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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah**

Residential Flat No. A-406, 4th Floor, "**Viva Building**", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India.

Latitude Longitude : 19°8'42.8"N 73°4'48.7"E

Intended User:

Cosmos Bank

Dombivali (East) Branch

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
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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

📞 **+91 2247495919**

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-406, 4th Floor, "**Viva Building**", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah.**

Boundaries	:	Building	Flat
North	:	VIVA-B Building	Lift
South	:	Internal Road	Road
East	:	Marina F Building	Flat No. 405
West	:	Casa Rio Main Road	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 **₹ 36,54,800.00 (Rupees Thirty Six Lakhs Fifty Four Thousands Eight Hundred 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/67/ 2019-20

Encl.: Valuation report



Residential Flat No. A-406, 4th Floor, "Viva Building", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 24.08.2024 for Housing Loan Purpose.
1	Date of inspection	21.08.2024
3	Name of the owner / owners	Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. A-406, 4 th Floor, "Viva Building", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India. Contact Person : Mr. Vicky R. Shah (Owner) Contact No. 9819398298
6	Location, Street, ward no	Village - Nilje & Ghesar, District - Thane
7	Survey / Plot No. of land	Village - Nilje & Ghesar New Survey No - 123/1, 123/2, 108/1A, 96/1, 96/3, 98/2, 106/5, 107/1, 108/4, 136/2, 138/3, 226/4, 236/3, 98/3, 139, 226/5, 106/3, 137/2, 235/1, 235/2(P), 98/9, 101/1, 102/5, 102/7 & Others
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 404.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 449.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 538.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 204
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,000.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (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: All the above areas are within 11% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch Branch to assess Fair Market Value as on 24.08.2024 for Residential Flat No. A-406, 4th Floor, "**Viva Building**", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah.**

We are in receipt of the following documents:

1)	Copy of Agreement To Sale No.2764/2012 Dated 26.09.2012 between Lodha Dwellers Private Limited(The Developers) And Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah (The purchaser).
2)	Copy of Commencement Certificate No.TCP / MCP-02 / L.D.P.L./CC-II / 542 / 2012 Dated 12.07.2012 issued by Mumbai Metropolitan Region Development Authority.

Location

The said building is located at Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, PIN Code - 421 204. The property falls in Residential Zone. It is at a traveling distance 9.2 Km from Dombivli Railway Station.



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Building

The building under reference is having Stilt + 8 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 6 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 + WC + 2 Passage + Balcony.(i.e 1 BHK Flat) This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 24th August 2024

The Carpet Area of the Residential Flat	:	449.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	538.80 Sq. Ft. X ₹ 2,500.00 = ₹ 13,47,000.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 1,61,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,700/- per Sq. M. i.e. ₹ 6,568/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 66,724/- per Sq. M. i.e. ₹ 6,199/- per Sq. Ft.
Value of property as on 24th August 2024	:	449.00 Sq. Ft. X ₹ 8,500 = ₹38,16,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 24th August 2024	:	₹ 38,16,500.00 - ₹ 1,61,700.00 = ₹ 36,54,800.00
Total Value of the property	:	₹₹ 36,54,800.00
The realizable value of the property	:	₹₹32,89,320.00
Distress value of the property	:	₹₹29,23,840.00
Insurable value of the property (538.80 X 2,500.00)	:	₹₹13,47,000.00
Guideline value of the property (538.80 X 6199.00)	:	₹₹33,40,021.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-406, 4th Floor, "Viva Building", Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India for this particular purpose at ₹ **36,54,800.00 (Rupees Thirty Six Lakhs Fifty Four Thousands Eight Hundred Only)** as on 24th August 2024



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NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th August 2024** is **₹ 36,54,800.00 (Rupees Thirty Six Lakhs Fifty Four Thousands Eight Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1**Technical details****Main Building**

1	No. of floors and height of each floor	:	Stilt + 8 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	:	2016 (As per site information)
4	Estimated future life	:	52 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, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.



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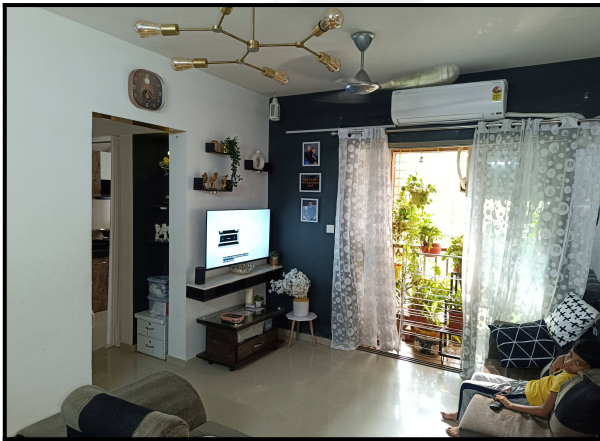
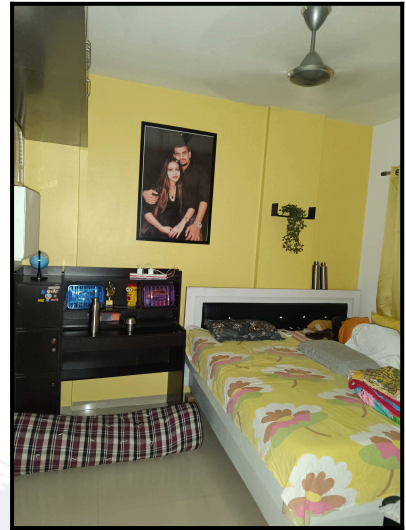
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Technical details		Main Building
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: 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	:
18	No. of lifts and capacity	: 1Lift
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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

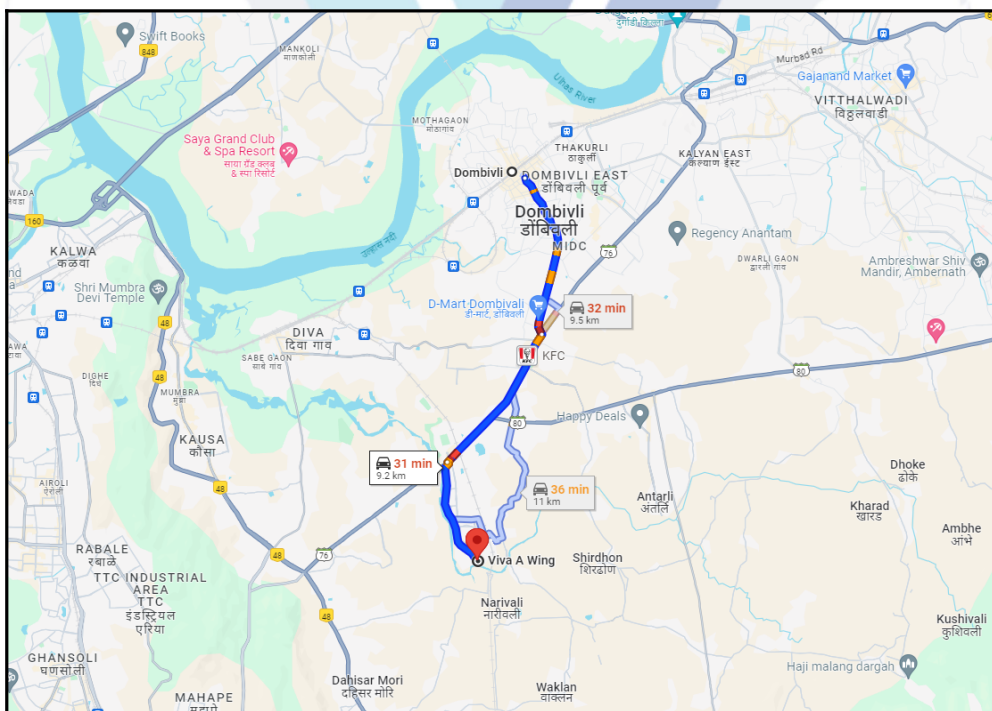


VIVA (A WING)							
1 st FLOOR	2 nd FLOOR	3 rd FLOOR	4 th FLOOR	5 th FLOOR	6 th FLOOR	7 th FLOOR	8 th FLOOR
101 VIVEK PRASAD SHARMA	201 ANITA S. SHETTY	301 NIKHIL KUMAR	401 TRIPATHI SHREYA	501 DEEPAHARSHI	601 ANANT DEEPAK PAREKH	701 SURESH KUMAR	801 SURESH KUMAR
102 ROCKY SHINDE	202 S. SHYAM	302 CHANDANSHARMA MURDAS	402 RAJESH KUMARSHAMBA	502 DEEPAHARSHI	602 RAJESH KUMARSHAMBA	702 SURESH KUMAR	802 SURESH KUMAR
103 ANANT PAUL	203 ANITA SHARMA	303 ANANT CHAVAN	403 DEEPAHARSHI	503 RAJESH KUMAR	603 ANANT DEEPAK PAREKH	703 SURESH KUMAR	803 SURESH KUMAR
104 ANANT SHARMA	204 ANITA SHARMA	304 ANANT CHAVAN	404 DEEPAHARSHI	504 RAJESH KUMAR	604 ANANT DEEPAK PAREKH	704 SURESH KUMAR	804 SURESH KUMAR
105 ANANT SHARMA	205 ANITA SHARMA	305 ANANT CHAVAN	405 DEEPAHARSHI	505 RAJESH KUMAR	605 ANANT DEEPAK PAREKH	705 SURESH KUMAR	805 SURESH KUMAR
106 ANANT SHARMA	206 ANITA SHARMA	306 ANANT CHAVAN	406 DEEPAHARSHI	506 RAJESH KUMAR	606 ANANT DEEPAK PAREKH	706 SURESH KUMAR	806 SURESH KUMAR
107 ANANT SHARMA	207 ANITA SHARMA	307 ANANT CHAVAN	407 DEEPAHARSHI	507 RAJESH KUMAR	607 ANANT DEEPAK PAREKH	707 SURESH KUMAR	807 SURESH KUMAR
108 ANANT SHARMA	208 ANITA SHARMA	308 ANANT CHAVAN	408 DEEPAHARSHI	508 RAJESH KUMAR	608 ANANT DEEPAK PAREKH	708 SURESH KUMAR	808 SURESH KUMAR

Route Map of the property




Note: Red marks shows the exact location of the property




Longitude Latitude: 19°8'42.8"N 73°4'48.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 9.2 Km).


Ready Reckoner Rate


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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Kokan [Help on Division](#)

District Name ठाणे Taluka Name कल्याण Village/Zone Name गावाचे नाव :नेळजे व नेळ

Attribute सह नंबर 76 SubZone Name 41/122/2-मोजे नेळजेपाडा

Mahapalika Area Kalyan/Dombival Munc

Open Land	Residence	Office	Shop	Industry	Unit
21000	70700	83800	99500	83800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	70700			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	70,700.00	Sq. Mtr.	6,568.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21000			
The difference between land rate and building rate(A-B=C)	49,700.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	66,724.00	Sq. Mtr.	6,199.00	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	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	790.00	948.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,367.00	₹7,806.00	-

square yards Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Sell or Rent Property Intelligence Login

24 Views Compare Share

Lodha Casa Rio
2.5 Bedroom 790 Sq.Ft. Apartment in Dombivli East Thane
 Listing ID #7124398

₹ 74 L

- 2.5 Bedrooms + Pooja Room, Study Room
- Furnished
- 2 Bathroom
- 790 Sq.Ft. (Carpet Area)
- Road View
- 6th Floor out of 19 Floors

Recent Registered Sale Jul 2024 ₹ 29.20 L 449 Sq.ft

Whatsapp Request for Call

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Valuation Report
 ₹1999

- Estimated Market Value
- Rental Value
- Govt. Value

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Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	409.00	491.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,802.00	₹7,332.00	-

square yards Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Sell or Rent Property Intelligence Login

110 Views Compare

Lodha Casa Rio
1 Bedroom 491 Sq.Ft. Apartment in Dombivli East Thane
 Listing ID #6845671

₹ 36 L

- 1 Bedroom
- Unfurnished
- 2 Bathroom
- 491 Sq.Ft. (Built-up Area)
- Road View
- 5th Floor out of 18 Floors

Recent Registered Sale • Jul 2024 ₹ 64.00 L 725 Sq.ft

16 Photos Map **Ramesh Tambe** Preferred Partner

Valuation Report ₹1999
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 • Rental Value
 • Govt. Value
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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	449.00	538.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,016.00	₹5,846.00	-



4695338

04-05-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 4695/2022

नोंदणी :

Regn:63m

गावाचे नाव : निळजे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3150000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3589000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे निळजे,घेसर येथील सर्वे नं. 63/1,96/1,123/1,2,82/1,24,66/2 पै,66/3 ए पै,66/3 बी पै,66/2,66/3 ए,66/3 बी व इतर यावरील कासा रिओ प्रोजेक्ट मधील,विवा को. ऑप. हौ. सो. लि.,सदनिका नं. 106,पहिला मजला,इ विंग,क्षेत्रफळ 449 चौ.फु. कार्पेट सोबत एक ओपन कार पार्किंग स्पेस नं. जी4-320 .((Block Number : E-106 ;))
(5) क्षेत्रफळ	449 चौ.फूट
(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:- अमित एस लाड वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 350/17-ए. ओल्ड गांजावाला बिल्डिंग , बेलासिस ब्रिज रोड समोर , ताडदेव , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-ACEPL8179R 2): नाव:- पायल लाड वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 350/17-ए. ओल्ड गांजावाला बिल्डिंग , बेलासिस ब्रिज रोड समोर , ताडदेव , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-AGRPP5144K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- अभिषेक जे पंगेरकर वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: एच/705, रिक्हरडेल सीएचएस , कासा रिओ , कल्याण शील रोड , पलावा सिटी , डोंबिवली ईस्ट , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-APTPP6319M 2): नाव:- स्मिता जयवंत पंगेरकर वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: अशोक नगर रोड , 61/104, कृपा साई , दातार कॉलनी , भांडुप ईस्ट , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-BFYPP4959K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4695/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	215400
(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.

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	584.00	700.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,534.00	₹6,279.00	-

976772 29-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 9767/2020 नोंदणी : Regn:63m
गावाचे नाव : निळजे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5301000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मोजे निळजे व घेसर सर्वे नं 63/1,96/1,123/1/2,92/1,24,66/2 पार्ट,66/3ए पार्ट,66/3बी पार्ट,66/2,66/3ए,66/3बी व इतर यावरील कासा रिओ प्रोजेक्ट मधील विवा को ऑप हौसिंग सोसायटी लिमिटेड,सदनिका नं 702,सातवा,मजला,डी विंग,क्षेत्र 584 चौ फूट कारपेट सोबत एक स्टील कार पार्किंग स्पेस नं जी 4- 1140((Survey Number : 63 ; HISSA NUMBER : 1 & Others ;))	
(5) क्षेत्रफळ	584 चौ.फूट	
(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:-बटूल तवावाला - वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 102, मनीष 86-ए, क्रोफ्ट शर्ली राजन रोड, बांद्रा वेस्ट, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-ADCPT0963E 2): नाव:-आदम तवावाला - वय:-58 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 102, मनीष 86-ए, क्रोफ्ट शर्ली राजन रोड, बांद्रा वेस्ट, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-ADJPT7155M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनय श्रीनिवास कुडवा - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सी /301, अरेबियाना, कासा रिओ, पवार पब्लिक स्कूल, पलावा, डोंबिवली ईस्ट, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AHWPK1522C 2): नाव:-पूनम विनय कुडवा - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सी /301, अरेबियाना, कासा रिओ, पवार पब्लिक स्कूल, पलावा, डोंबिवली ईस्ट, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-BBWPS1919Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	23/12/2020	
(11)अनुक्रमांक,खंड व पृष्ठ	9767/2020	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	159100	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th August 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 36,54,800.00 (Rupees Thirty Six Lakhs Fifty Four Thousands Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

