

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir**

Residential Flat No. 1714, 17<sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans),  
"Dosti Pride ", Dosti Greater Thane, Cluster 2, Phase - 1 , Sector 3A, Village - Purna, Taluka -  
Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India.

Latitude Longitude : 19°15'19.2"N 73°1'5.4"E

### Intended User:

**Cosmos Bank**  
**APMC Vashi Branch**

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

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

 +91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1714, 17<sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "**Dosti Pride**", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India belongs to **Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir**.

Boundaries of the property

North	: Open Plot
South	: Dosti Fortune – Wing B
East	: Mohan Villa
West	: Dosti Greater Thane Road

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 **₹ 38,30,700.00 (Rupees Thirty Eight Lakhs Thirty Thousands Seven Hundred Only) After completion of construction works**. As per Site Inspection 25% Construction Work is Completed.

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/87/2022-23

Encl.: Valuation report



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 1714, 17<sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "Dosti Pride", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, 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 02.12.2024 for Housing Loan Purpose.
1	Date of inspection	30.11.2024
3	Name of the owner / owners	<b>Kisan Mahadu Bhoir, Ravindra Kisan Bhoir &amp; Kalpana Kisan Bhoir</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. 1714, 17 <sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), " <b>Dosti Pride</b> ", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India.  <b>Contact Person :</b> Miss. Farhat Khan (Customer Relationship Manager) Contact No. 8655498972
6	Location, Street, ward no	Village - Purna, District - Thane
7	Survey / Plot No. of land	Village - Purna New Survey No - 156/1(Part), 156/2(Part), 159/1B(Part) & others
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. = 339.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 372.90</b> <b>(Carpet Area + 10%)</b>  <b>RERA Carpet Area in Sq. Ft. = 269.00</b> <b>Balcony Area in Sq. Ft. = 61.00</b> <b>Enclosed Balcony Area in Sq. Ft. = 9.00</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Purna, Taluka - Bhiwandi, District - Thane, Pin - PIN - 421 302
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?	Building is under construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under construction

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	Building is under construction
	(ii) Portions in their occupation	Building is under construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 8,000.00 (Expected rental income per month after completion of construction works)
	(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	Building is under construction
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> Internal inspection of the property was not allowed at site. The detail about the work progress status has been provided by builder's sales person Miss. Farhat Khan (Contact No. 8655498972)	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 02.12.2024 for Residential Flat No. 1714, 17<sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "**Dosti Pride**", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India belongs to **Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir**.

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

1)	Copy of Agreement for sale No.9111 / 2024 Dated 13.10.2024 between M/s. Adrika Developers Pvt. Ltd. (The Promoter) And Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir (The Purchasers).
2)	Copy of Approved Building Plan No.SROT / BSNA / 2501 / BP / Rahanal - Kevani - Purna - Kopar - 02 / Amended CC / 1455 / 2022 Dated 17.11.2022 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).
3)	Copy of Amended Commencement Certificate No.SROT / BSNA / 2501 / BP / Rahanal - Kevani - Purna - Kopar - 02 / Amended CC / 1455 / 2022 Dated 17.11.2022 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).
4)	Copy of RERA Certificate No.P51700048334 Dated 26.12.2022 issued by Maharashtra Real Estate Regulatory Authority.

### Location

The said building is located at Sector - 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302. The property falls in Residential Zone. It is at a traveling distance 4.7 Km. from Bhiwandi Railway Station.



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**Building**

The building under reference is having Stilt + 26 Upper Floors. It is a Proposed R.C.C Framed Structure with 9" thick external walls and Building Under Construction walls. The external condition of building is Building is under construction . The building is used for Residential purpose. 17th Floor is having 18 Residential Flat. The building is having 5 lifts.

**Residential Flat:**

The Residential Flat under reference is situated on the 17<sup>th</sup> Floor The composition of Residential Flat is Living Room.As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets + Balcony Area. (i.e. 1BHK) This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

**Valuation as on 2nd December 2024**

The Carpet Area of the Residential Flat	:	339.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Building is under construction
Cost of Construction	:	372.90 Sq. Ft. X ₹ 2,500.00 = ₹ 9,32,250.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	Building is under construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 34,650/- per Sq. M. i.e. ₹ 3,219/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Building is under construction
Value of property	:	339.00 Sq. Ft. X ₹ 11,300 = ₹38,30,700
Total Value of property as on 2nd December 2024	:	₹ 38,30,700.00

(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)

<b>Fair value of the property as on 2nd December 2024</b>	:	<b>₹ 38,30,700.00</b>
<b>Total Value of the property</b>	:	<b>₹ 38,30,700.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 34,47,630.00</b>
<b>Distress value of the property</b>	:	<b>₹ 30,64,560.00</b>
<b>Insurable value of the property (372.90 X 2,500.00)</b>	:	<b>₹ 9,32,250.00</b>
<b>Guideline value of the property (372.90 X 3,219.00)</b>	:	<b>₹ 12,00,365.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1714, 17<sup>th</sup> Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "Dosti Pride ", Dosti Greater Thane, Cluster 2, Phase - 1 , Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India for this



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particular purpose at **₹ 38,30,700.00 (Rupees Thirty Eight Lakhs Thirty Thousands Seven Hundred Only)** as on 2nd December 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 **2nd December 2024** is **₹ 38,30,700.00 (Rupees Thirty Eight Lakhs Thirty Thousands Seven Hundred 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	:	Stilt + 26 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 17 <sup>th</sup> Floor
3	Year of construction	:	Building is under construction
4	Estimated future life	:	60 (after building completion) Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	Proposed R.C.C Framed Structure
6	Type of foundations	:	Proposed R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are Building Under Construction.
8	Partitions	:	Building Under Construction.



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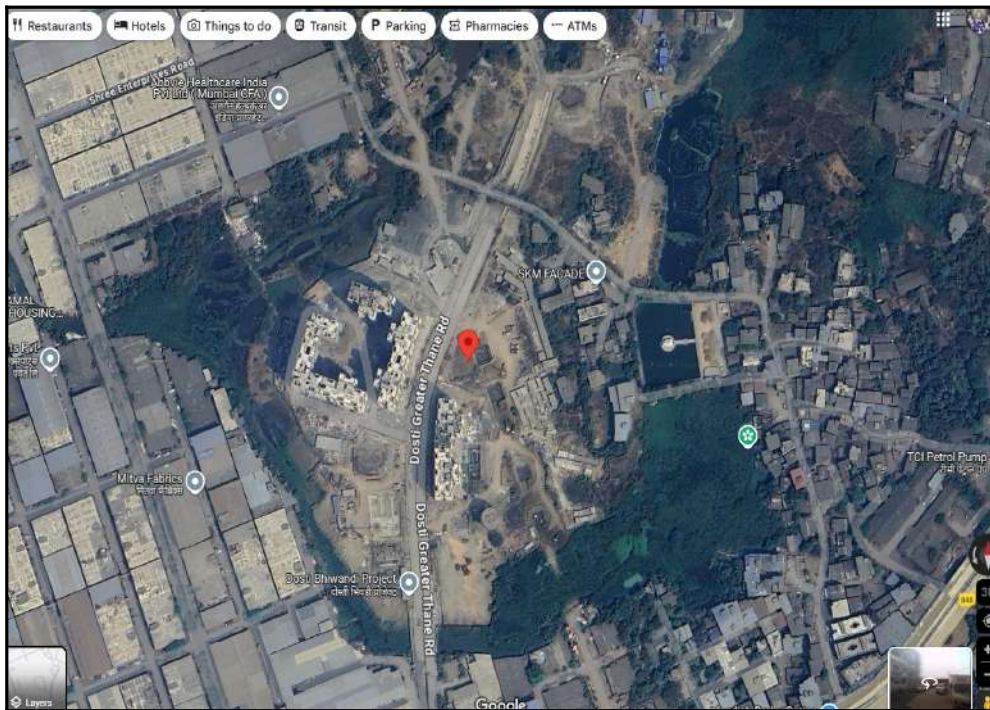
**Technical details****Main Building**

9	Doors and Windows	:	Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .								
10	Flooring	:	Proposed Vitrified tiles flooring.								
11	Finishing	:	Proposed Cement Plastering.								
12	Roofing and terracing	:	Proposed R.C.C. Slab.								
13	Special architectural or decorative features, if any	:	No								
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.	:	Proposed Concealed plumbing with C.P. fittings. Concealed 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	:	All external walls are 9" thick and partition walls are 6" thick.								
18	No. of lifts and capacity	:	Proposed 5 Lifts								
19	Underground sump – capacity and type of construction	:	Proposed RCC Tank								
20	Over-head tank Location, capacity Type of construction	:	Proposed 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	:	Proposed Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Proposed Connected to Municipal Sewerage System								

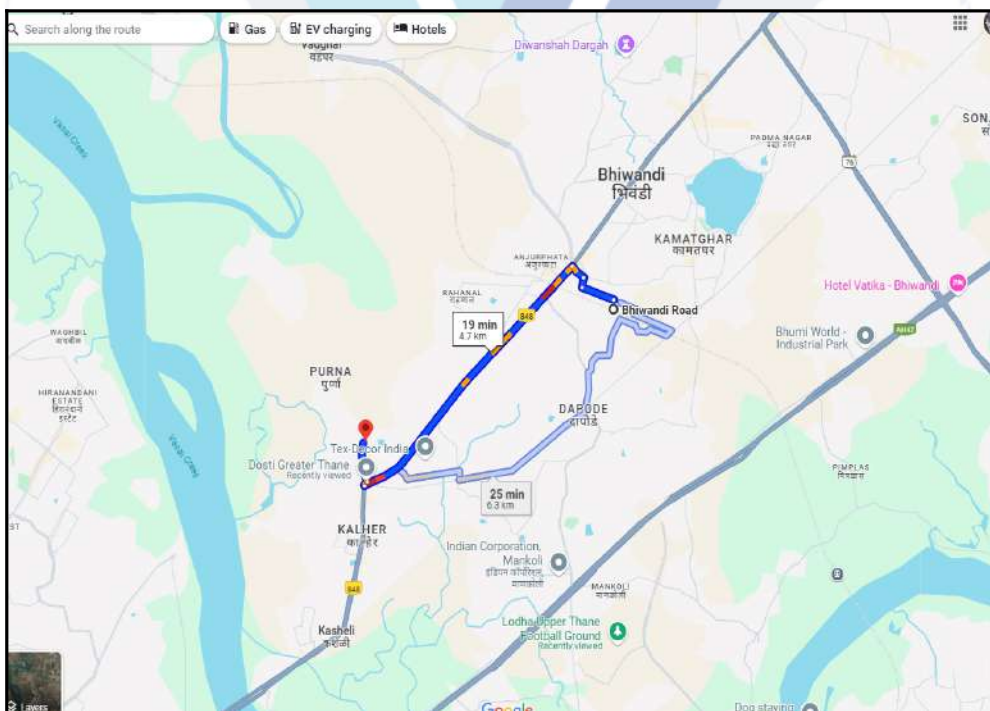
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°15'19.2"N 73°15.4"E**


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

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[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./)
SurveyNo	4-हरीत/ना विकास विभागातील जमिनी	2638600	0	0	0	0	हेक्टर
SurveyNo	1/1-गावठाण व पाडे यामधील जमिनी	4060	29900	34300	38200	34300	चौ. मीटर
SurveyNo	1/2-रहीवास वापरा खालील विकसित जमिनी	4000	31500	36200	39400	36200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	31,500			
Increase by 10% on Flat Located on 17 <sup>th</sup> Floor	3150			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>34,650.00</b>	<b>Sq. Mtr.</b>	<b>3,219.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4000			
The difference between land rate and building rate(A-B=C)	30,650.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>34,650.00</b>	<b>Sq. Mtr.</b>	<b>3,219.00</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



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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	371.00	408.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,860.00	₹10,782.00	-

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Rent ▾
Sell ▾
Home Loans ▾

Login ▾
Post Property FREE

Posted on: Nov 28, 24    Property ID: 75866909

**₹44.0 Lac**    EMI - ₹20k    |    [Can I afford it?](#)

1 BHK 371 Sq-ft Flat For Sale [Bhiwandi, Beyond Thane](#)

1 Bed
1 Bath
Unfurnished

**Carpet Area**  
371 sqft ~  
₹11,849/sqft

**Transaction Type**  
New Property

**Developer**  
[Dosti Realty](#)

**Project**  
[Dosti Greater Thane](#)

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 44 Lac
Address	Bhiwandi, Beyond Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹19827 ⓘ <a href="#">Apply for Home Loan</a>
Age of Construction	Under Construction

**Description:** Multistorey Apartment for Sale in Bhiwandi, Beyond Thane. Covered area is 371.0 Sq-ft. This property belongs to "Dosti Greater Thane".

Contact Agent

### About Project

**Dosti Greater Thane**  
by Dosti Realty

Price

₹25.6 Lac

Price per sqft

₹ 8,467 -

Configuration

1, 2 BHK Flats

Tower & Unit

4 Towers,  
328 Units

[Explore Project →](#)

**Contact Agent**

-91-9000000000

Get Phone No.

**Download Brochure**

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	339.00	372.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,858.00	₹10,780.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property 5/23

**₹40.2 Lac** EMI - ₹18k | [Can I afford it?](#)

1 BHK 339 Sq-ft Flat For Sale [Bhiwandi, Beyond Thane](#)

1 Bed | 1 Bath | 1 Balcony | Unfurnished

**Carpet Area**  
339 sqft ~  
₹11,847/sqft

**Developer**  
[Dosti Realty](#)

**Project**  
[Dosti Greater Thane](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction

Contact Agent
Get Phone No.

Posted on: Nov 26, 24 | Property ID: 76190709

**Contact Agent**

+91-9100000000

Get Phone No.

Download Brochure

**More Details**

<b>Price Breakup</b>	₹ 40.2 Lac
<b>Address</b>	Bhiwandi, Beyond Thane, Maharashtra
<b>Furnishing</b>	Unfurnished
<b>Loan Offered</b>	Estimated EMI: ₹18113 <span style="font-size: x-small;">@</span> <a href="#">Apply for Home Loan</a>
<b>Age of Construction</b>	Under Construction

**Description:** Multistorey Apartment for Sale in Bhiwandi, Beyond Thane. Covered area is 339.0 Sq-ft. This property belongs to "Dosti Greater Thane".

Contact Agent

**About Project** Explore Project →

<b>Dosti Greater Thane</b> by Dosti Realty	<b>Price</b> ₹25.6 Lac Onwards	<b>Price per sqft</b> ₹ 8,467 - ₹ 42,249	<b>Configuration</b> 1, 2 BHK Flats	<b>Tower &amp; Unit</b> 4 Towers, 2208 Units
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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	339.00	372.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,147.00	₹10,134.00	-

805781 15-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुष्यम निबंधक : दु.नि. भिवंडी 1 दस्ता क्रमांक : 8057/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : पुणे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3779000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1146412.575	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका क्र.501,5 वा मजला,डी-विंग-टॉवर नं.5-बी,दोस्ती प्राईड बिल्डिंग,(डीजीटी)दोस्ती ग्रेटर ठाणे-सेक्टर 3ए क्लस्टर 2- फेस 1,श्री उमिया कंपाऊंड,काल्हेर जंक्शन,भिवंडी,ठाणे-421302,सदनिकाचे क्षेत्रफळ 24.98 चौ. मि. रेरा कारपेट म्हणजेच 269.00 चौ. फुट रेरा कारपेट व एनक्लोज बाल्कनी चे क्षेत्रफळ 5.70 चौ. मि. म्हणजेच 61.00 चौ. फुट व ओपन बाल्कनी क्षेत्रफळ 0.83 चौ. मि. म्हणजेच 9.00 चौ. फुट,मौजे-पुणे,तालुका-भिवंडी,जिल्हा ठाणे,येथील सर्वे नं. 156/1(पार्ट)व इतर.( ( Survey Number : सर्वे नं. 156/1(पार्ट),156/2(पार्ट),159/1ए (पार्ट), 159/1बी (पार्ट), 159/1सी (पार्ट), 160/1, 160/2 (पार्ट), 161/3 (पार्ट), 161/4,161/5 (पार्ट), 159/2 (पार्ट), 154/3ए (पार्ट), 154/3बी (पार्ट),154/7(पार्ट), 164/4 (पार्ट), 163/1 (पार्ट), 163/2 (पार्ट). ; ) )	
(5) क्षेत्रफळ	31.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अद्रिका डेव्हलपर्स प्रायवेट लिमिटेड च्या तर्फे दस्तावेज प्रवेशासाठी कु. मु. जतीप जयकुमार रामपुरे वय:-26; पत्ता:-प्लॉट नं: 276, माळी नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डॉ.डी.एन.रोड,फोर्ट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCA5418G	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंगीता रामकुमार यादव वय:-31; पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: -, ब्लॉक नं: पांजरापॉल, गौतम नगर, दिनक्युरी रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-ALJPY1951A	
(9) दस्तावेज करून दिल्याचा दिनांक	16/05/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	16/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8057/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	226800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	339.00	372.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,206.00	₹10,188.00	-

3189532	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.भिवंडी 3
09-04-2024		दस्ता क्रमांक : 3189/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : पुणे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3799000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1146412.575	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका क्र.816.8 वा मजला,बी- विंग टॉवर नं.1-अप,दोस्ती प्राईड बिल्डिंग,(डीजीटी)दोस्ती ग्रेटर ठाणे-सेक्टर 3ए वलस्टर 2-फेस 1,श्री उमिया कंपाऊंड,काल्हेर जंक्शन,भिवंडी,ठाणे-421302,सदनिकाचे क्षेत्रफळ 24.98 चौ.मि.रेरा कारपेट म्हणजेच 269.00 चौ. फुट ररा कारपेट व एनक्लोज बाल्कनी चे क्षेत्रफळ 5.70 चौ. मि. म्हणजेच 61.00 चौ. फुट व ओपन बाल्कनी क्षेत्रफळ 0.83 चौ. मि. म्हणजेच 9.00 चौ. फुट,मौजे-पुणे,तालुका-भिवंडी,जिल्हा ठाणे येथील सर्वे नं.156/1(पार्ट)व इतर. ( ( Survey Number : सर्वे नं. 156/1(पार्ट),156/2(पार्ट),159/1ए (पार्ट), 159/1बी (पार्ट), 159/1सी (पार्ट), 160/1, 160/2 (पार्ट), 161/3 (पार्ट), 161/4,161/5 (पार्ट), 159/2 (पार्ट), 154/3ए (पार्ट), 154/3बी (पार्ट),154/7(पार्ट), 164/4 (पार्ट), 163/1 (पार्ट), 163/2 (पार्ट). ; ) )	
(5) क्षेत्रफळ	31.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अद्रिका डेव्हलपर्स प्रायवेट लिमिटेड तर्फे अधिकृत सही करणार परीन जे पोपट तर्फे कु.मु.म्हणून उमेश रमेश भंभानी वय:-39 पत्ता:-प्लॉट नं: 276, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डॉ.डी.एन.रोड,फोर्ट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCA5418G	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकर लक्ष्मण गोल्लार वय:-34; पत्ता:-प्लॉट नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: माया नगर को. ऑप. हो. सोसा. लि., ब्लॉक नं: बी.जी. खेर मार्ग, वरळी सीफेस, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AWCPG7574K 2): नाव:-पूजा शंकर गोल्लार वय:-27; पत्ता:-प्लॉट नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: माया नगर को. ऑप. हो. सोसा. लि., ब्लॉक नं: बी.जी. खेर मार्ग, वरळी सीफेस, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-BWYPG2226D	
(9) दस्ताऐवज करून दिल्याचा दिनांक	31/03/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	31/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3189/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	228000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd December 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 **₹ 38,30,700.00 (Rupees Thirty Eight Lakhs Thirty Thousands Seven Hundred 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/87/2022-23



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Extent of Work Completion

**Name of Owner:** Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir

**Property Address :** Residential Flat No. 1714, 17th Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "Dosti Pride ", Dosti Greater Thane, Cluster 2, Phase - 1 , Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State - Maharashtra, Country - India.

**As per site inspection, 25% construction work is completed.**

**Extent of completion as under:**

Foundation	<b>Completed</b>	RCC plinth	<b>Completed</b>
Full Building RCC	<b>Up to 11<sup>th</sup> Floors Completed</b>	<b>Total</b>	<b>25% work completed</b>