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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**

Residential Flat No. 2<sup>nd</sup> Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India.

Latitude Longitude : 19°41'43.9"N 73°31'52.0"E

### Intended User:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

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 under construction property bearing Residential Flat No. 2<sup>nd</sup> Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India belongs to **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**.

Boundaries of the property

North : Open Plot  
South : Open Plot  
East : Open Plot  
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 **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five Hundred Only) After completion of construction works**. As per Site Inspection 66% Construction Work is Completed.

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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



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Residential Flat No. 2<sup>nd</sup> Floor, "**Air Viia**", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District  
- Nashik, Pin - 422 403, 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 17.03.2025 for Housing Loan Purpose.  |
| 1  | Date of inspection   | 06.03.2025  |
| 3  | Name of the owner / owners   | <b>Mrs. Vijaita Shakti Dholakia &amp; Mrs. Jacqueline Ashish Dholakia</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available  |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. 2 <sup>nd</sup> Floor, " <b>Air Viia</b> ", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India.<br><b>Contact Person :</b><br>Mrs. Vijaita Shakti Dholakia (Owner)<br>Contact No. 9819023739 |
| 6  | Location, Street, ward no  | Village - Talegaon, Igatpuri District - Nashik  |
| 7  | Survey / Plot No. of land  | Hissa No - 16,20 of Village - Talegaon, Plot No - 12 & 13   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area  |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class  |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity   |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private Cars  |
|    | <b>LAND</b>  |   |

|    |  |  |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | <b>Carpet Area in Sq. Ft. = 3948.17</b><br><b>(Area as per Site measurement)</b><br><b>Carpet Area in Sq. Ft. = 3137.00</b><br><b>Balcony, Swimming Pool Area in Sq. Ft. = 811.00</b><br><br><b>Carpet Area in Sq. Ft. = 2805.00</b><br><b>(Area As Per Approved Building Plan)</b><br><br><b>Built Up Area in Sq. Ft. = 3085.50</b><br><b>(Carpet Area + 10%)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Talegaon, Igatpuri Taluka - Igatpuri, District - Nashik, Pin - Pin - 422 403   |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N.A.   |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.  | As per documents   |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant  | Information not available  |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.   | Information not available  |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding?   | Information not available  |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.  | No   |
|    | Attach a dimensioned site plan   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available  |
| 23 | <b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>   | Attached   |
| 24 | Is the building owner occupied/ tenanted/ both?  | Building Under Construction  |

|    |   |  |
|----|---|--|
|    | If the property owner occupied, specify portion and extent of area under owner-occupation   | Fully Building Under Construction  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?   | Floor Space Index permissible - As per IMC norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>  |  |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Building Under Construction  |
|    | (ii) Portions in their occupation   | Fully Building Under Construction  |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each  | 33,300.00 (Expected rental income per month after completion of construction works)                      |
|    | (iv) Gross amount received for the whole property   | N.A.   |
| 27 | Are any of the occupants related to, or close to business associates of the owner?  | Information not available  |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details    | N. A.  |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner   | N. A.  |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars  | N. A.  |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.  |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.  |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?                                       | N. A.  |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof  | Information not available  |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium  | Information not available  |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent?   | N. A.  |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent?  | N. A.  |
| 26 | <b>SALES</b>  |  |
| 37 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records  |

|    |  |   |
|----|--|---|
| 38 | Land rate adopted in this valuation  | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate  | N. A.   |
| 40 | <b><i>COST OF CONSTRUCTION</i></b>   |   |
| 41 | Year of commencement of construction and year of completion  | Year of Completion – 2025 (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><b>Remark:</b><br/>As per architect letter dated 17.03.2025 by Morya Designers the proposed building work completed upto 75% and the second-floor interior work completed upto 90% including civil work. The seller sold out the flat in row condition.</p> |   |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 17.03.2025 for Residential Flat No. 2<sup>nd</sup> Floor, "Air Viiia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India belongs to **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**.

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

|    |  |
|----|--|
| 1) | Copy of Agreement For Sale No.1137/2025 Dated 12.03.2025 between Mrs. Chanda Sharda Pandey(The Owner) And Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia(The purchaser). |
| 2) | Copy of Commencement Certificate No.CCNIM / B / 2023 / APL / 00429 Dated 23.09.2024 issued by Igatpuri Municipal Council.  |
| 3) | Copy of Approved Building Plan No.CCNIM / B / 2023 / APL / 00429 Dated 23.09.2024 issued by Igatpuri Municipal Council.  |

### Location

The said building is located at bearing Plot No - 12 & 13 inVillage - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, Pin - 422 403. The property falls in Residential Zone. It is at a traveling distance 4 Km from Igatpuri Railway Station.

### Building

The building under reference is having Ground + 6 Upper Floors. It is a Proposed R.C.C Framed Structure with 9" thick external walls and Proposed 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for



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Residential purpose. 2nd Floor is having 1 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 4 Bedroom + Living Room + Kitchen + bedroom + 5 Toilet. This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

### **Valuation as on 17th March 2025**

|   |   |                 |
|---|---|-----------------|
| The Carpet Area of the Residential Flat | : | 2805.00 Sq. Ft. |
|---|---|-----------------|

### **Deduct Depreciation:**

|   |   |   |
|---|---|---|
| Year of Construction of the building  | : | 2025 (As per site information)                      |
| Expected total life of building   | : | 60 Years  |
| Age of the building as on 2024  | : | Less Than 1 Year                                    |
| Cost of Construction  | : | 2805.00 Sq. Ft. X ₹ 2,500.00 = ₹ 70,12,500.00       |
| Depreciation $\{(100 - ) \times (0 / 60)\}$                                 | : | N.A. Age of Property below 5 year                   |
| Amount of depreciation  | : | ₹ 0.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 28,550/- per Sq. M.<br>i.e. ₹ 2,652/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | N.A. Age of Property below 5 year                   |
| Value of property   | : | 2805.00 Sq. Ft. X ₹ 5,700 = ₹1,59,88,500            |
| Total Value of property as on 17th March 2025                               | : | ₹1,59,88,500.00                                     |

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|   |   |   |
|---|---|---|
| <b>Fair value of the property as on 17th March 2025</b>     | : | <b>₹ 1,59,88,500.00 - ₹ 0.00 = ₹ 1,59,88,500.00</b> |
| <b>Total Value of the property</b>                          | : | <b>₹ 1,59,88,500.00</b>                             |
| <b>The realizable value of the property</b>                 | : | <b>₹1,43,89,650.00</b>                              |
| <b>Distress value of the property</b>                       | : | <b>₹1,27,90,800.00</b>                              |
| <b>Insurable value of the property (3085.50 X 2,500.00)</b> | : | <b>₹77,13,750.00</b>                                |
| <b>Guideline value of the property (2805.00 X 2652.00)</b>  | : | <b>₹74,38,860.00</b>                                |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2<sup>nd</sup> Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India for this particular purpose at **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five Hundred Only)** as on 17th March 2025

### **NOTES**



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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 **17th March 2025** is **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five 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.



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**PART III- VALUATION**

I, hereby declare that

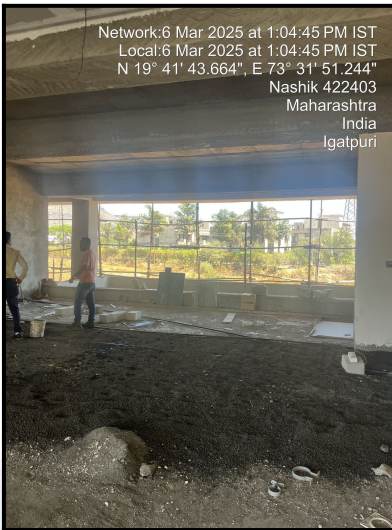
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

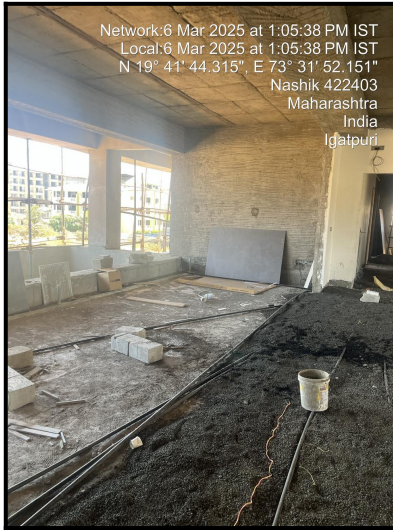
| Technical details |  | Main Building   |                                      |      |  |  |
|-------------------|--|---|--------------------------------------|------|--|--|
| 1                 | No. of floors and height of each floor   | : Ground + 6 Upper Floors   |                                      |      |  |  |
| 2                 | Plinth area floor wise as per IS 3361-1966   | : N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor                   |                                      |      |  |  |
| 3                 | Year of construction   | : 2025 (As per site information)  |                                      |      |  |  |
| 4                 | Estimated future life  | : 0 Years Subject to proper, preventive periodic maintenance & structural repairs                     |                                      |      |  |  |
| 5                 | Type of construction- load bearing walls/RCC frame/ steel frame  | : Proposed R.C.C Framed Structure   |                                      |      |  |  |
| 6                 | Type of foundations  | : R.C.C. Foundation   |                                      |      |  |  |
| 7                 | Walls  | : All external walls are 9" thick and partition walls are Proposed 6" Thk. Brick Masonery.            |                                      |      |  |  |
| 8                 | Partitions   | : Proposed 6" Thk. Brick Masonery.  |                                      |      |  |  |
| 9                 | Doors and Windows  | : Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, . |                                      |      |  |  |
| 10                | Flooring   | : Proposed Vitrified tiles flooring.  |                                      |      |  |  |
| 11                | Finishing  | : Building Under Construction.  |                                      |      |  |  |
| 12                | Roofing and terracing  | : Proposed RCC 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. | : Proposed Concealed plumbing with C.P. fittings. Concealed wiring |
| (i)               | Internal wiring – surface or conduit   |   |                                      |      |  |  |
| (ii)              | Class of fittings: Superior/Ordinary/Poor.   |   |                                      |      |  |  |

| Technical details |   | Main Building                                       |
|-------------------|---|---|
| 15                | Sanitary installations<br>(i) No. of water closets<br>(ii) No. of lavatory basins<br>(iii) No. of urinals<br>(iv) No. of sink | : As per Requirement                                |
| 16                | Class of fittings: Superior colored / superior white/ordinary.  | : Building Under Construction                       |
| 17                | Compound wall<br>Height and length<br>Type of construction  | : 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18                | No. of lifts and capacity   | : Proposed 1Lift                                    |
| 19                | Underground sump – capacity and type of construction  | : RCC Tank  |
| 20                | Over-head tank<br>Location, capacity<br>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<br>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            |

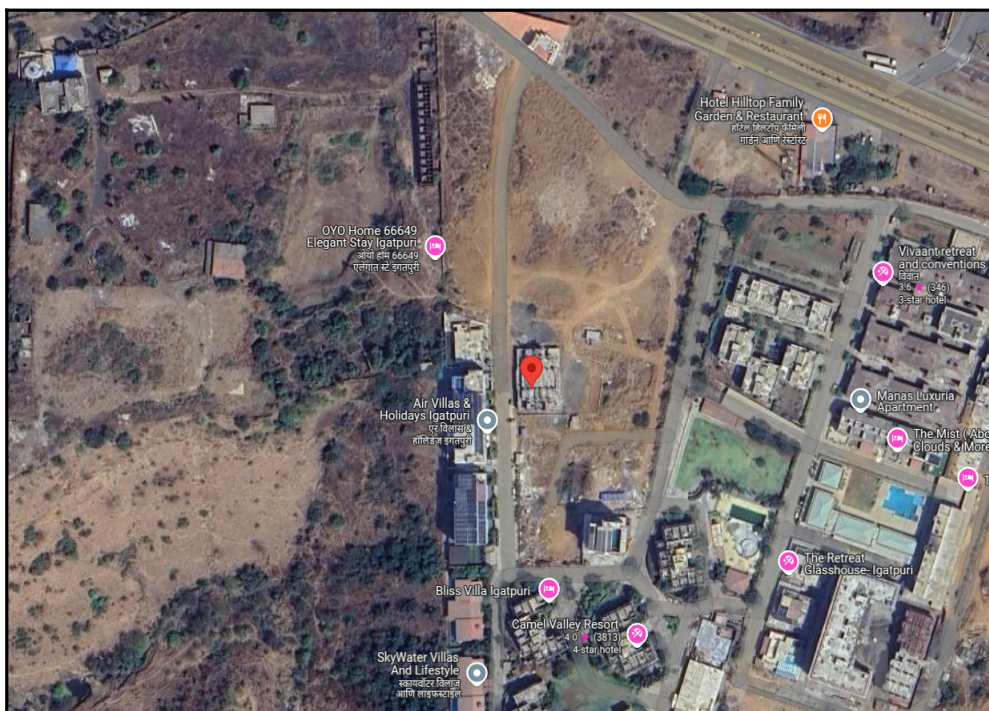
# Actual Site Photographs



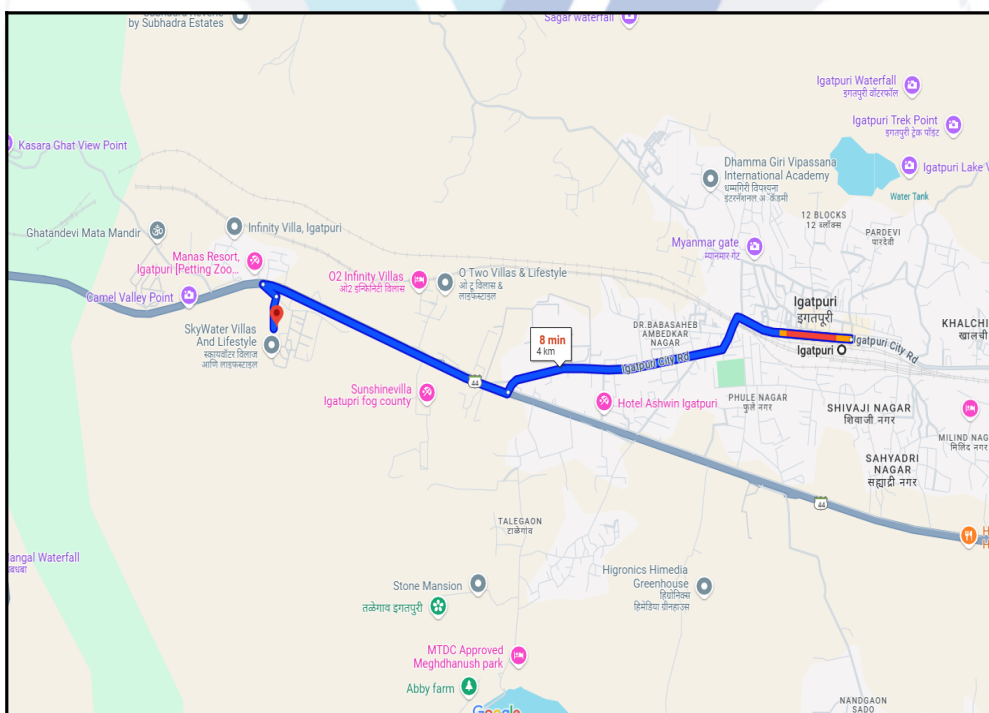
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°41'43.9"N 73°31'52.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Igatpuri - 4 Km).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

| उपविभाग  | खुली जमीन | निवासी सदनिका | ऑफ़िस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|--|-----------|---------------|-------|--------|----------|------------|-----------|
| 3.9- नवीन मुंबई आग्रा महामार्गावरील रहिवास/वाणिज्य/औदयो. विभागातील मिळकती प्र.चौमी (चेक पोष्ट ,मानस हॉटेल, घाटनदेवी परिसर) | 5090      | 28550         | 32840 | 40800  | 0        | चौ. मीटर   | गट नंबर   |

|  |                  |                 |                 |                |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 28550            |                 |                 |                |
| Flat Located on 2 <sup>nd</sup> Floor  | -                |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>28,550.00</b> | <b>Sq. Mtr.</b> | <b>2,652.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 5090             |                 |                 |                |
| The difference between land rate and building rate(A-B=C)                        | 23,460.00        |                 |                 |                |
| Percentage after Depreciation as per table(D)                                    | 100%             |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>28,550.00</b> | <b>Sq. Mtr.</b> | <b>2,652.00</b> | <b>Sq. Ft.</b> |

### 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:



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|    | 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           | magic bricks     |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 1,256.00         | 1,381.60        | 1,657.92        |
| Percentage       | -                | 10%             | 20%             |
| Rate Per Sq. Ft. | ₹6,768.00        | ₹6,152.00       | ₹5,127.00       |

magicbricks
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B
Hi, BINU S...
Post P

Home » Property in Nashik » Villas in Nashik » Villa in Igatpuri » 2 BHK Villa » 1778 Sq.ft

Posted on: Feb 21, 25

**₹ 85.0 Lac** | EMI - ₹ 38k | [How much loan can I get?](#)

2 BHK For Sale in **Igatpuri, Nashik**

2 Beds | 3 Baths | 1 Balcony | 1 Covered Parking

|   |   |                          |
|---|---|--------------------------|
| Carpet Area<br>1256 sqft - ₹ 6,768/sqft | Transaction Type<br>New Property        | Status<br>Ready to Move  |
| Facing<br>East                          | Furnished Status<br>Unfurnished         | Car Parking<br>1 Covered |
| Type Of Ownership<br>Freehold           | Age Of Construction<br>New Construction |                          |

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

Contact Agent

Sonal Gupta

Get Pho

**More Details**

|                   |   |
|-------------------|---|
| Price Breakup     | ₹ 85 Lac  |
| Booking Amount    | ₹ 2.0 Lac                                       |
| Address           | igatpuri, Nashik, Igatpuri, Nashik, Maharashtra |
| Landmarks         | igatpuri  |
| Furnishing        | Unfurnished                                     |
| Flooring          | Vitrified, Ceramic Tiles                        |
| Type of Ownership | Freehold  |

[View all details ▾](#)

Description: Gated society peaceful location great connectivity

Contact Agent

**Tools to Help You Decide Better**

EMI Calculator

Property Valuation

Investment Hotspot

Rates & Trends



## Price Indicators

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | magic bricks     |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 313.00           | 344.30          | 413.16          |
| Percentage       | -                | 10%             | 20%             |
| Rate Per Sq. Ft. | ₹7,029.00        | ₹6,390.00       | ₹5,325.00       |

**magicbricks** Buy Rent Sell Home Loans
Hi, BINU S. Post

Home > Property in Igatpuri > Igatpuri Railway Station > Apartment in Igatpuri Railway Station > 1 BHK > 440 Sq.ft

₹22.0 Lac EMI - ₹10k | [Get pre-approved loan](#)

1 BHK Flat For Sale in [Igatpuri, Igatpuri](#)

1 Bed | 1 Bath | Unfurnished

|  |   |  |
|--|---|--|
| Carpet Area<br><b>313 sqft</b> - ₹7,026/sqft | Floor<br><b>2(Out of 5 Floors)</b>        | Transaction Type<br><b>Resale</b>              |
| Status<br><b>Ready to Move</b>               | Additional Rooms<br><b>1 Servant Room</b> | Facing<br><b>East</b>                          |
| Furnished Status<br><b>Unfurnished</b>       | Type Of Ownership<br><b>Freehold</b>      | Age Of Construction<br><b>New Construction</b> |

Contact Agent
Get Phone No.

**Contact Agent**

Sonal Gupta -91-

Get Ph

### More Details

|                   |                       |
|-------------------|-----------------------|
| Price Breakup     | ₹22 Lac               |
| Booking Amount    | ₹2.0 Lac              |
| Address           | Igatpuri, Maharashtra |
| Landmarks         | st Michaels Church    |
| Furnishing        | Unfurnished           |
| Type of Ownership | Freehold              |
| Overlooking       | Main Road             |

[View all details](#) v

Description: City view open view

Contact Agent

## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 1,396.36         | 1,536.00        | 1,843.20        |
| Percentage       | -                | 10%             | 20%             |
| Rate Per Sq. Ft. | ₹4,652.00        | ₹4,229.00       | ₹3,524.00       |

5348110  
30-12-2024

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

**सूची क्र.2**

द्वयम निबंधक : दु.नि. इगतपुरी  
दस्त क्रमांक : 5348/2024  
नोदणी :  
Regn.83m

**गावाचे नाव : तळेगाव बुद्रुक**

|   |   |
|---|---|
| (1) विलेखाचा प्रकार   | सेल डीड   |
| (2) मोबदला  | 6100000   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 5092000   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नाशिकइतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पाकी मौजे तळेगाव बुद्रुक या गांवचे शिवारातील गट नंबर 291 पैकी प्लॉट नंबर 1 ते 6 यांसी एकूण क्षेत्र 22398.5 चौ.मी.पैकी प्लॉट नं.6 या मिळकतीवर बांधण्यात आलेल्या फॉग सिटी या प्रोजेक्ट मधील सी टाईप बंगलो मधील बंगलो नंबर सी-29 यांसी बांधीव क्षेत्र 1536.00 चौ.फुट.म्हणजेच 142.66 चौ.मी.ही मिळकत. ( ( GAT NUMBER : 291 प्लॉट नं.1 ते 6 बंगलो नं सी 29 ; ) ) |
| (5) क्षेत्रफळ   | 142.66 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:-सोनी राजु बठीजा वय:-58 पत्ता:-प्लॉट नं: 403/401, माळा नं: मानसरोवर नीलकंठ हाईटस , इमारतीचे नाव: पोखरण रोड नंबर 2 ठाणे वेस्ट, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AARPB9475D<br>2): नाव:-राजु नारायणदास बठीजा वय:-62 पत्ता:-प्लॉट नं: 403/401 , माळा नं: मानसरोवर नीलकंठ , इमारतीचे नाव: हाईटस पोखरण रोड नंबर 2 ठाणे, ब्लॉक नं: 0, रोड नं: 0, , ठाणे. पिन कोड:-400601 पॅन नं:-ACAPB3726G                                      |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-रवि कुमार पोशजा बरकुटे वय:-42; पत्ता:-प्लॉट नं: सी 606, माळा नं: मिरा सागर, इमारतीचे नाव: को ऑफ सोसायटी, ब्लॉक नं: रामदेव पार्क, रोड नं: मिरारोड पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHZPB1405C<br>2): नाव:-सरोता रवि कुमार बरकुटे वय:-36; पत्ता:-प्लॉट नं: सी 606 , माळा नं: मिरासागर को ऑ सोसा, इमारतीचे नाव: रामदेव पार्क, ब्लॉक नं: मिरारोड पुर्व, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BCNPB8929F                        |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 24/12/2024  |
| (10)दस्त नोदणी केल्याचा दिनांक  | 24/12/2024  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 5348/2024   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 366000  |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क  | 30000   |
| (14)शेरा  |   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :-:  | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणथा तपशील दस्तप्रकारानुसार आवश्यक नाही  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:   | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.  |

## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 586.74           | 645.41          | 774.49          |
| Percentage       | -                | 10%             | 20%             |
| Rate Per Sq. Ft. | ₹7,141.00        | ₹6,492.00       | ₹5,410.00       |

817110

05-03-2025

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 817/2025

नोदणी :

Regn.63m

गावाचे नाव : पिंप्रीसद्रोदीन

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | अॅप्रोपेट टू सेल   |
| (2) मोबदला  | 4000000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 1624000  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नाशिकइतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका इगतपुरी पैकी मौजे पिंप्री सद्रोदीन या गावाचे शिवारातील गट नं. 155 या मंजूर लेआऊट मधील प्लॉट नं. 1 ते 7 प्लॉट नं. 13 ते 17 यांसी क्षेत्र 2143.38 चौ.मी. यावरील रोजवुड - जी-ए विंग या इमारतीमधील तिसऱ्या आणि चौथ्या मजल्यावरील टूप्लेक्स प्लॉट नं. 11 यांसी कारपेट क्षेत्र 54.51 चौ.मी. यांसी अॅटॅचड बाल्कनी / युटिलिटी/सी/बी/ अल्टरनेटीव्ह टेरेस/कव्हर्ड क्षेत्र 11.40 चौ.मी.(महिला खरेदीदार असल्याने मुद्रांक शुल्कात 1% सवलत घेत आहे.)( ( GAT NUMBER : 155 ; Plot Number : 1 TE 7 AANI 13 TE 17 ; ) )  |
| (5) क्षेत्रफळ   | 54.51 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:-ईशान्य विल्डकॉन भागीदारी संस्था च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. संचालक श्री अविनाश मुलचंद गोठी तर्फे ज. मु. ईशान्य विल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. सचिन कऱ्हेयालाल बलदोटा तर्फे वि. मु. धारक अनिल कारभारी आहेर वय:-36; पत्ता:-प्लॉट नं. तळ मजला, माळा नं. आनंद सागर अजर्मेट, 22, इमारतीचे नाव: माणिक नगर, ब्लॉक नं: गंगापूर रोड, रोड नं: नाशिक, महाराष्ट्र, जास्ईक. पिन कोड:-422003 पॅन नं:-AAFF17300E<br>2): नाव:-श्री व्यंकटेशनगर ठेव्हलपर्स प्रा. लि. च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. संचालक श्री अविनाश मुलचंद गोठी तर्फे ज. मु. ईशान्य विल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. सचिन कऱ्हेयालाल बलदोटा तर्फे वि. मु. धारक अनिल कारभारी आहेर वय:-36; पत्ता:-प्लॉट नं. तळ मजला, माळा नं. आनंद सागर अजर्मेट, 22, इमारतीचे नाव: माणिक नगर, ब्लॉक नं: गंगापूर रोड, रोड नं: नाशिक, महाराष्ट्र, जास्ईक. पिन कोड:-422003 पॅन नं:-AAMCS4246F |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-कांकू मोहनलाल गुजरिया वय:-66; पत्ता:-प्लॉट नं: 702, माळा नं: 702, इमारतीचे नाव: ए - 702, राजगृह सोएचदस आरटीओ लॅन,अधेरी पड्डिम, 4 बंगलो, ब्लॉक नं: आश्रुद नगर एस.ओ., आश्रुद नगर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AFWPG3523M   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 20/02/2025   |
| (10)दस्त नोदणी केल्याचा दिनांक  | 20/02/2025   |
| (11) अनुक्रमांक,खंड व पृष्ठ   | 817/2025   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 160000   |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क  | 30000  |
| (14)शेरा  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-:   |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:   | (iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)  |

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th March 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 **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five 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



Since 1989

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

An ISO 9001 : 2015 Certified Company

