

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty**

Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'26.9"N 73°11'04.0"E

Valuation Done for:

Cosmos Bank

Ambernath Branch




Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambernath (East), State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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 Thane	 Nanded	 Indore	 Raipur
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 **Regd. Office** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty.**

Boundaries of the property.

North	:	B Type Building
South	:	Internal Road
East	:	Loknagari Main Road
West	:	Sarswati CHSL

Considering various parameters recorded, 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 for **₹ 20,69,100.00 (Rupees Twenty Lakh Sixty Nine Thousand One 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Auth. Sign.



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Valuation Report of Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road,
Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501,
State – Maharashtra, Country – 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 the Fair Market Value as on 03.05.2023 for Banking Purpose
2	Date of inspection	29.04.2023
3	Name of the owner/ owners	Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty
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. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India. Contact Person: Mrs. Shashikala Shetty (Owner) Contact No.: 9029628441
6	Location, street, ward no	MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane
	Survey/ Plot no. of land	Survey No. 108(P), 109, 110, 113/1(P), 114 & 115 of Village - Ambernath
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. = 333.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 450.00

		(Area as Index II)
13	Roads, Streets or lanes on which the land is abutting	MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane
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
21	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 4,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.

COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 03.05.2023 for Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mr. Sudarshan Jayram Shetty & Mrs. Shashikala Sudarshan Shetty**.

We are in receipt of the following documents:

1	Copy of Index II document No. 11577 / 2017 dated 27.12.2017
2	Copy of Agreement for sale dated 06.09.2004 between M/s. Lok Housing & Constructions Limited (the Developers) and Miss. Juee Sujal Shah & Mrs. Sujal Anil Shah (the Purchasers).
2	Copy of Occupancy Certificate No. ANP / NRV / 2005 – 2006 / 779 Dated 17.11.2005 issued by Ambernath Municipal Council.

LOCATION:

The said building is located at Survey No. 108(P), 109, 110, 113/1(P), 114 & 115, C.T.S. No. 9273 of Village - Ambernath, Ambernath (East), Taluka – Ambernath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Ambernath railway station.

BUILDING:

The building under reference is having Part Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. Ground Floor is having 6 Residential Flat. No Lift are provided in building.

Residential Flat:

The property is a Residential Flat located on Ground Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath + WC + Passage. The residential flat is finished with Vitrified & Ceramic flooring, Teak wood door

frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 03rd May 2023

The Built Up Area of the Residential Flat	:	450.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 years
Cost of Construction	:	450.00 Sq. Ft. X ₹ 2,600.00 = ₹ 11,70,000.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27%
Amount of depreciation	:	₹ 3,15,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 48,800.00 per Sq. M. i.e. ₹ 4,534.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 41,755.00 per Sq. M. i.e. ₹ 3,879.00 per Sq. Ft.
Value of property as on 03.05.2023	:	450.00 Sq. Ft. X ₹ 5,300.00 = ₹ 23,85,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 03.05.2023	:	₹ 23,85,000.00 (-) ₹ 3,15,900.00 = ₹ 20,69,100.00
Total Value of the property	:	₹ 20,69,100.00
The realizable value of the property	:	₹ 18,62,190.00
Distress value of the property	:	₹ 16,55,280.00
Insurable value of the property (450.00 X 2,600.00)	:	₹ 11,70,000.00
Guideline Value of the property (450.00 X 3,879.00)	:	₹ 17,45,550.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, Building No. J-5, "Lok Nagari", MIDC Road, Village – Ambemath, Ambemath (East), Taluka – Ambemath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India for this particular purpose at ₹ 20,69,100.00 (Rupees Twenty Lakh Sixty Nine Thousand One Hundred Only). as on 03rd May 2023.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **03rd May 2023 is ₹ 20,69,100.00 (Rupees Twenty Lakh Sixty Nine Thousand One 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- DECLARATION

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:

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

1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3.	Year of construction	2005 (As per Occupancy Certificate)
4.	Estimated future life	42 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters with MS safety door
10.	Flooring	Vitrified & Ceramic flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C 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

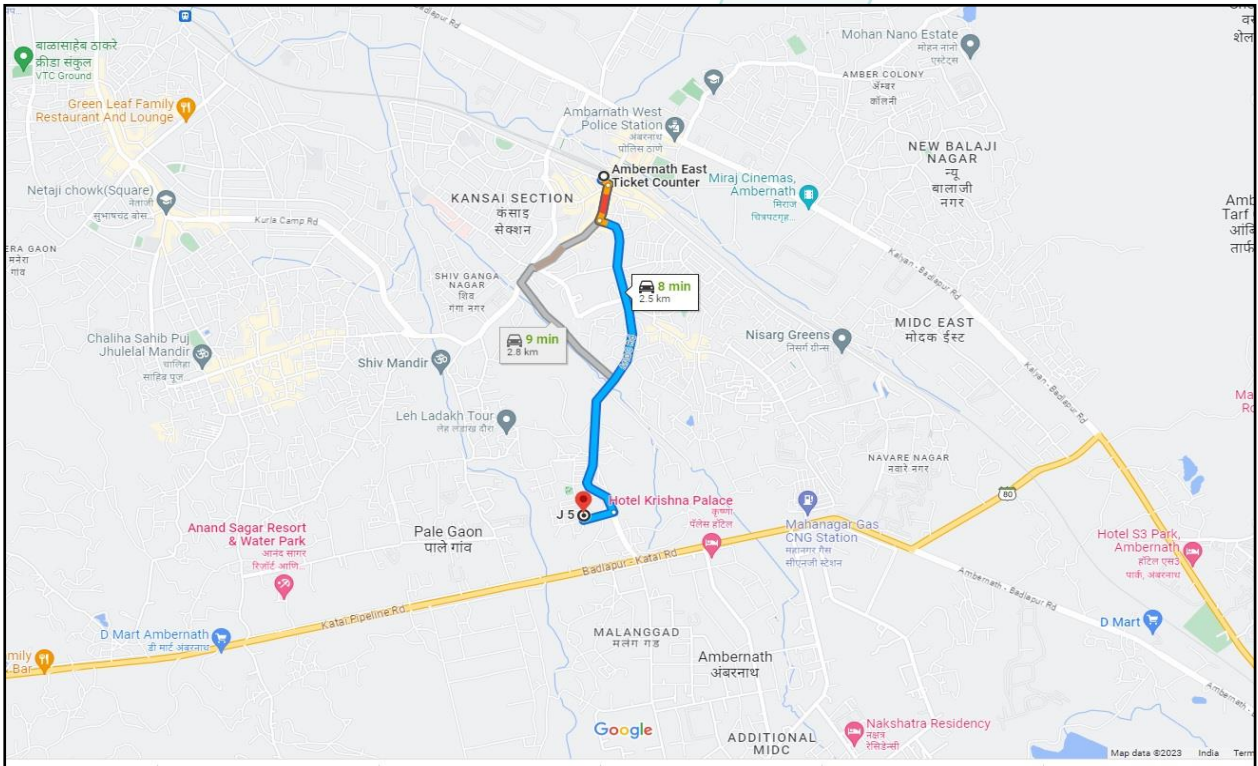
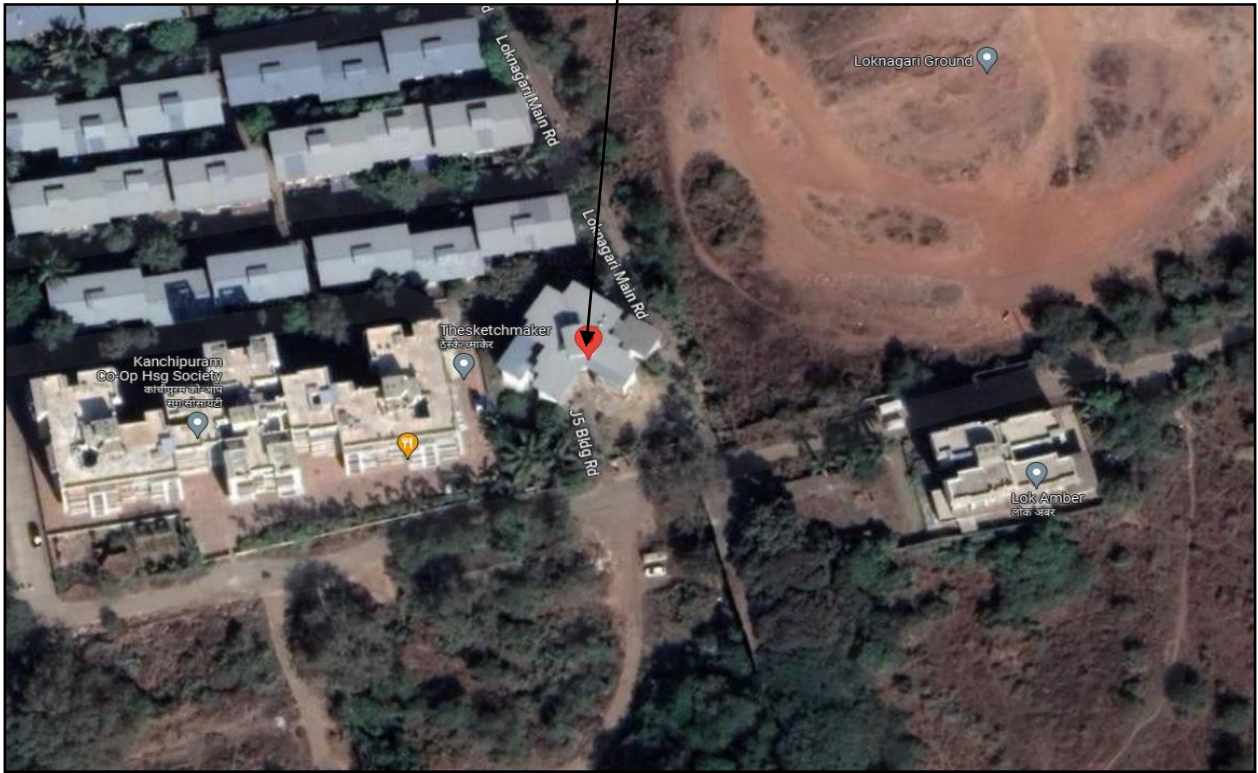


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°11'26.9"N 73°11'04.0"E

Note: The Blue line shows the route to site from nearest railway station (Ambemath – 2.5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20232024

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: मोजे (गांव) अंबरनाथ (अंबरनाथ नगरपालिका)

Search By: Survey No Location

Select	उपविभाग	बुकी कमीत	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (रु.रु.)
SurveyNo	7/20-सी-2) मोजे अंबरनाथ - कल्याण पुणे रेल्वे लाईनच्या दक्षिणेकडील अंबरनाथ गावातील शिवमंदीर रस्त्यावर (80फुट रस्त्यापासून शिवमंदीर पर्यंत दर्भनी भाग)अभयनेच्या मिळकती.	9880	49000	56400	63800	56400	चौ. मीटर
SurveyNo	7/21-सी-4.4) मोजे अंबरनाथ - कल्याण पुणे रेल्वे लाईनच्या दक्षिणेकडील अंबरनाथ गावातील भाग,वरील उपविभाग क्र.7/20 चे पश्चिम उत्तरेकडील अंबरनाथ गावाचा भाग.	9440	47800	52700	66400	52700	चौ. मीटर
SurveyNo	7/22-सी-5ए1) मोजे अंबरनाथ - कल्याण पुणे रेल्वे लाईनच्या पश्चिम-दक्षिणेकडील विखालोली अंबरनाथ गावातील सर्व भाग (काग्याई भाग,कोट्टींग खुंटवली भाग, वडवळी संपूर्ण,अंबरनाथ भाग,मोरीवली भाग,विखालोली निवासी भाग)(1)रुळे ते शिवमंदीर रोडच्या पूर्वेकडील अंतर्भागात वडवळी आणि मोरीवली गाव सोडून उर्वरित भागातील (अंबरनाथ गावातील) लोक नगरी कॉन्प्लेक्स अतिरिक्त सर्व भाग).	8060	47300	52200	59100	52200	चौ. मीटर
SurveyNo	7/23-सी-5/2) अंबरनाथ मधील लोकनगरी वसाहती मधील मिळकती	9660	48800	55100	61000	55100	चौ. मीटर
SurveyNo	7/24-मोजे अंबरनाथ मधील अतिकमीत मिळकती व.चौ.मी.	3170	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	48,800.00			
Reduced by 0% on Flat Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	48,800.00	Sq. Mt.	4,534.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,660.00			
The difference between land rate and building rate (A – B = C)	39,140.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	41,755.00	Sq. Mt.	3,879.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: 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

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat In J-5 Lok Nagari Society Phase II, Ambernath East For Sale In ????????

Opp.Esaar Petrol Pump, MIDC Road, Ambernath East, Mumbai, Maharashtra, INDIA.

₹ 25 Lacs

Negotiable

₹ 14,328/Month

Estimated EMI




450

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Loknagari / 1BHK Flat for Sale in Loknagari / Property Details

1 Bedroom	Apr 15, 2023
1 Bathroom	Immediately
NA	J-5 Lok Nagari Soci...
Car	None

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Nearby: Krishna Palace Hotel | Patel's R Mart | Nisarg Greens

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	450 Sq.ft	Carpet Area	400 Sq.ft

Activity On This Property

50 Unique Views | 0 Shortlists

Similar Properties

99acres
Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Ambernath East > 1 BHK Flats in Ambernath East > 25 to 30 Lakh

Posted on Jan 29, 2023 | Ready to move

₹ 27.5 Lac @ 6,470 per sq.ft.

Estimated EMI ₹ 21,964

1 BHK 2Baths


Flat/Apartment for Sale

In Lok Nagari Phase 3, Ambernath East, Mumbai Beyond Thane, Mumbai

RERA STATUS REGISTERED | Registration No: P51700006820 | Website: https://maharera.mahaonline.gov.in

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (8)



Photos (1/8)

Area

Carpet area: 425 sq.ft. (39.48 sq.m.)

Configuration

1 Bedroom, 2 Bathrooms, 3 Balconies

Price

₹ 27.5 Lac+ Govt Charges & Tax @ 6,470 per sq.ft.

Address

Lok Nagari Phase 3
Ambernath East, Mumbai Beyond Thane

Floor Number

6th of 7 Floors

Property Age

1 to 5 Year Old

Places nearby | View All (8)

Ambernath East, Mumbai Beyond Thane, Mumbai

[Gaon Devi Mandir](#) [Hanuman Mandir](#) [Ram Mandir shree krupa](#) [Singh Hospital](#) [Shree Shradha Multispeciality M](#)

Price Indicators

99acres

Home > Property in Mumbai > Flats in Mumbai > Flats in Ambemath East > 1 BHK Flats in Ambemath East > 25 to 30 Lakh Posted on Apr 11, 2023 | Ready to move

₹28 Lac

@ 5,845 per sq.ft.
Estimated EMI ₹ 22,364


1BHK 1Bath

Flat/Apartment for Sale
In Lok Nagari Phase 3, Ambemath East, Mumbai Beyond Thane, Mumbai

RERA STATUS REGISTERED | Registration No: P51700006820 | Website: <https://maharera.t.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (6) | Society (8)



Photos (1/6)

Area
Carpet area: 479 sq.ft. (44.5 sq.m.)

Price
₹ 28 Lac
@ 5,845 per sq.ft. (All Inclusive, Negotiable)

Floor Number
5th of 7 Floors

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony

Address
Lok Nagari Phase 3
Ambemath East, Mumbai Beyond Thane

Property Age
1 to 5 Year Old

Places nearby
Ambemath East, Mumbai Beyond Thane, Mumbai View All (34)

Ram Mandir shree krupa
Hanuman Mandir
Gaon Devi Mandir
Chaliha sahib sindhi mandir
Shwelpa Nursing Ho

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat In Jaideep Vishnu Heights For Sale In Ambemath
Loknagari, Maghadia society, Near The Nest International preschool

Loan Verified

₹ 26 Lacs
Negotiable

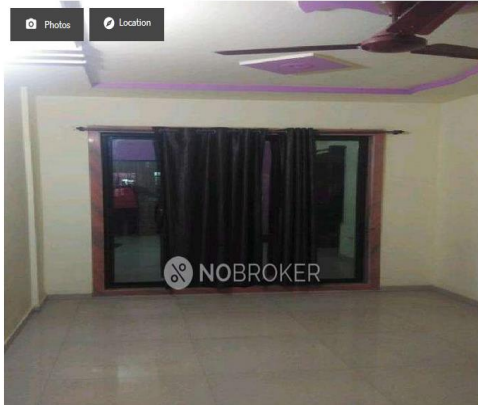
₹ 14,901/Month
Estimated EMI

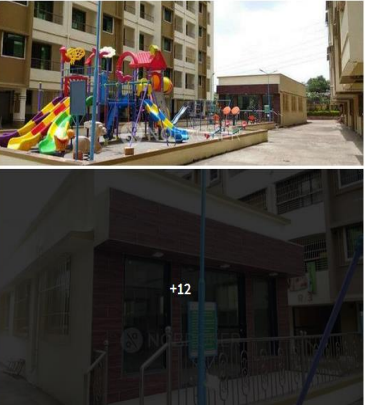
670
Sq.Ft

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Photos
Location





1 Bedroom <small>No. of Bedroom</small>	Apr 25, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 Balcony <small>Balcony</small>	Jaideep Vishnu Hei... <small>Apartment</small>
Car Parking	Full Power Backup

Contact

Verified Availability Schedule V

Nearby: Krishna Palace Hotel | Patel's R Mart | Nisarg Greens

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	670 Sq.ft	Carpet Area	470 Sq.ft

Activity On This Property

76 Unique Views
1 Shortlists

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd May 2023**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 20,69,100.00 (Rupees Twenty Lakh Sixty Nine Thousand One Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

Think.Innovate.Create