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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod**

Residential Flat No. 1702, 17th Floor, "Runwal Gardens Phase - I", Tower No. 4, Kalyan Shil Road,
Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State -
Maharashtra, India.

Latitude Longitude : 19°11'6.0"N 73°5'13.1"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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1702, 17th Floor, "Runwal Gardens Phase - I", Tower No. 4, Kalyan Shil Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod**.

Boundaries of the property

North : Runwal Gardens Road
South : Tower No. 5
East : Internal Road / Tower No. 3
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 91,15,200.00 (Rupees Ninety One Lakhs Fifteen Thousands Two 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/87/2022-23

Encl.: Valuation report



Residential Flat No. 1702, 17th Floor, "Runwal Gardens Phase - I", Tower No. 4, Kalyan Shil Road, Village - Gharivali, 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 21.11.2024 for Housing Loan Purpose.
1	Date of inspection	19.11.2024
3	Name of the owner / owners	Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod
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. 1702, 17 th Floor, "Runwal Gardens Phase - I", Tower No. 4, Kalyan Shil Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India. Contact Person : Jayant Kanhaiyalal Rathod (Owner) Contact No. 9930388077
6	Location, Street, ward no	Kalyan Shil Road Village - Gharivali, District - Thane
7	Survey / Plot No. of land	Village - Gharivali New Survey No - 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 776.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 732.00 Dry Balcony Area in Sq. Ft. = 12.00 Balcony Area in Sq. Ft. = 31.00</p> <p>Carpet Area in Sq. Ft. = 856.00 Deck Area in Sq. Ft. = 34.00 Utility Area in Sq. Ft. = 17.00 Carpet Area in Sq. Ft. = 907.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 997.70 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Gharivali, 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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,000.00 (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 – 2022 (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.
	<p>Remark:</p> <p>1) At the time of site visit internal renovation & interior work is in progress.</p> <p>2) As per agreement the carpet area is 907.00 Sq. Ft. But as per site inspection, the Carpet area is 776.00 Sq. Ft. only. For the purpose of valuation, we have considered the least area i.e. 200.00 Sq. ft. as per measurement.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 21.11.2024 for Residential Flat No. 1702, 17th Floor, "Runwal Gardens Phase - I", Tower No. 4, Kalyan Shil Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.7007/2021 Dated 30.06.2021 between Runwal Residency Pvt. Ltd(The Promoter) And Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod(The The Allottees).
2)	Copy of RERA Certificate No.P51700022699 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate No.SROT / Growth Centre / 2401 / BP / ITP-Usarghar-Gharivali-Sagaon-01/ Site-A/ Vol -VIII/ 441 / 2020 Dated 25.06.2020 issued by Mumbai Metropolitan Region Development Authority (As Download from RERA Site).



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4)	Copy of Occupancy Certificate No.SROT / Growth Centre / 2401 / BP / ITP-Usarghar-Gharivali-01/ Vol - 35 / 1313 / 2022 Dated 11.10.2022 issued by Mumbai Metropolitan Region Development Authority.
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Location

The said building is located at Village - Gharivali, Taluka - Kalyan, District - Thane, PIN Code - 421 204. The property falls in Residential Zone. It is at a traveling distance 5.6 Km from Dombivli Railway Station.

Building

The building under reference is having Stilt + 23 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 17th Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 17th Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Passage + Balcony. 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 21st November 2024

The Carpet Area of the Residential Flat	:	776.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	853.60 Sq. Ft. X ₹ 2,800.00 = ₹ 23,90,080.00
Depreciation $\{(100 -) \times (2 / 60)\}$:	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	:	₹ 62,920/- per Sq. M. i.e. ₹ 5,845/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	776.00 Sq. Ft. X ₹ 10,200 = ₹79,15,200
Others / Car Parking	:	₹
Total Value of property as on 21st November 2024	:	₹91,15,200.00

(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 21st November 2024	:	₹ 91,15,200.00 - ₹ 0.00 = ₹ 91,15,200.00
Total Value of the property	:	₹ 91,15,200.00
The realizable value of the property	:	₹82,03,680.00



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Distress value of the property	:	₹72,92,160.00
Insurable value of the property (997.70 X 2,800.00)	:	₹27,93,560.00
Guideline value of the property (853.60 X 5845.00)	:	₹49,89,292.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1702, 17th Floor, "**Runwal Gardens Phase - I**", Tower No. 4, Kalyan Shil Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India for this particular purpose at **₹ 91,15,200.00 (Rupees Ninety One Lakhs Fifteen Thousands Two Hundred Only)** as on 21st November 2024

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 **21st November 2024** is **₹ 91,15,200.00 (Rupees Ninety One Lakhs Fifteen Thousands Two 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 + 23 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 17 th Floor
3	Year of construction	:	2022 (As per occupancy certificate)
4	Estimated future life	:	58 Years Subject to proper, preventive periodic maintenance & structural repairs



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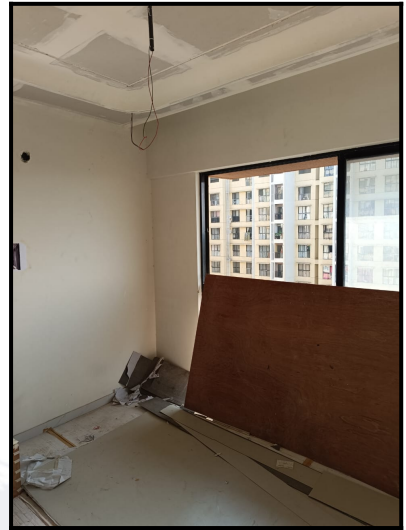
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Technical details		Main Building								
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure								
6	Type of foundations	: R.C.C. Foundation								
7	Walls	: All external walls are 9" thick and partition walls 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.								
11	Finishing	: Cement Plastering with POP false Ceiling.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
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	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 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	: Connected to Municipal Sewerage System								

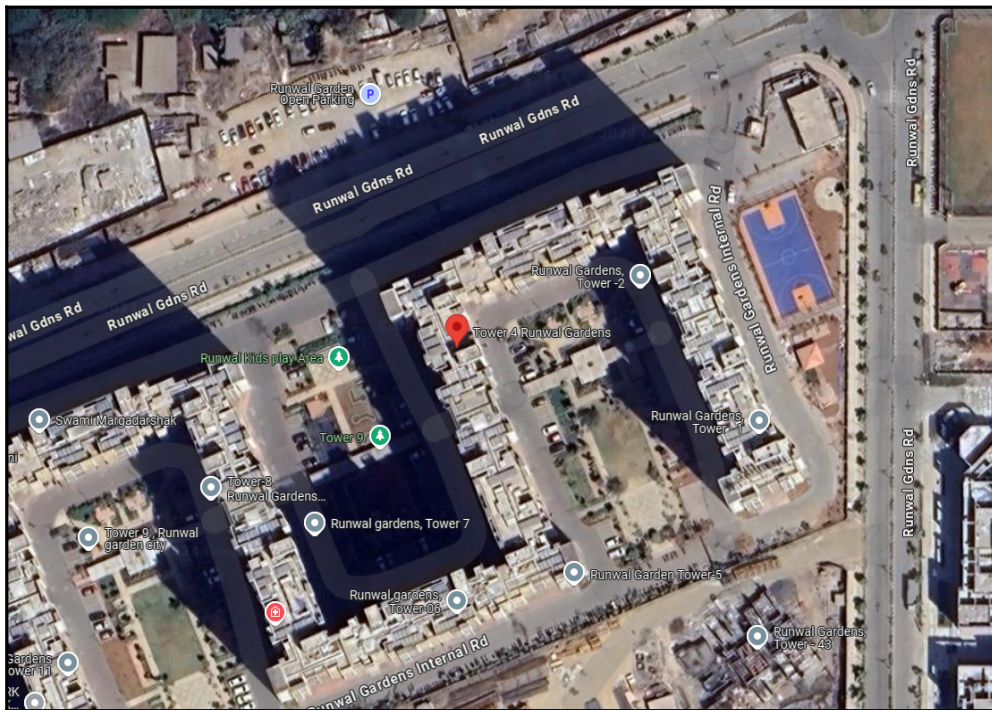
Actual Site Photographs



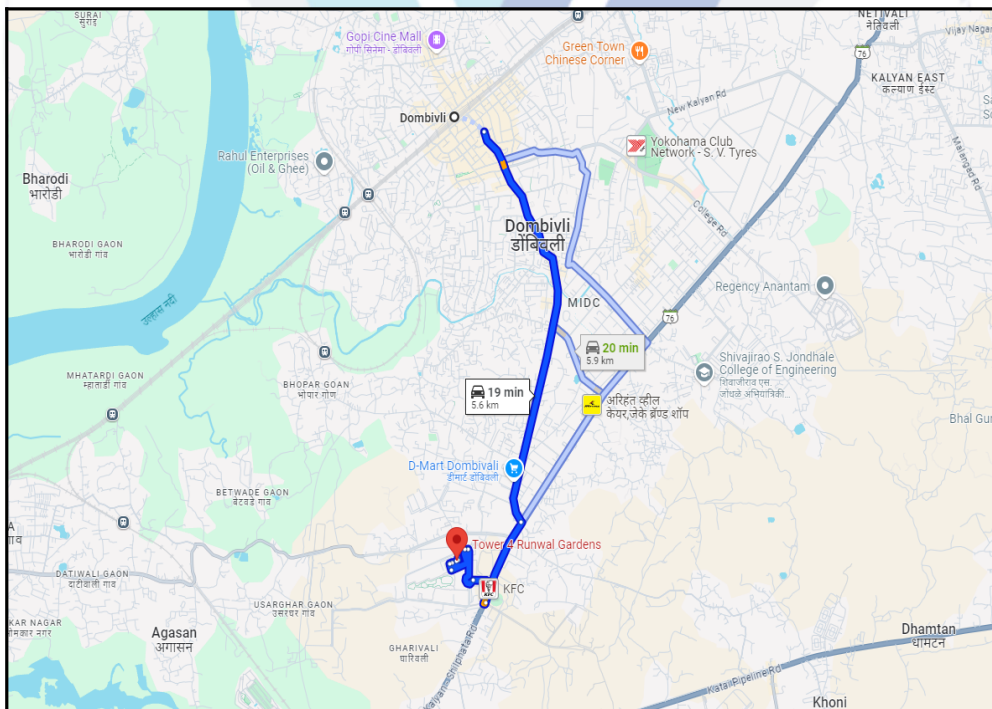
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'6.0"N 73°5'13.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 5.6 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : USARGHAR 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	Land Properties of Village Usarghar (Residential Properties).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
47	47/148	7900	57200	65900	71700	659000
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 100, 104, 105, 106, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 128, 129, 131, 136, 137						
⇒ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	57200			
Increase by 10% on Flat Located on 17 th Floor	5720			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	62,920.00	Sq. Mtr.	5,845.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7900			
The difference between land rate and building rate(A-B=C)	55,020.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,920.00	Sq. Mtr.	5,845.00	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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	908.00	998.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,013.00	₹10,012.00	-

magicbricks

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Home » Property for Sale in Beyond Thane » Flats for Sale in Beyond Thane » Flats for Sale in Dombivli East » 3 BHK Flats for Sale in Dombivli East » 908 Sq-ft
Posted on: Aug 03, 24 Property ID

₹1.0 Cr [EMI - ₹45k](#) | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

3 BHK Flat For Sale in Runwal Gardens, Dombivli East, Beyond Thane

3 Beds | 3 Baths | 1 Balcony | Unfurnished

Carpet Area 908 sqft ₹11,013/sqft	Developer Runwal Group	Project Runwal Gardens
Floor 6(Out of 23 Floors)	Transaction Type New Property	Status Ready to Move
Facing West	Furnished Status Unfurnished	Type Of Ownership Co-operative Society

✔ Newly Constructed Property

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

More Details

Price Breakup	₹1 Cr
Address	Bhadra Nagar, Dombivli East, Beyond Thane, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹45102 ① Apply for Home Loan <div style="display: flex; align-items: center; gap: 5px; margin-top: 5px;"> +1 </div>
Type of Ownership	Co-operative Society
Overlooking	Garden/Park, Pool

Contact Owner

Get Phone No.

Last contact made 3 days ago

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	918.00	1,009.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,703.00	₹9,730.00	-

HOUSING.COM Buy In Thane + Add

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER

Property Location
Runwal Runwal Gardens Phase I, Manpada, Dombivili East, Thane

Around This Property

- School**
Omkar Cambridge International **1 min** (0.3 km)
- Hospital**
SRV Hospitals - Dombivili (Formerly Mamata Hospital) **1 min** (0.1 km)

[View more on Maps](#)

Property Overview

Project Name Runwal Runwal Gardens Phase I	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹98.25 L	Carpet Area 918 sq.ft
Bedrooms 3	Bathrooms 2
Parking 2 Covered Parking	Balcony 3

Added
More than a month ago

About this property

3 BHK Flat for sale in Dombivili East, Thane with modern-day amenities. The Flat is in Dombivili East which is a promising investment destination in Thane. This might be your chance to grab the best 3 BHK property for sale in Dombivili East. The property is on floor 18 and the total number of

[Read More](#)

Amenities

- Amphitheater
- Cricket Pitch
- Changing Room
- +93

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	653.00	718.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,188.00	₹8,353.00	-

11/21/24, 12:18 PM		lgr_9086	
908672 21-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2 द्वयम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 9086/2024 नोंदणी : Regn:83m	
गावाचे नाव : घारीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6000000		
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4809500		
(4) भू-मापन,पोटहिसा व परकमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन .; इतर माहिती: मौजे घारीवली स.नं. 4/1,4/2,व इतर आणि मौजे उसरघर स.नं. 44/1,44/2,व इतर वरील रुणवाल गार्डन फेज 1 प्रोजेक्ट मधील रुणवाल गार्डन टॉवर नं. 7 ते 12 को.ऑप.हो.सो.ली मधील सदनिका नं.1907,एकोणिसावा मजला,बिल्डींग नं./ टॉवर नं. 7,क्षेत्रफळ 56.34 चौ.मीटर कारपेट +3.11 चौरस मीटर डेक एरिया + 1.25 चौ. मीटर युटिलिटी एरिया + 1 कार पार्किंग स्पेस नं. एमएलसीपी 5-91 सहिल((Survey Number : मौजे घारीवली स.नं. 4/1,4/2 ,4/3, 4/4,4/5, 4/6, 4/9,4/10, 4/11,5/1, 5/2, 5/3,5/4, 5/5,5/6, 6/1, 6/2,6/3, 7/1, 7/2ए,7/2बी, 7/ 2सी,7/3ए, 7/3बी, 8/1,8/2, 8/3,8/ 4,8/5, 8/6,8/7, 8/8,8 /9,9/1, 9/2,9/3, 9/4,9 /5,9/6, 9/7,9/ 8,10,11, 12/1, 12/2,12/3, 12/4, 12/5,12/6, 12/ 7, 12/8,12/9, 12/ 10, 12/11, 12/12, 12/13, 12/14, 13,14/1, 14/2ए, 14/2बी,14/3, 14/4,14/5, 15,17/1, 17/2,17/3, 17/4,17/5, 17/6,17/7, 17/8,17/9, 17/10, 17/11,18, 19,22,23/1, 23/2,23/3, 23/10, 37/1,37/2बी, 37/2सी,37/2डी, 37/3,37/4, 37/21,38/1, 38/2,39/1, 39/2,39/3, 40,41/1ए, 41/1बी,41/2, 41/3,41/4, 44/1,44/4, 44/5ए,44/5बी, 44/6ए,44/6बी, 44/7,44/8, 44/9,44/10, 44/11,44/12, 44/13,44/14, 44/15,44/16, 44/17,44/18, 44/19,49, 50/1,50/2, 50/3,मौजे उसरघर स.नं. 44/1,44/2, 44/3,44/4,44/5,44/6,44/7, 44/8,44/9, 44/10,44/11, 44/12,45/1, 45/2,45/3, 45/4,45/5ए, 45/5बी,45/6, 46/1,46/2ए, 46/2बी,46/3, 47,49,50, 51(पैकी),52/1, 52/2,53/1ए, 53/1बी, 53/2ए,53/2बी, 53/3ए,53/3बी, 94(पैकी) :)		
(5) क्षेत्रफळ	56.34 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:-दिपेश मेघजी भानुशाली वय:-45 पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: शिवनाथ गुप्ता चाळ, ब्लॉक नं: 7 ए, रोड नं: जे.एम.एम. रोड, सुभाष नगर, घाटकोपर (पश्चिम) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400084 पॅन नं:-BFGPB3590C 2): नाव:-सावित्री दीपेश भानुशाली वय:-43 पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: शिवनाथ गुप्ता चाळ, ब्लॉक नं: 7 ए, रोड नं: जे.एम.एम. रोड, सुभाष नगर, घाटकोपर (पश्चिम) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400084 पॅन नं:-BCWFB0680A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजयकुमार उपाध्याय वय:-33; पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: जीवदानी दर्शन बिल्डिंग, ब्लॉक नं: बी-501, रोड नं: धर्मानगर, हिरा विद्यालय रोड, डोंगरपाठा, विरार (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABSPU9050D		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2024		
https://staging.vastukala.co.in:8889/lgrSearch/66756d24ce53f50b0dbcccb43			
1/2			

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	466.00	512.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,013.00	₹8,194.00	-

11/21/24, 12:31 PM lgr_3418

3418338 18-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 3418/2024 नोटणी : Regn:83m
गावाचे नाव : घारीवली		
(1)वित्तखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	4200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3346000	
(4) भू-मापन,पोटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1,दर रु.63,900/- प्रति चौ.मी.,मौजे घारीवली व उसरघर,तालुका कल्याण,जिल्हा ठाणे येथील घारीवली सर्व्हे नं. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2ए, 7/2ब, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14,44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 आणि उसरघर सर्व्हे नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47, 49, 50, 51 पैकी, 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94 पैकी व प्रथम विक्री दस्तात नमूद केल्याप्रमाणे या जमिनीवरील रुणवाल गार्डन फेज-1 नावाच्या इमारती मधील सदनिका क्र.2106,ऐकवीसावा मजला,बिल्डींग नं. 4. क्षेत्र 41.06 चौ.मीटर कारपेट अधिक 2.21 चौ.मीटर. डेक क्षेत्र,(रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र.मुद्रांक 2021/अनौ.स.क्रं. 12/प्र.क्र.1071/म-1(धोरण)दि.31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतली आहे.) ((Survey Number : सर्व्हे नं. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10 व प्रथम विक्री दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	41.06 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनुजा मोहन नायर वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. ए/101, पहिला मजला, श्री स्वामी समर्थ, दिवा वसई ब्रिज जवळ, कोपर, डोंबिवली पश्चिम, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AYAPN7566N	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिषा सरोज शर्मा वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. नित्यानंद नगर, 16/159, टी.बी.एसपीएल, सी.जी.एस. कॉलनी, पल.बी.एस. मार्ग, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-CLRP54853D	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2024	

https://staging.vastukala.co.in:8889/lgr/Search/65f5ded26d2f6827e214afe2 1/2

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st November 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 **₹ 91,15,200.00 (Rupees Ninety One Lakhs Fifteen Thousands Two 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/87/2022-23



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

