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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah**

Residential Flat No. 2006, 20th Floor, Building No 13, "**Fern Building**", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), State - Maharashtra, India.

Latitude Longitude : 19°12'8.8"N 73°7'17.3"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2006, 20th Floor, Building No 13, "**Fern Building**", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), State - Maharashtra, India belongs to **Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah**.

Boundaries of the property

North	: Elymus - Tower 12
South	: Garget - Tower 14
East	: Internal Road
West	: Leisure Garden Regency Anantam / Internal 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 **₹ 52,66,650.00 (Rupees Fifty Two Lakhs Sixty Six Thousands Six 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/87/2022-23

Encl.: Valuation report



Residential Flat No. 2006, 20th Floor, Building No 13, "Fern Building", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), 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 24.01.2025 for Housing Loan Purpose.
1	Date of inspection	24.01.2025
3	Name of the owner / owners	Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah
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	Address: Residential Flat No. 2006, 20 th Floor, Building No 13, "Fern Building", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), State - Maharashtra, India. Contact Person : Mrs. Neeta Suketu Shah (Owner) Contact No. 9820744155
6	Location, Street, ward no	Village - Davdi, District - Thane
7	Survey / Plot No. of land	Village - Davdi New Survey No - 101/3A, 101/3B, 101/3C, 101/3D, 47/1, 44/2, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2B, 51/4, 52/2, 54/1, 97
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
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 566.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 411.00 Balcony Area in Sq. Ft.= 96.00 Dry Balcony Area in Sq. Ft.= 59.00</p> <p>Carpet Area in Sq. Ft. = 430.00 Balcony Area in Sq. Ft.= 97.00 Carpet Area in Sq. Ft. = 527.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 579.70 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Davdi, Taluka - Kalyan, District - Thane, Pin - Dombivli (East)
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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached

24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah
	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 KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,200.00 (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	SALES	

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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 24.01.2025 for Residential Flat No. 2006, 20th Floor, Building No 13, "**Fern Building**", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), State - Maharashtra, India belongs to **Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10970/2018 Dated 21.12.2018 between M/s. Regency Nirman Limited(The Promoter) And Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah(The purchaser).
2)	Copy of RERA Certificate No.P51700017874 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / 27 Village / 2018-2019 / 14 / 79 Dated 14.08.2019 issued by Kalyan Dombivli Municipal Corporation (As Download from RERA Site).
4)	Copy of Occupancy Certificate No.KDMC / NRV / CC / 27 Village / 12 Dated 05.08.2020 issued by Kalyan Dombivli Municipal Corporation.

Location



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The said building is located at Village - Davdi, Taluka - Kalyan, District - Thane, Dombivli (East). The property falls in Residential Zone. It is at a traveling distance 4.3 Km from Dombivli Railway Station.

Building

The building under reference is having Stilt + 1 Podium + 23 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 20th Floor is having 8 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 20th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Cupboard + 3 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 24th January 2025

The Carpet Area of the Residential Flat	:	527.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 Years
Cost of Construction	:	579.70 Sq. Ft. X ₹ 2,500.00 = ₹ 14,49,250.00
Depreciation $\{(100 - 10) \times (5 / 60)\}$:	7.50%
Amount of depreciation	:	₹ 1,08,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,750/- per Sq. M. i.e. ₹ 4,343/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 44,588/- per Sq. M. i.e. ₹ 4,142/- per Sq. Ft.
Value of property	:	527.00 Sq. Ft. X ₹ 10,200 = ₹53,75,400
Total Value of property as on 24th January 2025	:	₹53,75,400.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 24th January 2025	:	₹ 53,75,400.00 - ₹ 1,08,750.00 = ₹ 52,66,650.00
Total Value of the property	:	₹ 52,66,650.00
The realizable value of the property	:	₹47,39,985.00
Distress value of the property	:	₹42,13,320.00
Insurable value of the property (579.70 X 2,500.00)	:	₹14,49,250.00
Guideline value of the property (579.70 X 4142.00)	:	₹24,01,117.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2006, 20th Floor, Building No 13, "**Fern Building**", Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane, PIN Code - 421 201, Dombivli (East), State - Maharashtra, India for this particular purpose at **₹ 52,66,650.00 (Rupees Fifty Two Lakhs Sixty Six Thousands Six Hundred And Fifty Only)** as on 24th January 2025

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 January 2025** is **₹ 52,66,650.00 (Rupees Fifty Two Lakhs Sixty Six Thousands Six 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.



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PART III- VALUATION

I, hereby declare that

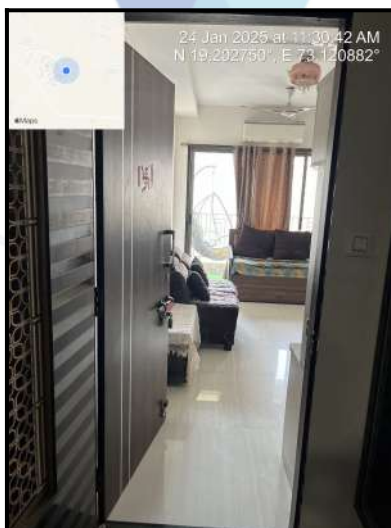
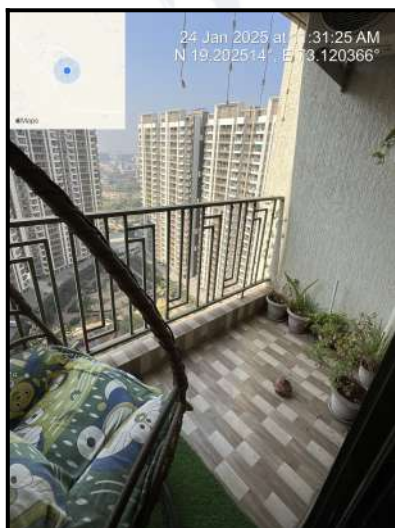
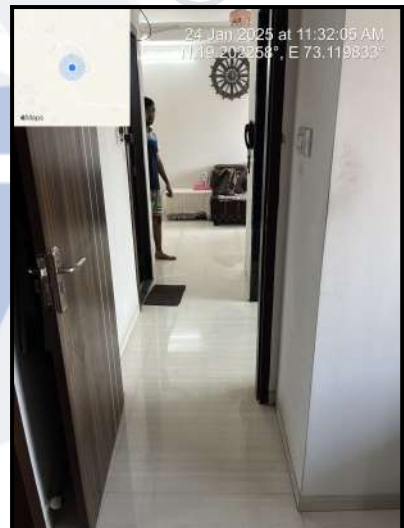
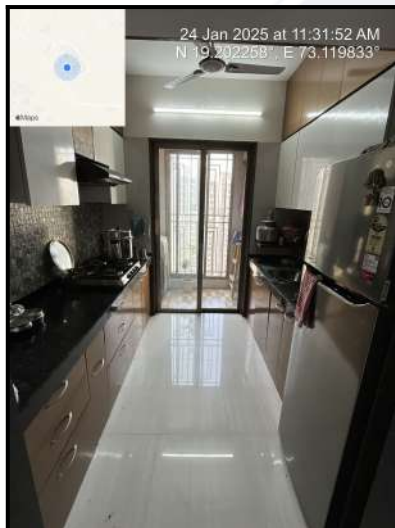
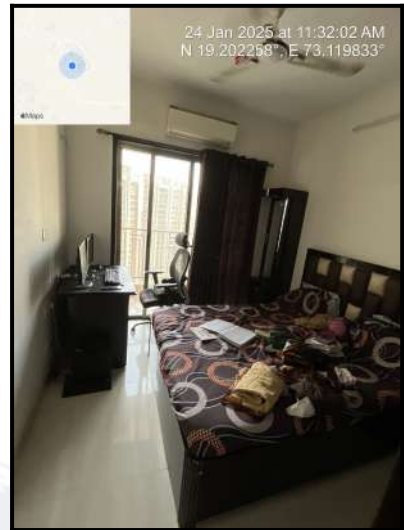
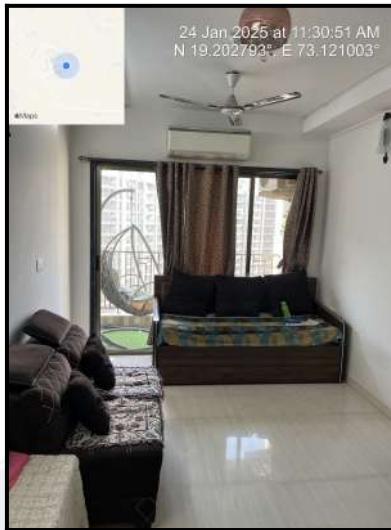
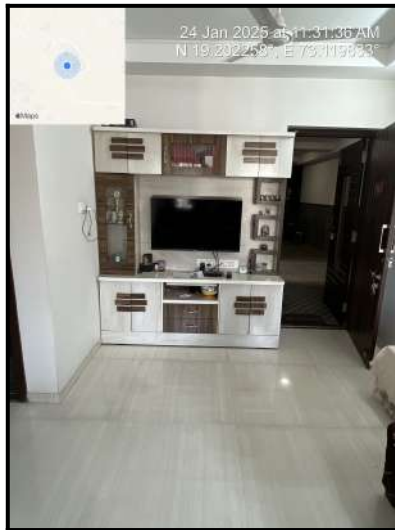
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

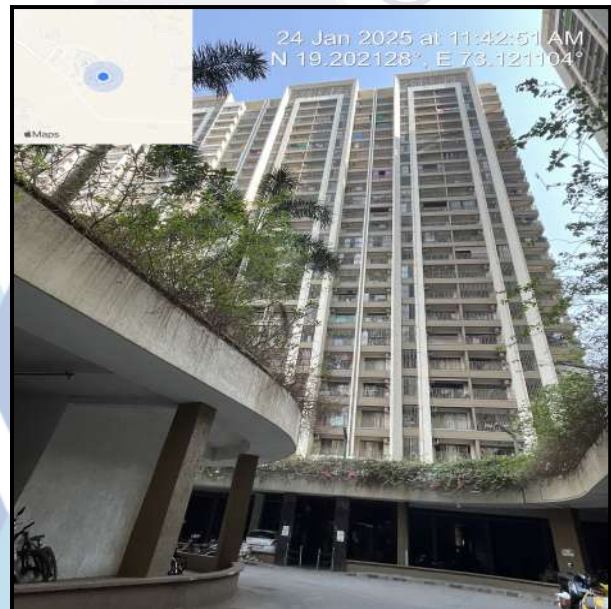
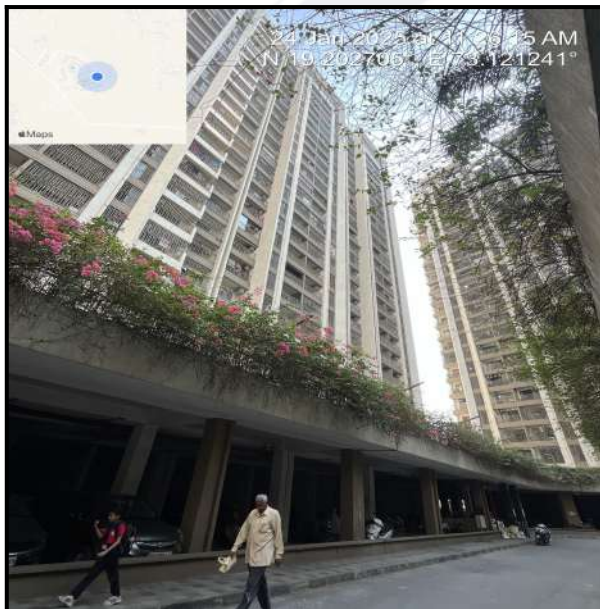
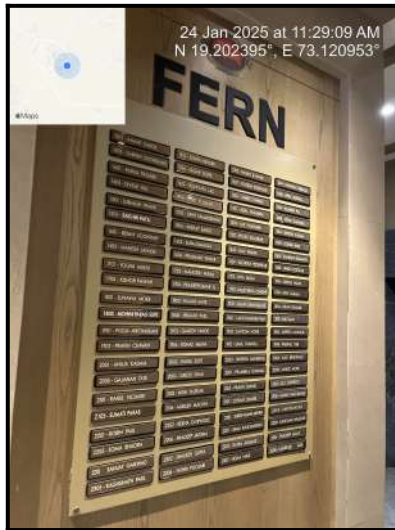
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 1 Podium + 23 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 20 th Floor				
3	Year of construction	: 2020 (As per occupancy certificate)				
4	Estimated future life	: 55 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 with Solid door with safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
12	Roofing and terracing	: 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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
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	: 3 Lifts
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



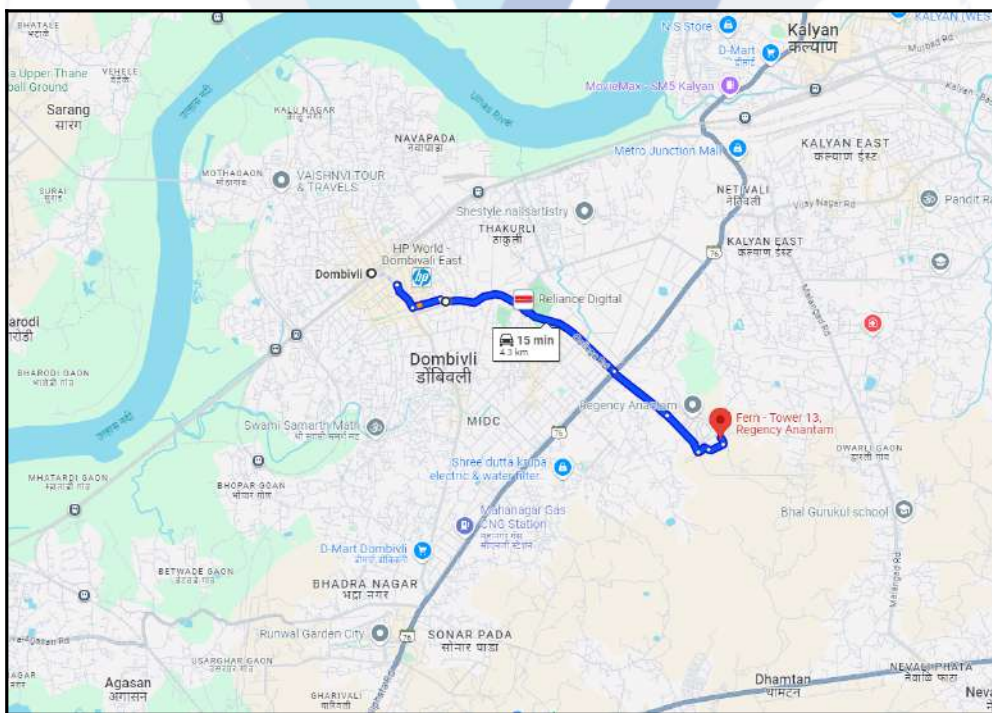
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'8.8"N 73°7'17.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 4.3 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[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	54/171-दावडी गावठाणालगतच्या जमिनी	3400	36300	41700	45300	41700	चौ. मीटर
SurveyNo	54/172-इतर रहिवास वापर मिळकती	3500	42500	42700	50600	42700	चौ. मीटर
SurveyNo	54/173-वाणिज्य वापरातील मिळकती	3600	41900	43200	52400	43200	चौ. मीटर
SurveyNo	54/173अ-मौजे दावडी गावातील गावठाणातील मिळकती	3440	35100	40500	43700	40500	चौ. मीटर
SurveyNo	54/174-मौजे दावडी गावातील वनविभागातील मिळकती	1594400	0	0	0	0	हेक्टर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	42500			
Increase by 10% on Flat Located on 20 th Floor	4250			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	46,750.00	Sq. Mtr.	4,343.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3500			
The difference between land rate and building rate(A-B=C)	43,250.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	44,588.00	Sq. Mtr.	4,142.00	Sq. Ft.

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



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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



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Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	436.00	479.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,550.00	₹9,591.00	-




magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home » Property in Beyond Thane » Dombivli East » Apartment in Dombivli East » 1 BHK » 527 Sq-ft

₹ 46.0 Lac [EMI - ₹ 21k](#) | [Get pre-approved loan](#)

1 BHK Flat For Sale in Regency Anantam, Dombivli East, Beyond Thane

1 Bed | 2 Baths | Unfurnished

+5 Photos

Super Built-Up Area 527 sqft ₹ 8,729/sqft	Developer Regency Group	Project Regency Anantam
Floor 19(Out of 30 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Furnished Status Unfurnished	Age Of Construction New Construction

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹ 46 Lac
Address	anantam rejency vicconaka domdivli east thane, Dombivli East, Beyond Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 20747 ⓘ Apply for Home Loan
	+1
Overlooking	Main Road
Age of Construction	New Construction

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	430.00	473.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,326.00	₹11,205.00	-

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

Home > Property in Thane Outskirts > Flats for sale in Thane Outskirts > Flats for sale in Dombivili > Flats for sale in Dombivili East > 1 BHK Flats for sale in Dombivili East Posted on Dec 21, 2024 | Ready to move

₹53 Lac @ 10,056 per sq.ft. **1BHK 2Baths** [Contact Owner FREE](#)
 Estimated EMI ₹42,331 [Shortlist](#)
 Flat/Apartment for Sale
 in Regency Anantam, Dombivili East, Thane

RERA STATUS REGISTERED | Registration No: P51700017874 | Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Property (7) Society (44)

Photos (1/7)

Area
 Built Up area: 527 sq.ft. (48.96 sq.m.)
 Carpet area: 430 sq.ft. (39.95 sq.m.)

Price
 ₹ 53 Lac+ Govt Charges & Tax
 @ 10,056 per sq.ft. [View Price Details](#)

Floor Number
 10th of 30 Floors

Overlooking
 Park/Garden,Pool,Club,Main Road,Others

Configuration
 1 Bedroom , 2 Bathrooms, 2 Balconies with Store Room

Address
 Regency Anantam
 Dombivili East, Thane

Facing
 East

Property Age
 0 to 1 Year Old

Places nearby

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	527.00	579.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,488.00	₹8,625.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Beyond Thane > Dombivli East > Apartment in Dombivli East > 1 BHK > 527 Sq-ft

₹ 50.0 Lac EMI - ₹ 23k | [Can I afford it?](#)

1 BHK Flat For Sale in Regency Anantam, Dombivli East, Beyond Thane

🛏 1 Bed | 🚿 2 Baths | 🏡 3 Balconies | 🏠 Unfurnished

Carpet Area	Developer	Project
527 sqft ~ ₹9,488/sqft	Regency Group	Regency Anantam
Floor	Transaction Type	Status
23 (Out of 23 Floors)	Resale	Ready to Move
Facing	Furnished Status	Car Parking
South - West	Unfurnished	1 Open

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 50 Lac
Address	Dombivli East, Beyond Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 22551 ⓘ Apply for Home Loan <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> +1 </div>
Type of Ownership	Co-operative Society
Overlooking	Garden/Park, Pool, Main Road
Age of Construction	New Construction

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	24th Floor		
	Carpet	Built Up	Saleable
Area	428.00	470.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,063.00	₹9,148.00	-

1/15/25, 10:57 AM		igr_14716	
14716338		सूची क्र.2	
11-09-2024		दुय्यम निबंधक : सह दु.नि.कल्याण 4	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 14716/2024	
		नोदणी :	
		Regn:63m	
गावाचे नाव : दावडी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4307000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2980000		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन .; इतर माहिती: विभाग क्रं. 54/171/1,मूल्यदर 52100/- मोजे दावडी स.नं. 64,65/3,65/4,65/5,66/1,67/4/ब,102/5/अ,102/5/ब,102/7,102/9,102/10 वरील रिजन्सी अनंतम एनएक्सटी फेज-1 प्रोजेक्ट मधील बिल्डिंग नं. 01,पेटालिना बिल्डिंग,सदनिका नं. 2403,चोविसावा मजला,क्षेत्रफळ 428.00 चौ. फु.(39.78 चौ. मी.)कार्पेट + 80.60 चौ.फु.(7.49 चौ.मी.)बाल्कनी एरिया सह,रेरा नं. पी51700055848((Survey Number : 64, 65/3, 65/4, 65/5, 66/1, 67/4/ब, 102/5/अ, 102/5/ब, 102/7, 102/9, 102/10 ;))		
(5) क्षेत्रफळ	39.78 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. रिजन्सी निर्माण लिमिटेड तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून विजेन्द्र बडिवाल यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु. मु. पत्रधारक म्हणून अक्षय अहिरे वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं. -, रोड नं: अमन सिनेमा रोड, विष्णु दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-येशां राजेंद्र जमदाडे वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुरज पार्क, ब्लॉक नं: बी 306, रोड नं: देसले पाडा, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AIMPJ9361M 2): नाव:-राजेंद्र शंकर जमदाडे वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुरज पार्क, ब्लॉक नं: बी 306, रोड नं: देसले पाडा, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJGPJ6549L		
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	10/09/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	14716/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)घोरा			

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	1st Floor		
	Carpet	Built Up	Saleable
Area	431.00	474.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,905.00	₹9,914.00	-

1/15/25, 10:59 AM		igr_13557	
13557338		सूची क्र.2	
21-08-2024		दुयम निबंधक : सह दु.नि.कल्याण 4	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 13557/2024	
		नोदणी :	
		Regn:63m	
गावाचे नाव : दावडी			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4700000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2990500		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रमांक-54/171/1,दर 52100/-,मौजे - दावडी,सदनिका क्रमांक 105,पहिला मजला,रिजन्सी अनंतम बिल्डिंग नंबर 18,मोलिनिआ को - ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,कल्याण शील रोड,दावडी,विको नाका,डोंबिवली पूर्व(क्षेत्रफळ 430.55 चौ फूट कारपेट(40.00 चौ मीटर)+ 96.85 चौ फूट बाल्कनी(9.00 चौ मीटर)+ 1 स्टील्ट पार्कींग स्पेस सहित)सदर दस्तात 31 मार्च 2021 चे शासन आदेशानुसार या दस्तऐवजास महिला खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे)((Survey Number : 101/3अ,3ब,3क,3ड,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,54/1,97 ;))		
(5) क्षेत्रफळ	40.00 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-रिचर्ड इसाक कुर्क वय:-38 पत्ता:-प्लॉट नं: जी/एन/१७७, माळा नं: -, इमारतीचे नाव: अय्यपा चाळ, ब्लॉक नं: राजीव गांधी नगर,, रोड नं: धारावी बस डेपो समोर, धारावी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:- BCZPK7453D 2): नाव.-रेखा रिचर्ड कुर्क वय:-36 पत्ता:-प्लॉट नं: जी/एन/१७७, माळा नं: -, इमारतीचे नाव: अय्यपा चाळ, ब्लॉक नं: राजीव गांधी नगर,, रोड नं: धारावी बस डेपो समोर, धारावी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:- EKFPK0541H		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सोनल बसंतलाल कनोजिया वय:-41; पत्ता:-प्लॉट नं: सदनिका क्रमांक १०७, माळा नं: -, इमारतीचे नाव: रिजन्सी अनंतम बिल्डिंग नंबर १२, एलीमूस, ब्लॉक नं: कल्याण शील रोड,, रोड नं: विको नाका, दावडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CTCPK7563F		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2024		
(11) अनुक्रमांक,खंड व पृष्ठ	13557/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	282000		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th January 2025**

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 **₹ 52,66,650.00 (Rupees Fifty Two Lakhs Sixty Six Thousands Six 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/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

