

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya**

Residential Flat No. B/13, 4<sup>th</sup> Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'53.6"N 73°5'46.3"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/13, 4<sup>th</sup> Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya.**

Boundaries of the property

North : Laxmi Kiran Building  
South : Open Plot  
East : Sudhanwa CHSL  
West : Gopal Nagar Road No. 2

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 **₹ 30,24,000.00 (Rupees Thirty Lakhs Twenty Four Thousands Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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. B/13, 4<sup>th</sup> Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, 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 08.02.2025 for Housing Loan Purpose.
1	Date of inspection	05.02.2025
3	Name of the owner / owners	<b>Mrs. Meghna Mahesh Zanzrukiya &amp; Mr. Mahesh Naresh Zanzrukiya</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. B/13, 4 <sup>th</sup> Floor, " <b>Sagar Sudha Co.- Op. Hsg. Soc. Ltd.</b> ", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India. <b>Contact Person :</b> M. Neethi Rajan (Seller) Contact No. 9619372858
6	Location, Street, ward no	Village - Gajbandhan Patharli, District - Thane
7	Survey / Plot No. of land	Village - Gajbandhan Patharli, Plot No - 3 New Survey No - 49, Hissa No. Part
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	<p><b>Carpet Area in Sq. Ft. = 383.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 357.00</b>  <b>Balcony Area in Sq. Ft.= 26.00</b></p> <p><b>Carpet Area in Sq. Ft. = 400.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 480.00</b>  <b>(Carpet Area + 20%)</b></p> <p><b>All the above areas are within 5% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller 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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (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 – 1993 (As per site information)
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 08.02.2025 for Residential Flat No. B/13, 4<sup>th</sup> Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya.**

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

1)	Copy of Agreement for sale No.1903/2025 Dated 03.02.2025 between Mrs. N Hemavathy (The Vendor) And Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya (The purchaser).
2)	Copy of Commencement Certificate No.KMP / NRV / BP / DOV / 407 / 88 Dated 10.08.1988 issued by Kalyan Mahanagarpalika.
3)	Copy of NOC Letter issued by Dombivali Municipal Council.

### Location



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The said building is located at bearing Plot No - 3 in Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 1.4 Km from Dombivli Railway Station.

### **Building**

The building under reference is having Ground + 4 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 Normal. The building is used for Residential purpose. 4th Floor is having 3 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Balcony. This Residential Flat is Mosaic Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Alluminum sliding windows with M. S. Grills, Open plumbing with C.P. fittings. Casing Capping wiring etc.

### **Valuation as on 8th February 2025**

The Carpet Area of the Residential Flat	:	400.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	1993 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Years
Cost of Construction	:	480.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,00,000.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$	:	48.00%
Amount of depreciation	:	₹ 5,76,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 61,520/- per Sq. M. i.e. ₹ 5,715/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 51,018/- per Sq. M. i.e. ₹ 4,740/- per Sq. Ft.
Value of property	:	400.00 Sq. Ft. X ₹ 9,000 = ₹36,00,000
Total Value of property as on 8th February 2025	:	₹36,00,000.00

(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)

<b>Fair value of the property as on 8th February 2025</b>	:	<b>₹ 36,00,000.00 - ₹ 5,76,000.00 = ₹ 30,24,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 30,24,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹27,21,600.00</b>
<b>Distress value of the property</b>	:	<b>₹24,19,200.00</b>
<b>Insurable value of the property (480.00 X 2,500.00)</b>	:	<b>₹12,00,000.00</b>
<b>Guideline value of the property (480.00 X 4740.00)</b>	:	<b>₹22,75,200.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/13, 4<sup>th</sup> Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 30,24,000.00 (Rupees Thirty Lakhs Twenty Four Thousands Only)** as on 8th February 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 **8th February 2025** is **₹ 30,24,000.00 (Rupees Thirty Lakhs Twenty Four Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

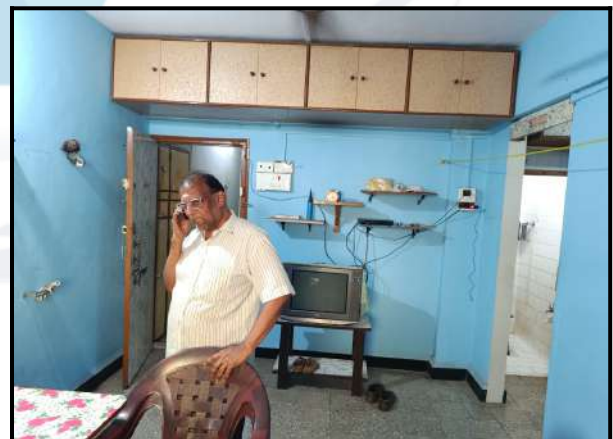
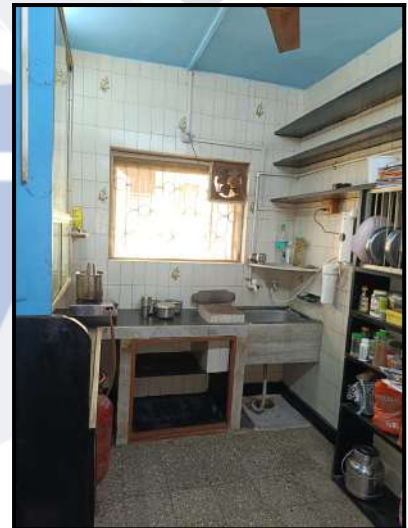
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 <sup>th</sup> Floor				
3	Year of construction	: 1993 (As per site information)				
4	Estimated future life	: 28 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 flush door with M.S Safety door, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Mosiac 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				
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.	: Open plumbing with C.P. fittings. Casing Capping wiring
(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	: 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





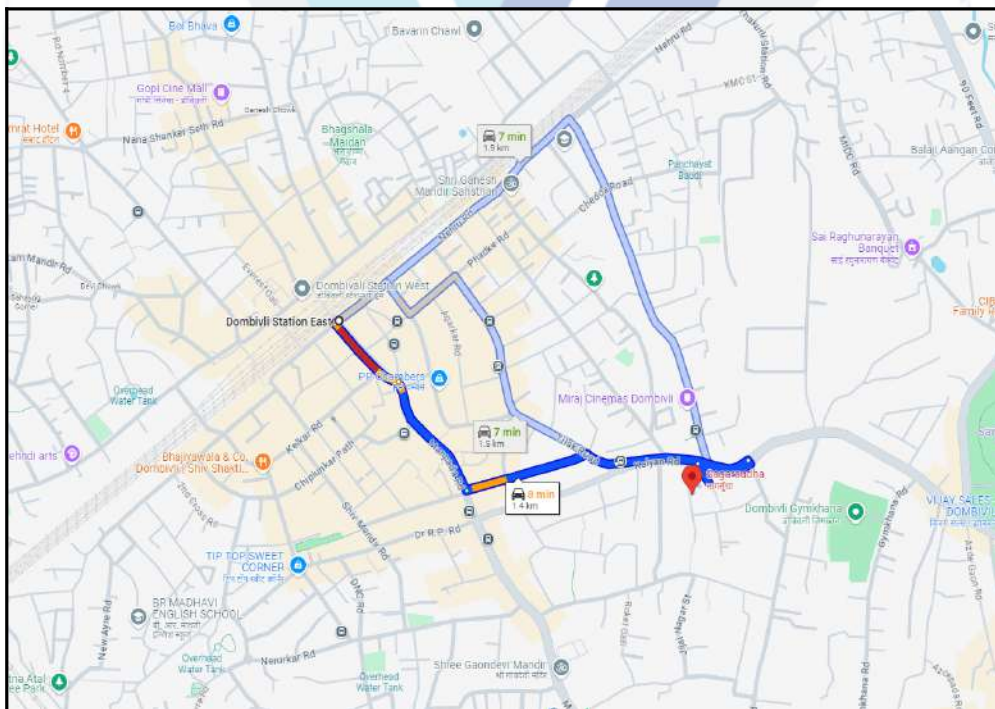
## Actual Site Photographs



## Route Map of the property



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




**Longitude Latitude: 19°12'53.6"N 73°5'46.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1.4 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./)
<a href="#">SurveyNo</a>	8/30-विभाग 18ब : पाथर्ली - रेल्वे स्टेशनपासुन दक्षिणेकडे जाणारा मानपाडा रोडवरील दर्शनी भाग असलेल्या मिळकती	18100	49300	62600	68400	62600	चौ. मीटर
<a href="#">SurveyNo</a>	8/31-विभाग 19ब.2 : चोळे व ठाकुली यांच्या मध्ये असलेला पाथर्ली गावाचा भाग सि.स.न.	16300	45300	52300	62200	52300	चौ. मीटर
<a href="#">SurveyNo</a>	8/34-विभाग 19अ.1 ग.ब. पाथर्ली मधुन जाणा-या मानपाडा रोडच्या दोन्ही बाजूच्या दर्शनी भाग असलेल्या मिळकती { जुन्या डोंबिवली म्युनिसिपल हद्दी पर्यंत }	19400	47700	58300	70600	58300	चौ. मीटर
<a href="#">SurveyNo</a>	8/35-विभाग 19अ.2 ग.ब. पाथर्ली मधुन जाणा-या मानपाडा रोडच्या दुतर्फा दर्शनी मिळकती { जुन्या डोंबिवली म्यु. हद्दीपासुन नांदवीलीचे हद्दीपर्यंतचे असण-या मानपाडा रोड नजीकच्या मिळकती } सर्वे नंबर	23200	67900	77500	85100	77500	चौ. मीटर
<a href="#">SurveyNo</a>	8/36-विभाग 19ब.1 पाथर्ली : ( ट्रान्समिशन लाइनच्या पश्चिमेकडील भाग, दक्षिणेस-ट्रान्समिशन लाइन ( हाय टेंशन लाइन ), उत्तर - पूर्व गावाची हद्द आणि ( दोन ) चोळे व ठाकुली ह्यांचे मध्ये असलेल्या पाथर्ली भाग.	28700	76900	88100	97300	88100	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	76900			
Decrease by 20% on Flat Located on 4 <sup>th</sup> Floor	15380			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>61,520.00</b>	<b>Sq. Mtr.</b>	<b>5,715.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28700			
The difference between land rate and building rate(A-B=C)	32,820.00			
Percentage after Depreciation as per table(D)	32%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>51,018.00</b>	<b>Sq. Mtr.</b>	<b>4,740.00</b>	<b>Sq. Ft.</b>

#### Building not having lift



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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%

#### 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	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	467.00	560.40	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹8,994.00	₹7,495.00	-

**HOUSING.COM** Buy In Thane ▾  + Add

Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 1 BHK Flat Last updated: Jan 27, 2025

**1 BHK Flat** **₹42.0 L** EMI starts at ₹22.24 K  
 AC chs, Dombivli East, Thane ₹7.5 K/sq.ft

Hall

Bedroom

Bedroom

+ 7 more

560.00 sq.ft

[convert unit](#)

Built Up Area

₹7.5 K/sq.ft

Avg. Price

28 Year Old

Age of property

Ready to move

Possession status

2 of 4

Floor

East facing

Facing

Unfurnished

Furnishing

[OVERVIEW](#) [RATINGS AND REVIEWS](#) [PRICE TRENDS](#) [LOCALITY](#) [CALCULATOR](#)

**Special Highlights**

- 24 Hours Concierge
- Anti Skid Tiles
- Amphitheatre
- Aerobics Room

⚡ Great choice! Better priced property in this area

**Contact Seller**

**Sumit Babaria**

Housing Prime Agent


+9179770.....

Please share your contact

## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	271.00	325.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹9,963.00	₹8,303.00	-

HOUSING.COM Buy In Thane Download App List Property Free Saved



No Property Images Available

Request Photos

325.00 sq.ft convert unit  
Built Up Area

₹8.31 K/sq.ft  
Avg. Price

Ready to move  
Possession status

Semi Furnished  
Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

**Property Location**  
Sai darshan CHS, Dattanagar, Dombivli East, Thane

**Around This Property**

**School**  
TilakNagar Vidya Mandir School  
1 min (0.4 km)

**Hospital**  
Samata Hospital - Best Multispeciality Hospital for...  
1 min (0.7 km)

View more on Maps

**Property Overview**

Brokerage	Price
No Charge	₹27.0 L
<a href="#">Access Zero Brokerage Properties &gt;</a>	
Carpet Area	Bedrooms

Awesome! Better priced property in this area

**Contact Seller**

N **Neeraj**  
Owner  
+9188795.....

**Please share your contact**

Name

+91 Phone

Email

Are you a Real Estate Agent?\*  Yes  No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc



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## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	313.00	375.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,904.00	₹8,253.00	-

**HOUSING.COM** Buy In Thane  + Add Download App List Property Free Saved

**375.00 sq.ft** Built Up Area [convert unit](#)

**₹8.27 K/sq.ft** Avg. Price

**25 Year Old** Age of property

**Ready to move** Possession status

**3 of 4** Floor

**Unfurnished** Furnishing

**OVERVIEW** PROMOTIONS POPULAR PROPERTIES NEARBY PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS

**Property Location**  
Omkar Enclave, Dattanagar, Dombivli East, Thane

**Around This Property**

- School**  
TilakNagar Vidya Mandir School **1 min** (0.6 km)
- Hospital**  
Samata Hospital - Best Multispeciality Hospital for... **1 min** (0.4 km)

[View more on Maps](#)

**Property Overview**

Project Name <b>Omkar Enclave</b>	Brokerage <b>No Charge</b> <a href="#">Access Zero Brokerage Properties &gt;</a>
Price <b>₹31.0 L</b>	Bedrooms <b>1</b>
Bathrooms <b>1</b>	Parking <b>No Parking</b>

**Awesome! Nice neighborhood around**

**Contact Seller**  
Siddhesh Pisat  
Owner  
+9172084.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?\*

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	367.00	440.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,537.00	₹7,947.00	-

गावाचे नाव : गं.भा.पाथर्ली	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	3500000
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3144000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती : इतर माहिती: मोजे गजबंदन पाथर्ली येथील सर्व्हे नं 84 हिस्सा नं 2 पैकी यावरील दीपेन सीएचएस लि या इमारतीमधील रूम नं 11 दुसरा मजला क्षेत्र 440 चौ.फुट बांधीव ( Survey Number : सर्व्हे नं 57 हिस्सा नं 2 ए + 4 सी ; )
(5) क्षेत्रफळ	440 चौ.फुट
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रदीप फुलचंद शाह वय:-55 पत्ता:-प्लॉट नं.:-, माळा नं.:- इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- फ्लॉट क्रमांक 11, दुसरा मजला, दीपेन सीएचएस लिमिटेड, गांधीनगर डोंबिवली (पूर्व), महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं:-ADRPS8061R 2): नाव:-रुपल प्रदीप शाह वय:-52 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- फ्लॉट क्रमांक 11, दुसरा मजला, दीपेन सीएचएस लिमिटेड, गांधीनगर डोंबिवली (पूर्व), महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं:-ATIPS4815Q 3): नाव:-मान्यता देणार - किशोर फुलचंद शाह वय:-65 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- रूम नं. 04, नमन पॅलेस सीएचएस लिमिटेड, सेक्टर -28, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं:-AAIPS9121N 4): नाव:-मान्यता देणार - नीता जितेंद्रकुमार शाह वय:-69 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- रूम नं 906, नववा मजला, सत्यम हार्मोनी सीएचएस लि, सेक्टर 9, कोपरखैरी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पिन नं:-AKZPS4887N 5): नाव:-मान्यता देणार - भावना रोहितकुमार संधवी वय:-62 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- घर नं.10, ग्रीन लॉन सोसायटी, भट्ट लॅन, पोईसर, बोरीवली पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पिन नं:-AAQPS6470G 6): नाव:-मान्यता देणार - शैलेश फुलचंद शाह वय:-62 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- रूम नं. 202, निशांत रेसिडेन्सी सीएचएस लि, सेक्टर 29, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं:-AAOPS2370R
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर शिवराम लाड वय:-46, पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- फ्लॉट क्र. ए/11, हॅपी होम पॅलेस सीएचएस लिमिटेड, रामचंद्र नगर, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं:-ADDPL1514E 2): नाव:-मधुरा सुधीर लाड वय:-46, पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं:- फ्लॉट क्र. ए/11, हॅपी होम पॅलेस सीएचएस लिमिटेड, रामचंद्र नगर, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पिन नं:-CBHPM9156M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1431/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000

<https://api.real-valuation.co.in:5001/igr/Search/67a46e5dd0a3da0cc02f72c9>

1/2

2/7/25, 11:33 AM

igr\_1431

(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	396.00	475.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,154.00	₹7,628.00	-

2/7/25, 11:46 AM		igr_280
280338	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कल्याण 4
06-02-2025		दस्त क्रमांक : 280/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : गं.भा.पाथर्ली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3625000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3394000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: विभाग 8/36,दर 76900/- फ्लॅट नं 18,बी विंग,चौथा मजला,क्षेत्र 475 चौ फूट बांधीव,अन्नपूर्णा स्वागत को ऑप हौ सोसायटी लिमिटेड,मानपाडा रोड,डोंबिवली पूर्व,मौजे गजबंधन पाथर्ली,सर्वे नं 76,हिस्सा नं 1,2 पैकी( ( Survey Number : 76, Hissa No. 1 & 2 Part ; ) )	
(5) क्षेत्रफळ	475 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संतोष देऊ धुरी वय:-49 पत्ता:-फ्लॉट नं :-, माळा नं :-, इमारतीचे नाव: फ्लॅट नं 18, बी विंग, चौथा मजला, अन्नपूर्णा स्वागत को ऑप हौ सोसायटी लिमिटेड, मानपाडा रोड, डोंबिवली पूर्व, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ANGPD0993G 2): नाव:-तुकाराम देऊ धुरी वय:-56 पत्ता:-फ्लॉट नं :-, माळा नं :-, इमारतीचे नाव: फ्लॅट नं 18, बी विंग, चौथा मजला, अन्नपूर्णा स्वागत को ऑप हौ सोसायटी लिमिटेड, मानपाडा रोड, डोंबिवली पूर्व, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AQUPD3081C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रथमेश प्रकाश सुर्वे वय:-36; पत्ता:-फ्लॉट नं :-, माळा नं :-, इमारतीचे नाव: फ्लॅट नं सी 303, वेद ओम शांति को ऑप हौ सोसायटी लिमिटेड, पांडुरंग वाडी, शांति नगर, डोंबिवली पूर्व, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-GKKPS8663B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	280/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	253800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th February 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 **₹ 30,24,000.00 (Rupees Thirty Lakhs Twenty Four Thousands 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



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

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