lacs**  
Non-negotiable

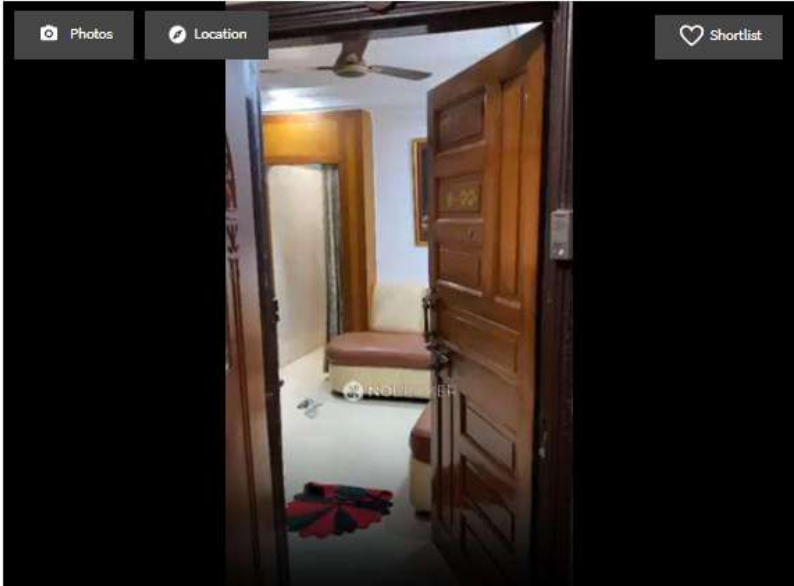
**₹ 37,254/Month**  
Estimated EMI

**700**  
Sq.Ft

Need Home Loan ?  
Apply Loan

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

Photos
Location
Shortlist



<b>2 Bedroom</b> <small>No. of Bedroom</small>	<b>Sep 22, 2024</b> <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>NA</b> <small>Balcony</small>	<b>Pradeep Chs</b> <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

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 >10 Years	Ownership Type Self Owned
Maintenance Charges ₹0.0 Per Sq.Ft/M	Flooring NA
Builtup Area 700 Sq.Ft	Furnishing Status Fully Furnished
Facing Don't Know	Floor 1/3
Parking Bike And Car	Gated Security No

### Activity On This Property


**45**  
Unique Views

**0**  
Shortlists

**1**  
Contacted

Powered By : NBEstimate

### Similar Properties



**2 BHK Flat In Sterling So...**  
R9, MIDC Residential Zone  
Within 5 km  
Price ₹70 Lacs Builtup Area 800 sqft

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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	783.33	940.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,575.00	₹7,979.00	-

NOBROKER

Pay Rent
Post Your Property
New
Trupti Parmani
♥
🔔
☰ Menu

**2 BHK Flat In Maruti Vihar Chs For Sale In Dombivl...**  
Sudama Nagar, Near AIMS Hospital

₹ 75 Lacs  
Negotiable

₹ 42,985/Month  
Estimated EMI

940  
Sq.Ft

Need Home Loan ?  
Apply Loan

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

Photos
Location

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

**2 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**1**  
Balcony

**Bike and Car**  
Parking

**Sep 24, 2024**  
Posted On

**Immediately**  
Possession

**Maruti Vihar Chs**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

**Activity On This Property**

🔍 33  
Unique Views

♥ 1  
Shortlists

🗨 0  
Contacted

Powered By: NBEstimate

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**Similar Properties**

**2 BHK Flat In Apartment ...**  
AIMS Hospital, Milap Nagar, Domb...  
Within 5 km

Price  
₹85 Lacs

Builtup Area  
907 sqft

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Since 1989


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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	490.00	588.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,184.00	₹7,653.00	-



Pay Rent
Post Your Property
New
Trusti Parmani



**1 BHK Flat In Sheron Chs For Sale In Sudama Nagar**  
Near MIDC Nivaasi bust stop

**₹ 45 Lacs**  
Negotiable



**₹ 25,791/Month**  
Estimated EMI

**585**  
Sq.Ft

**Need Home Loan?**  
Apply Loan

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

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike and Car**  
Parking

**Jul 30, 2023**  
Posted On

**Immediately**  
Possession

**Sheron Chs**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

Nearby: New Modern Cafe PP Chambers Naturals Ice Cream Prasad Food Divine Regency Estate

### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	585 Sq.Ft	Carpet Area	490 Sq.Ft
Furnishing Status	Unfurnished <span style="border: 1px solid #0070c0; padding: 1px 5px; font-size: 7px;">Furnish Now</span>	Facing	East
Floor	3/3	Parking	Bike And Car

### Activity On This Property

**44**  
Unique Views

**2**  
Shortlists

**0**  
Contacted


Powered By: NBEstimate

### Similar Properties

**1 BHK Flat In Snehamila...**

Milep Nagar, near AIMS Hospital

Within 5 km




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 Valuers & Appraisers  
 Architects & Interior Designers  
 Chartered Engineers (I)  
 TVS Consultants  
 Leader's Engineer  
 U/1720 MH2010 PTC201709

## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,228.00	₹6,857.00	-

Pay Rent
Post Your Property

New
Trupti Parmani

♥
🔔
☰
Menu

Rezele

1 RK Flat In Namdev Smruti For Sale In ...

Sudama Nagar Near Omkar Cambridge International

Loan Verified

₹ 24 Lacs

Negotiable

₹ 13,755/Month

Estimated EMI

350

Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos
Location

Shortlist
+2

1 Bedroom

No. of Bedroom

Sep 29, 2024

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Namdev Smruti

Apartment

None

Parking

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Check Now

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	₹1.3 Per Sq.Ft/M
Flooring	Vitrified Tiles
Builtup Area	350 Sq.Ft
Furnishing Status	Semi <span style="border: 1px solid #007bff; padding: 2px 5px; font-size: 8px; color: #007bff;">Furnish Now</span>
Facing	East
Floor	4/4
Parking	None
Gated Security	No

Activity On This Property

🔍 13

Unique Views

♥ 0

Shortlists

🗨 0

Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties

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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 **4th October 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 **₹ 69,65,250.00 (Rupees Sixty Nine Lakhs Sixty Five Thousands Two Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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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