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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 : **Yashita Yogesh Prabhu & Yogesh Keshav Prabhu**

Residential Flat No. 201, 2nd Floor, Wing - B, "**Ruby**", Crown Dombivli 2, Premier Colony Ground,
On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN
code - 421 203, State - Maharashtra, India.

Latitude Longitude : 19°11'1.7"N 73°5'53.0"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 :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
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Vastu/Mumbai/02/2025/014195/2310492

11/1-142-PVS

Date: 11.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 201, 2nd Floor, Wing - B, "Ruby", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India belongs to **Yashita Yogesh Prabhu & Yogesh Keshav Prabhu.**

Boundaries of the property

North : Open Plot
South : Road
East : Wing - C
West : Wing - A

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 **₹ 38,64,000.00 (Rupees Thirty Eight Lakhs Sixty Four Thousands Only) After completion of construction works.** As per Site Inspection 47% 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.11 11:33:58 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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Residential Flat No. 201, 2nd Floor, Wing - B, "Ruby", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 11.02.2025 for Housing Loan Purpose.
1	Date of inspection	09.02.2025
3	Name of the owner / owners	Yashita Yogesh Prabhu & Yogesh Keshav Prabhu
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. 201, 2 nd Floor, Wing - B, "Ruby", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India. Contact Person : Mr. Sumeet (Sales Person) Contact No. -
6	Location, Street, ward no	Premier Colony Ground Village - Mangaon, Dombivli (East) District - Thane
7	Survey / Plot No. of land	Village - Mangaon New Survey No - 65/7, 65/8B, 65/9, 65/5E, 65/5EE, 65/5F, 65/5G, 65/5H, 60/7, 60/12, 62/2, 62/3, 63/1, 63/2, 65/3C, 65/5B, 65/5C, 64/2, 65/6C, 65/6D, 65/14, 65/22
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	Carpet Area in Sq. Ft. = 322.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 354.20 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Mangaon, Dombivli (East) Taluka - Kalyan, District - Thane, Pin - PIN code - 421 203
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	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?	Building Under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Building Under Construction
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	Building Under Construction
	(ii) Portions in their occupation	Fully Building Under Construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,100.00 (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		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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2027 (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.
<p>Remark: At the time of visit, Builder has not allowed for Internal site inspection, measurement and Internal Photographs of the property. The details about the work progress status has been provided by Sales Office person - Mr. Sumeet.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 11.02.2025 for Residential Flat No. 201, 2nd Floor, Wing - B, "Ruby ", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India belongs to **Yashita Yogesh Prabhu & Yogesh Keshav Prabhu.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.1869/2025 Dated 04.02.2025 between Macrotech Developers Limited(The Company) And Yashita Yogesh Prabhu & Yogesh Keshav Prabhu(The purchaser).
2)	Copy of RERA Certificate Document No.P51700049154 Dated 21.06.2024 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.Ekatmikrut Nagar Vasahat / Village - Antarli, Khoni & Others / Sector - B. D. I. O & P / SStane / 1384 Dated 12.05.2022 issued by Town Planner .
4)	Copy of Approved Building Plan Document No.Ekatmikrut Nagar Vasahat / Village - Antarli, Khoni & Others / SStane / 1188 Dated 15.02.2024 issued by Town Planner .

Location

The said building is located at Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203. The property falls in Residential Zone. It is at a traveling distance 4.5 Km. from Dombivli Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 15 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and Proposed 6" Thk. Brick Masonry walls. The external condition of building is Building Under Construction. The building is used for Residential purpose. 2nd Floor is having 9 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor As per Approved Plan, the composition of Residential flat will be 1 Bedroom + Living Room + Kitchen + Bathroom + Toilet. 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. Proposed Electrical wiring with Concealed.etc.



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Valuation as on 11th February 2025

The Carpet Area of the Residential Flat	:	322.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2027 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	354.20 Sq. Ft. X ₹ 2,500.00 = ₹ 8,85,500.00
Depreciation $\{(100 -) \times (0 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 33,400/- per Sq. M. i.e. ₹ 3,103/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	322.00 Sq. Ft. X ₹ 12,000 = ₹38,64,000
Total Value of property as on 11th February 2025	:	₹38,64,000.00

(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)

Fair value of the property as on 11th February 2025	:	₹ 38,64,000.00 - ₹ 0.00 = ₹ 38,64,000.00
Total Value of the property	:	₹ 38,64,000.00
The realizable value of the property	:	₹34,77,600.00
Distress value of the property	:	₹30,91,200.00
Insurable value of the property (354.20 X 2,500.00)	:	₹8,85,500.00
Guideline value of the property (354.20 X 3103.00)	:	₹10,99,083.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Wing - B, "Ruby", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India for this particular purpose at **₹ 38,64,000.00 (Rupees Thirty Eight Lakhs Sixty Four Thousands Only)** as on 11th 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 **11th February 2025** is **₹ 38,64,000.00 (Rupees Thirty Eight Lakhs Sixty 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



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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

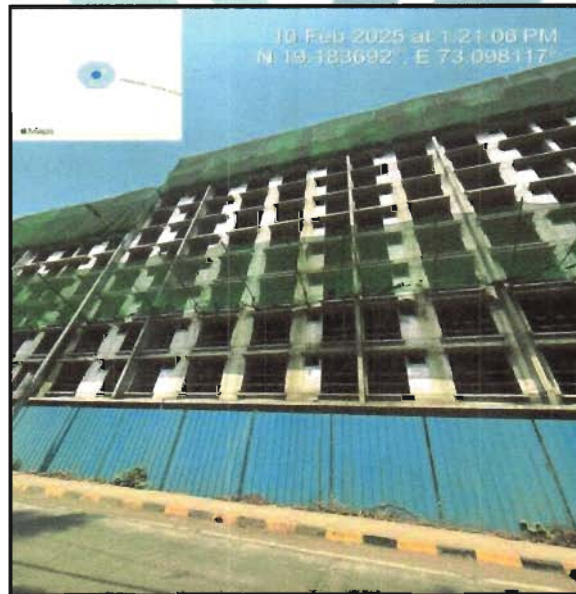
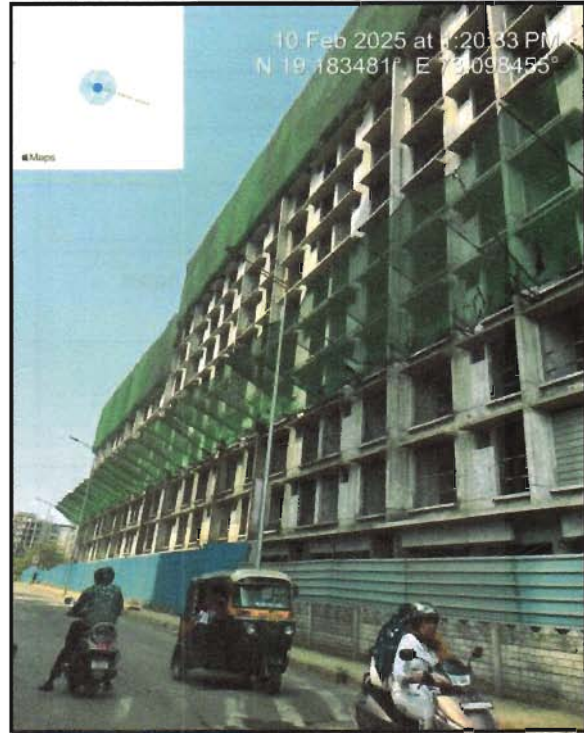
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

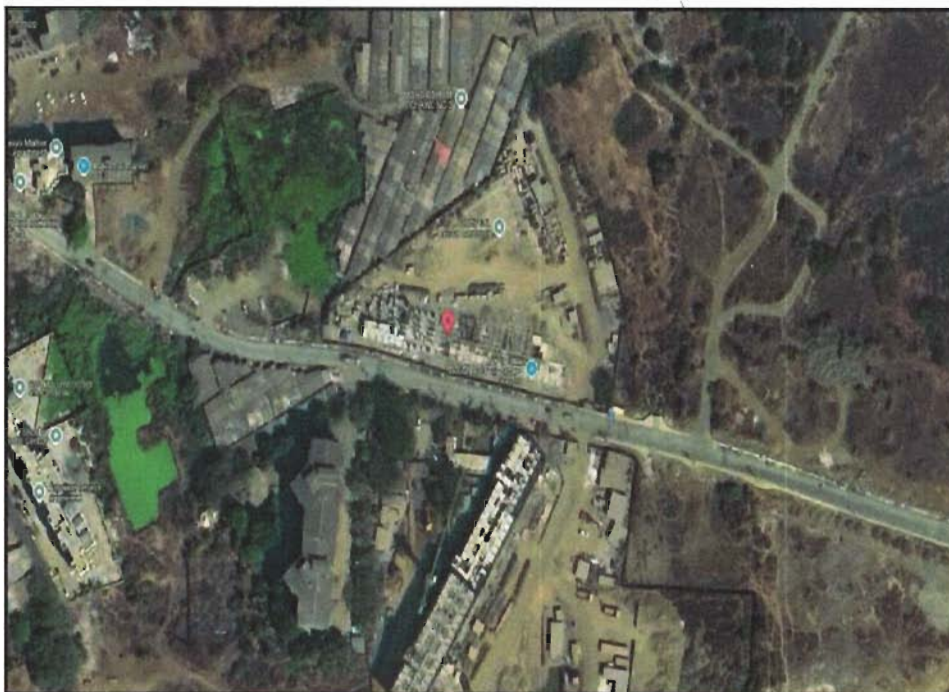
Technical details		Main Building
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 15 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor
3	Year of construction	: 2027 (As per site information)
4	Estimated future life	: 0 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 Proposed 6" Thk. Brick Masonry.
8	Partitions	: Proposed 6" Thk. Brick Masonry.
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	: Building Under Construction.
12	Roofing and terracing	: Proposed R.C.C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	(ii) Class of fittings: Superior/Ordinary/ Poor.	

Technical details		Main Building								
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	: Proposed 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: Proposed 2 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	: Proposed Connected to Municipal Sewerage System								

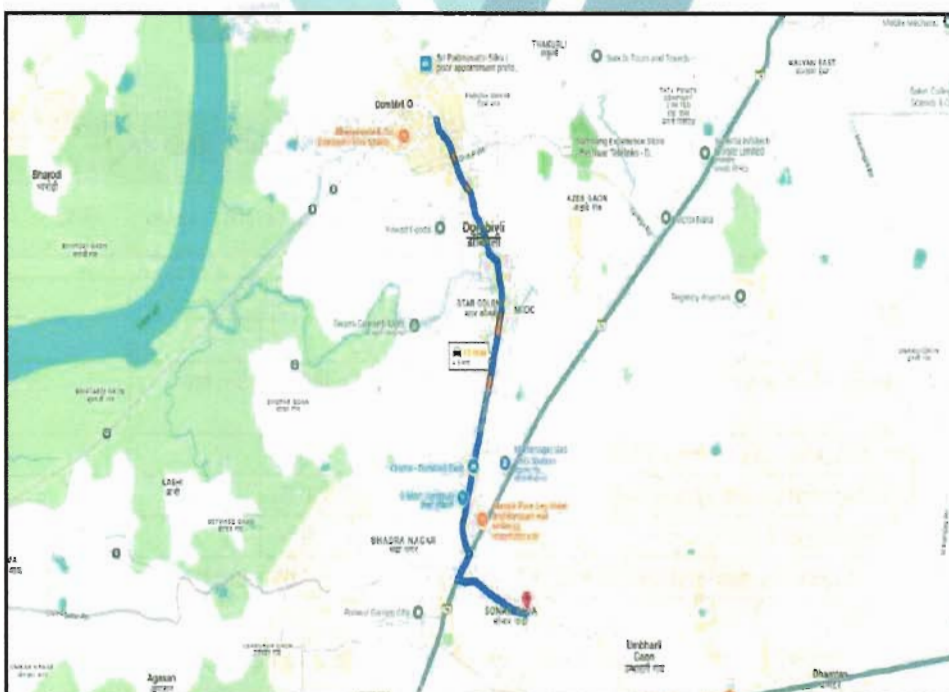
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'1.7"N 73°5'53.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 4.5 Km.).



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2024-2025 Language: English

Selected District: **Thane**

Select Taluka: **Kalyan**

Select Village: **Gavache Nav : Mangaon (Kalyan Dombivli A**

Search By: Survey No. SubZones

Enter Survey No: **65** Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
43/130-मौजे माणगांव गावातील रहींवास विभागातील मिळकती	6600	33400	38300 45500 38300	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	33400			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	33,400.00	Sq. Mtr.	3,103.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	6600			
The difference between land rate and building rate(A-B=C)	26,800.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	33,400.00	Sq. Mtr.	3,103.00	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
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors



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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	322.00	354.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,733.00	₹11,575.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property New

Home ▾ Property ▾ Beyond Thane ▾ Sonar Pada ▾ Apartment ▾ Sonar Pada ▾ 1 BHK ▾ 575 Sq-ft
Posted on: Feb 10, 25 Property ID: XXXXXX

₹ 41.0 Lac EMI - ₹18k | [Can I afford it?](#)

1 BHK 575 Sq-ft Flat For Sale [Sonar Pada, Beyond Thane](#)

1 Bed 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: 322 sqft * ₹12,733/sqft

Floor: 8 (Out of 14 Floors)

Lifts: 2

Developer: **Lodha**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Lodha Crown Dombivli**

Facing: **North - East**

Car Parking: **1 Covered**

Contact Agent

Get Phone No.

Contact Agent

● Certified Agent

Monty -91-98xxxxxxx

Get Phone No.

Download Brochure

● Last contact made 3 days ago

More Details

Price Breakup: ₹ 41 Lac } ₹ 4 Per sq. Unit Monthly

Booking Amount: ₹ 1.0 Lac

Address: **Kalyan Shilphata Road, Dombivli East, Beyond Thane., Sonar Pada, Beyond Thane, Maharashtra**

Landmarks: **Kalyan Shilphata Road, Dombivli East, Beyond Thane Maharashtra**

Furnishing: **Unfurnished**

Flooring: **Vitrified**

Loan Offered: **Estimated EMI: ₹ 18492** Ⓞ
[Apply for Home Loan](#)

+1

[View all details ▾](#)

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Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	316.00	347.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,816.00	₹11,651.00	-

magicbricks
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Home > Property in Beyond Thane > Dombivli East > Apartment in Dombivli East > 1 BHK > 33-Sq-Ft
Posted on: Oct 14, 24

₹ 40.5 Lac EMI - ₹ 18k | [Get Loan offers from 34+ banks](#)

[Validate Market Price with](#) [Brookworks](#)

1 BHK Flat For Sale in Lodha Crown Dombivli, **Dombivli East, Beyond Thane**

1 Bed 2 Baths Unfurnished

Carpet Area: 316 sqft • ₹12,816/sqft

Floor: 1 (Out of 12 Floors)

Facing: North - East

Developer: **Lodha**

Transaction Type: **New Property**

Lifts: 2

Project: **Lodha Crown Dombivli**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Newly Constructed Property

Contact Owner
Get Phone No.
Last contact made 3 days ago

Contact Owner

manav bijani -91-9000000000

Get Phone No.

Download Brochure

More Details

Price Breakup: ₹ 40.5 Lac

Booking Amount: ₹ 2.0 Lac

Address: 1st Floor F Wing Violet Lodha Crown Talaja Bypass Road Dombivli East Thane Maharashtra 421204, Dombivli East, Beyond Thane, Maharashtra

Landmarks: Talaja Bypass Road

Furnishing: Unfurnished

Flooring: Ceramic Tiles

Loan Offered: Estimated EMI: ₹18266 | [Apply for Home Loan](#)



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	322.00	354.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,290.00	₹10,263.00	-

2063307

09-02-2025

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 2063/2025

नोंदणी :

Regn.६३m

गावाचे नाव : मानगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3449734
(3) बाजारभास(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1704500
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :सदनिका नं: 711, माळा नं: 7वा मजला, इमारतीचे नाव: रुबी एफ विंग क्राऊन डोंबिवली 4, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक 2 व्हीलर पार्कींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/नवि-12((Survey Number : 60/7 Part व दस्तात नमूद केल्याप्रमाणे :))
(5) क्षेत्रफळ	29.91 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:-मॅक्रोटिक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. श्रीकांत कांबळे वय:-46 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, फ्लॉट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई, पिन कोड:-400001 पॅन नं.-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वास पी कोरडे वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 407, एकविरा पार्क, रबाळे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं.-EKBPK8339D
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	07/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2063/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	155500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घेरा	
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	-		
	Carpet	Built Up	Saleable
Area	322.00	354.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,563.00	₹10,512.00	-

1280507 03-02-2025 Note: Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 1280/2025 नोंदणी : Regn 63m
गावाचे नाव : मानगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3533902	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1704500	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव कल्याण-डोंबिवली इतर वर्णन : सदनिका नं. 1002, माळा नं. 10 वा मजला, इमारतीचे नाव: रुबी एफ विंग क्राऊन डोंबिवली 4, ब्लॉक नं. प्रिमियर कॉलनी ग्राऊंड, डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं. 52/165/1 सांबत एक टू व्हीलर पार्किंग दिनांक 05-09-2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 30% सवलत(टीपीएस 1218/स.क्र.3587 प्र.क्र.93/19/नवि-12((Survey Number - 60.7 Part व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	29.91 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मॅग्नोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्र नखर तर्फे कु.मु. श्रीकांत कांबळे वय:-46 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. 412 4 वा मजला 17 जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई पिन कोड:-400001 पॅन नं:- AAAACL1490J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कल्पेरा सुनील सार्वत वय:-26; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सुसंगल सोसायटी, प्लॉट नंबर 29, रूम नंबर 02, सेक्टर 4, आदर्श हॉटेल जवळ, कोपरबैरणे, नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- GULWPS1010L 2): नाव:- सूची दत्ताराम सार्वत वय:-46; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सुसंगल सोसायटी, प्लॉट नंबर 29, रूम नंबर 02, सेक्टर 4, आदर्श हॉटेल जवळ, कोपरबैरणे, नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- BDHP96423A	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2025	
(11) अनुक्रमांक खंड व पृष्ठ	1280/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	159500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) नोंदणी		
मुत्सयकनासाठी विचारात घेतलेले तपशील:-		
मुद्रांक शुल्क आकारताना निरुद्धलेक अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th 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 knowledgeably 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.



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Vastukala Consultants (I) Pvt. Ltd.

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Extent of Work Completion

Name of Owner: Yashita Yogesh Prabhu & Yogesh Keshav Prabhu

Property Address: Residential Flat No. 201, 2nd Floor, Wing - B, "Ruby ", Crown Dombivli 2, Premier Colony Ground, On Kalyan Shill Road, Village - Mangaon, Dombivli (East), Taluka - Kalyan, District - Thane, PIN code - 421 203, State - Maharashtra, India.

As per site inspection, 47% construction work is completed.

Extent of completion as under:

Foundation	Completed	RCC plinth	Completed
Full Building RCC	Completed upto 10th Floor	Internal Brick Work	Completed upto 10th Floor
External Brick Work	Completed upto 10th Floor	External Plastering	Completed upto 10th Floor
Total	Approx. 47% work completed		



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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 **₹ 38,64,000.00 (Rupees Thirty Eight Lakhs Sixty Four Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.11 11:34:13 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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