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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rameshchandra R. Yadav & Mrs. Sanjudevi Rameshchandra Yadav**

Residential Flat No. 405, 4th Floor, "**Rakesh Heights**", Near Bharat Ratna Atal Bihari Vajpayee Park,
Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421
201, State - Maharashtra, India.

Latitude Longitude : 19°12'39.1"N 73°4'57.3"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.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Regd. Office

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 405, 4th Floor, "**Rakesh Heights**", Near Bharat Ratna Atal Bihari Vajpayee Park, Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Rameshchandra R. Yadav & Mrs. Sanjudevi Rameshchandra Yadav**.

Boundaries of the property

North : Residential Building
South : Rajganga Society
East : Om Sai Society
West : New Ayre 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 **₹ 35,49,000.00 (Rupees Thirty Five Lakhs Forty Nine 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. 405, 4th Floor, "Rakesh Heights", Near Bharat Ratna Atal Bihari Vajpayee Park, Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (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 28.02.2025 for Housing Loan Purpose.
1	Date of inspection	27.02.2025
3	Name of the owner / owners	Mr. Rameshchandra R. Yadav & Mrs. Sanjudevi Rameshchandra Yadav
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. 405, 4 th Floor, "Rakesh Heights", Near Bharat Ratna Atal Bihari Vajpayee Park, Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Ajilal Wahid (Tenant) Contact No. 9867774287
6	Location, Street, ward no	Village - Ayare, District - Thane
7	Survey / Plot No. of land	CTS No - 3239 & 3240 of Village - Ayare
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. = 381.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 560.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Ayare, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
14	If freehold or leasehold land	Free Hold.



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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?	Tenant Occupied - Mr. Ajilal Wahid
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Ajilal Wahid
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,700.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	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 – 2018 (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: The loading between measured Carpet area to Built up area mentioned in the agreement is 46% For the purpose of valuation we have considered loading factor and adjusted the rate accordingly.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 28.02.2025 for Residential Flat No. 405, 4th Floor, "**Rakesh Heights**", Near Bharat Ratna Atal Bihari Vajpayee Park, Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Rameshchandra R. Yadav & Mrs. Sanjudevi Rameshchandra Yadav**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.11241/2021 Dated 22.10.2021 between M/s. Rajendra Developers (The Developers) And Mr. Rameshchandra R. Yadav & Mrs. Sanjudevi Rameshchandra Yadav(The purchaser).
2)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / DOV / 2017 - 2018 / 57 Dated 28.06.2017 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Occupancy Certificate No.KDMC / NRV / NRV / CC / DOV / 102 Dated 06.08.2018 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Ayare, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 500 M from Kopar Railway Station.

Building

The building under reference is having Ground + 6 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. 4th Floor is having 8 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + 2 WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood / Glass Door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 28th February 2025

The Built Up Area of the Residential Flat	:	560.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	7 Years
Cost of Construction	:	560.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,00,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,47,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 67,600/- per Sq. M. i.e. ₹ 6,280/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,814/- per Sq. M. i.e. ₹ 6,021/- per Sq. Ft.
Value of property	:	560.00 Sq. Ft. X ₹ 6,600 = ₹36,96,000
Total Value of property as on 28th February 2025	:	₹36,96,000.00

(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 28th February 2025	:	₹ 36,96,000.00 - ₹ 1,47,000.00 = ₹ 35,49,000.00
Total Value of the property	:	₹ 35,49,000.00
The realizable value of the property	:	₹31,94,100.00
Distress value of the property	:	₹28,39,200.00
Insurable value of the property (560.00 X 2,500.00)	:	₹14,00,000.00
Guideline value of the property (560.00 X 6021.00)	:	₹33,71,760.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 405, 4th Floor, "Rakesh Heights", Near Bharat Ratna Atal Bihari Vajpayee Park, Mhatre Nagar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 35,49,000.00 (Rupees Thirty Five Lakhs Forty Nine Thousands Only)** as on 28th 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 **28th February 2025** is **₹ 35,49,000.00 (Rupees Thirty Five Lakhs Forty Nine 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

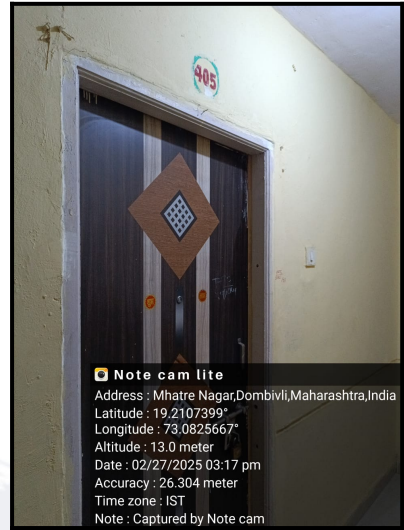
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

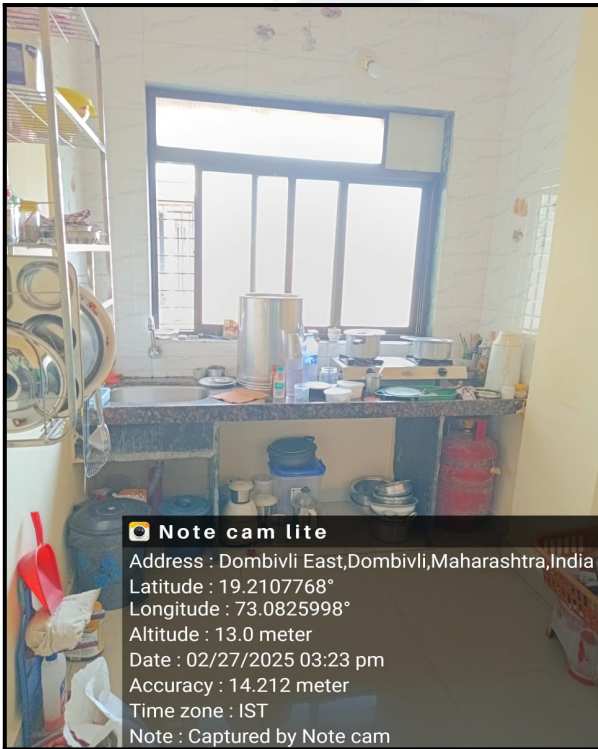
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2018 (As per occupancy certificate)				
4	Estimated future life	: 53 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 / Glass Door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
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	:	1Lift 
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



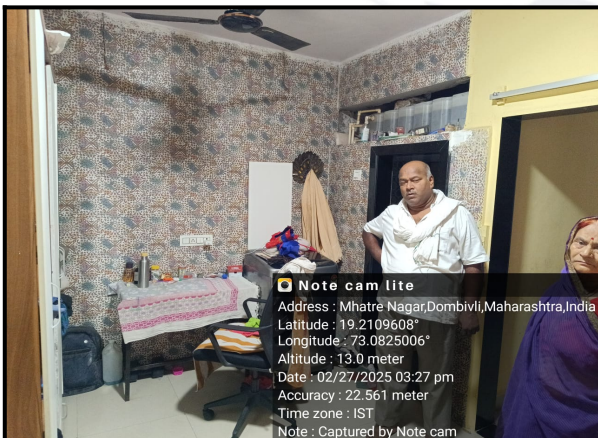
Note cam lite
Address : Mhatre Nagar,Dombivli,Maharashtra,India
Latitude : 19.2107399°
Longitude : 73.0825667°
Altitude : 13.0 meter
Date : 02/27/2025 03:17 pm
Accuracy : 26.304 meter
Time zone : IST
Note : Captured by Note cam



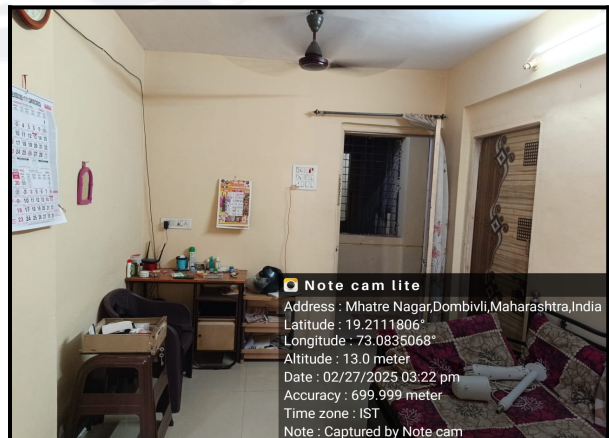
Note cam lite
Address : Dombivli East,Dombivli,Maharashtra,India
Latitude : 19.2107768°
Longitude : 73.0825998°
Altitude : 13.0 meter
Date : 02/27/2025 03:23 pm
Accuracy : 14.212 meter
Time zone : IST
Note : Captured by Note cam



Note cam lite
Address : Mhatre Nagar,Dombivli,Maharashtra,India
Latitude : 19.2109608°
Longitude : 73.0825006°
Altitude : 13.0 meter
Date : 02/27/2025 03:27 pm
Accuracy : 22.561 meter
Time zone : IST
Note : Captured by Note cam



Note cam lite
Address : Mhatre Nagar,Dombivli,Maharashtra,India
Latitude : 19.2109608°
Longitude : 73.0825006°
Altitude : 13.0 meter
Date : 02/27/2025 03:27 pm
Accuracy : 22.561 meter
Time zone : IST
Note : Captured by Note cam

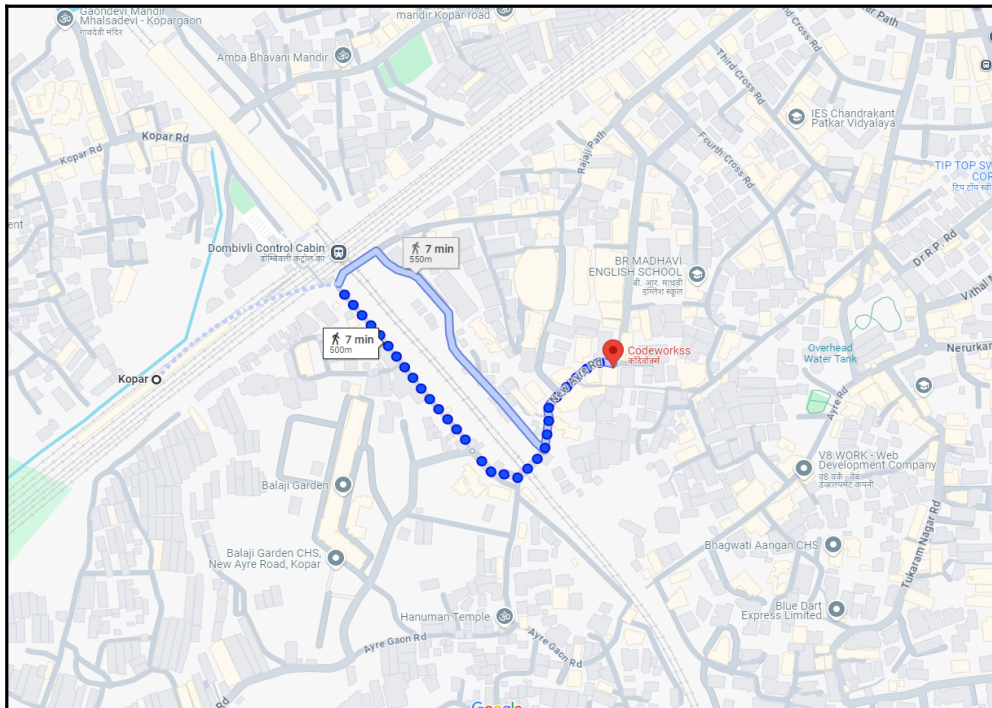


Note cam lite
Address : Mhatre Nagar,Dombivli,Maharashtra,India
Latitude : 19.2111806°
Longitude : 73.0835068°
Altitude : 13.0 meter
Date : 02/27/2025 03:22 pm
Accuracy : 699.999 meter
Time zone : IST
Note : Captured by Note cam

Actual Site Photographs



Route Map of the property



Longitude Latitude: 19°12'39.1"N 73°4'57.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kopar - 500 M).

Ready Reckoner Rate

DIVISION / VILLAGE : AYERE GAON Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone: 21B.) Ayere Gaon : Upto High Tension Line on West-South of Mumbai-Nashik Central Railway and on East of Diva Vasai Railway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/45	27800	67600	77400	91800	77400
8597, 8598, 8599, 8600, 8601, 8602, 8603, 8604, 8605, 8606, 8607, 8608, 8609, 8610, 8611, 8612, 8613, 8614, 8615, 8616, 8617, 8618, 8619, 8620, 8621, 8622, 8623, 8624, 8625, 8626, 8627, 8628, 8629, 8630, 8631, 8632, 8633, 8634, 8635, 8636, 8637, 8638, 8639, 8640, 8641, 8642, 8643, 8644, 8645, 8646, 8647, 8648, 8649, 8650, 8651, 8652, 8653, 8654, 8655, 8656, 8657, 8658, 8659, 8660, 8661, 8662, 8663, 8664, 8665, 8666, 8667, 8668, 8669, 8670, 8671, 8672, 8673, 8674, 8675, 8676, 8677, 8678, 8679, 8680, 8681, 8682, 8683, 8684, 8685, 8686, 8687, 8688, 8689, 8690, 8691, 8692, 8693, 8694, 8695, 8696, 8697, 8698, 8699, 8700, 8701, 8702, 8703, 8704, 8705, 8706, 8707, 8708, 8709, 8710, 8711, 8712, 8713, 8714, 8715, 8716, 8717, 8718, 8719, 8720, 8721, 8722, 8723, 8724, 8725, 8726, 8727, 8728, 8729, 8730, 8731, 8732, 8733, 8734, 8735, 8736, 8737, 8738, 8739, 8740, 8741, 8742, 8743, 8744, 8745, 8746, 8747, 8748, 8749, 8750, 8751, 8752, 8753, 8754, 8755, 8756, 8757, 8758, 8759, 8760, 8761, 8762, 8763, 8764, 8765, 8766, 8767, 8768, 8769, 8770						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	67600			
Flat Located on 4 th Floor	-		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	67,600.00	Sq. Mtr.	6,280.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	27800			
The difference between land rate and building rate(A-B=C)	39,800.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	64,814.00	Sq. Mtr.	6,021.00	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
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

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	356.16	520.00	-
Percentage	-	46%	-
Rate Per Sq. Ft.	₹10,108.00	₹6,923.00	-

Pay Rent
Post Your Property
New

Trupti Parmani

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☰ Menu

1 BHK Flat In New Jai Ganesh Chs For Sale In D...
Tukaram Nagar, Near MADHUKRISHNA GAS SERVICE

₹ 36 Lacs
Non-negotiable

₹ 20,633/Month
Estimated EMI

520
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mhatre nagar / 1bhk Flat for Sale in Mhatre nagar / Property Details

📷 Photos
📍 Location

📄 1 Bedroom
📅 Mar 9, 2024

No. of Bedroom
Posted On

🚿 1 Bathroom
🔑 Immediately

No. of Bathroom
Possession

🏠 1
📄 New Jai Ganesh Chs

Balcony
Apartment

🚗 None
🔌 None

Parking
Power Backup

Get Owner Details

! Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

📊 Price trends by NBEstimate Check Now

Nearby: Shree Sai Raj Park | AIMS Hospital | Gopi Cine Mall | Lok Dhara Phase 2 Garden

NEW ROYAL CHEMIST

Overview

🏠 Age of Building >10 Years	👤 Ownership Type Self Owned
🔧 Maintenance Charges ₹1.3 Per Sq.Ft/M	🏠 Flooring Mosaic
🏠 Builtup Area 520 Sq.Ft	🛋️ Furnishing Status Unfurnished Furnish Now
📍 Facing South	🏠 Floor 3/4
🚗 Parking None	🛡️ Gated Security No

Activity On This Property

🗉 11
Unique Views

♥ 0
Shortlists

📞 0
Contacted


Powered By: NBEstimate

Similar Properties

1 BHK Flat In Navnath ...
Dombivli East Near Om Bunglow

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	315.07	460.00	-
Percentage	-	46%	-
Rate Per Sq. Ft.	₹11,109.00	₹7,609.00	-



Pay Rent
Post Your Property
New
Trupti Parmani
Heart
Bell
Menu

1 BHK Flat In Rakesh Heights For Sale In Domb...

636M+7W6, Ayre Rd, Sudam Wadi, Dombivli East, Dombivli, M...

₹ 35 Lacs

Non-negotiable

₹ 20,060/Month

Estimated EMI

460

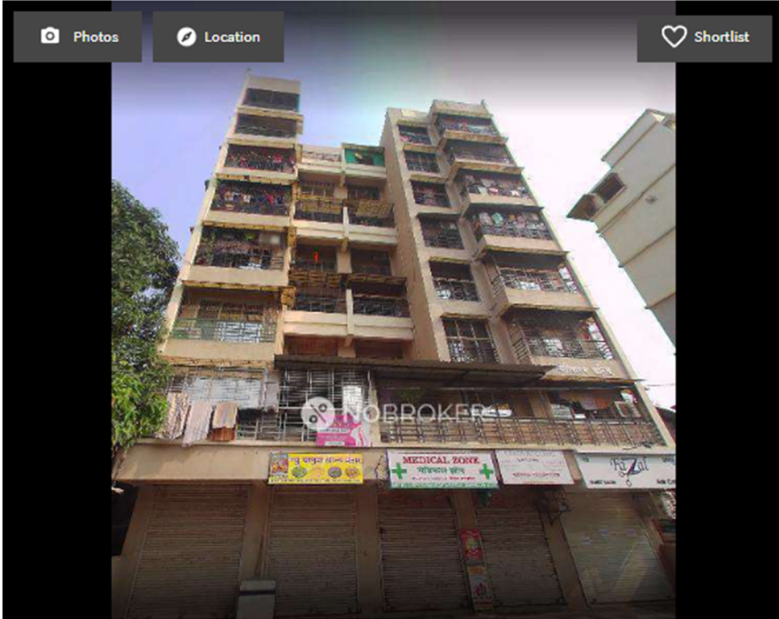
Sq.Ft

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Photos
Location
Shortlist



1 Bedroom No. of Bedroom	May 30, 2024 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Rakesh Heights Apartment
Bike Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: Tilak Cinema New Modern Cafe Gopi Cine Mall PP Chambers Shyam Complex

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	460 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	Don't Know	Floor	5/5
Parking	Bike	Gated Security	Yes

Activity On This Property

0

Unique Views

0

Shortlists

0


Contacted

Powered By : NBEstimate

Similar Properties

1 BHK Flat In New Jai ...

Tukaram Nagar, Near MADHUK...




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 U/1720 MH2010 PTC201789

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	356.16	520.00	-
Percentage	-	46%	-
Rate Per Sq. Ft.	₹9,827.00	₹6,731.00	-

8/7/24, 2:33 PM lgr_2321

<p>2321338 19-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>द्वयम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 2321/2024 नोदणी : Regn:63m</p>
गावाचे नाव : आयरे		
(1)वित्तखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3266000	
(4) भू.मापन,पोटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन .; इतर माहिती: विभाग 11/45 रु. 67600/- पर चौ. मी. प्लॉट नं 204,ए विंग,न्यू राजगंगा को. ऑप. हाऊसिंग सोसायटी लिमिटेड,न्यू आयरे रोड,डोंबिवली - पूर्व,क्षेत्रफळ 520 चौ. फूट बिल्ट अप((Survey Number : Survey No. 3/A Hissa No. 1 Part, ;))	
(5) क्षेत्रफळ	520 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मीनाक्षी सुब्रमनिअन - - वय:-57 पत्ता.-प्लॉट नं: 204, ए विंग, माळा नं: 2, इमारतीचे नाव: न्यू राजगंगा को. ऑप. हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: - , रोड नं: न्यू आयरे रोड,डोंबिवली - पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BFKPS6401M 2): नाव.-ए. सुब्रमनिअन - - वय:-67 पत्ता.-प्लॉट नं: 204, ए विंग, माळा नं: 2, इमारतीचे नाव: न्यू राजगंगा को. ऑप. हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: - , रोड नं: न्यू आयरे रोड, डोंबिवली-पुर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACQPA7017D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पुजा वासुदेव मौर्या - - वय:-26; पत्ता.-प्लॉट नं: 2, माळा नं: - , इमारतीचे नाव: बाळाराम मढवी चाळ , ब्लॉक नं: राजगंगा बिल्डिंग जवळ, साईनाथ नगर , रोड नं: न्यू आयरे रोड, डोंबिवली - पुर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-FLYPM0787C 2): नाव.-कुलदीप वासुदेव मौर्या - - वय:-22; पत्ता.-प्लॉट नं: 2, माळा नं: - , इमारतीचे नाव: बलराम माधवी चाळ , ब्लॉक नं: राजगंगा बिल्डिंग जवळ, साईनाथ नगर , रोड नं: न्यू आयरे रोड,डोंबिवली-पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-FYMPM0684M	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2024	
(10)दस्त नोदणी केल्याचा दिनांक	14/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2321/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोदणी 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.	

https://staging.vastukala.co.in:8889/lgrSearch/65f9177a0e6e162805c7234c 1/1

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 **₹ 35,49,000.00 (Rupees Thirty Five Lakhs Forty Nine 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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