

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Heena Jayesh Rambhiya & Shri. Jayesh Hirjibhai Rambhiya**

Residential Flat No. 604, 6th Floor, "**Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.**", Hardevibai Society,
Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060,
State – Maharashtra, Country – India.

Latitude Longitude - 19°08'06.4"N 72°51'15.0"E

Valuation Prepared for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai – 400 028, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Smt. Heena Jayesh Rambhiya (31726 / 2300930) Page 2 of 16

Vastu/Mumbai/06/2023/31726/2300930
03/11-39-SBSH
Date: 03.06.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 604, 6th Floor, "Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.", Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India belongs to **Smt. Heena Jayesh Rambhiya & Shri. Jayesh Hirjibhai Rambhiya.**

Boundaries of the property.

North : Soham CHSL
South : Open Plot
East : Internal Road & Raj Mahal CHSL
West : Open Plot

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 **₹ 1,20,73,470.00 (Rupees One Crore Twenty Lakh Seventy Three Thousand Four Hundred Seventy 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=Valuation,
2.5.4.20090226064015561230612942686913490102130411
51152190124180652, postalCode=400009, st=Maharashtra,
serialNumber=41a36a5646d8c89462a35a86c3c56a19115d
2a194a8e2279a327b62706, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.03 17:34:59 +05'30'



Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



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

Valuation Report of Residential Flat No. 604, 6th Floor, "Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.", Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060,

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 03.06.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 03.06.2023 |
| 3 | Name of the owner/ owners | Smt. Heena Jayesh Rambhiya & Shri. Jayesh Hirjibhai Rambhiya |
| 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. 604, 6 th Floor, "Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.", Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. Contact Person: Shri. Jayesh Rambhiya (Owner) Contact No. 9320308636 |
| 6 | Location, street, ward no | Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060. |
| 7 | Survey/ Plot no. of land | CTS No. 138-B of Village – Majas |
| 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. = 466.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 447.00 (Area as per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai. |

| | | |
|----|--|---|
| 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? | Vacant |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | N.A. |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible – As per MCGM 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 | ₹ 25,000.00 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. |
| | | 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 up on, 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 – 2001 (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 | N. A. |

| | | |
|---|--|-------|
| | copies of agreements | |
| 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: As per Site Inspection, Actual Carpet area 466.00 Sq. Ft. is more than Built Up Area 447.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 28,000/- per Sq. Ft. is considered.</p> | | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 03.06.2023 for Residential Flat No. 604, 6th Floor, "Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.", Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India belongs to **Smt. Heena Jayesh Rambhiya & Shri. Jayesh Hirjibhai Rambhiya.**

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement dated 09.09.2021 Between Smt. Jayshree Mukesh Dedhia & Shri. Mukesh Hirji Dedhia (the Transferors) and Smt. Heena Jayesh Rambhiya & Shri. Jayesh Hirjibhai Rambhiya (the Transferees). |
| 2 | Copy of Occupancy Certificate No. CE / 6498 / WS / AK dated 31.07.2001 issued by Municipal Corporation of Greater Mumbai. |
| 3 | Copy of Society Share Certificate No. 35 transferred on 29.05.2022 in the name of Heena Jayesh Rambhiya & Jayesh Hirjibhai Rambhiya issued by Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd. |
| 4 | Copy of Society Maintenance Bill No. 22-23/117 dated 15.03.2023 in the name of Heena J. Rambhiya issued by Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd. |
| 5 | Copy of Electricity Bill Consumer No. 9000 0121 0341 in the name of Heena Jayesh Rambhiya & Jayesh Hirjibhai Rambhiya dated 24.05.2023 issued by TATA Power. |

LOCATION:

The said building is located at CTS No. 138-B of Village – Majas, Jogeshwari (East), Mumbai. The property falls in Residential Zone. It is at a walkable distance 900 Mt. from Jogeshwari railway station.

BUILDING:

The building under reference is having Ground + 7 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 building is used for residential purpose. 6th Floor is having 5 Residential Flat. The building having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 3rd June 2023

| | | |
|--|----------|-----------------------|
| The Built Up Area of the Residential Flat | : | 447.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 2001 (As per occupancy certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 22 Years |
| Cost of Construction | : | 447.00 X 3,000.00 = ₹ 13,41,000.00 |
| Depreciation $\{(100-10) \times 22 / 60\}$ | : | 33.00% |
| Amount of depreciation | : | ₹ 4,42,530.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,31,849.00 per Sq. M. i.e. ₹ 12,249.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 1,16,125.00 per Sq. M. i.e. ₹ 10,788.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 28,000.00 per Sq. Ft. |
| Value of property as on 03.06.2023 | : | 447.00 Sq. Ft. X ₹ 28,000.00 = ₹ 1,25,16,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|----------|--|
| Depreciated fair value of the property as on 03.06.2023 | : | ₹ 1,25,16,000.00 - ₹ 4,42,530.00 = ₹ 1,20,73,470.00 |
| Total Value of the property | : | ₹ 1,20,73,470.00 |
| The realizable value of the property | : | ₹ 1,08,66,123.00 |
| Distress value of the property | : | ₹ 96,58,776.00 |
| Insurable value of the property (447.00 X 3,000.00) | : | ₹ 13,41,000.00 |
| Guideline value of the property (447.00 X 10,788.00) | : | ₹ 48,22,236.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 604, 6th Floor, "Acharya Gunoday Ashish Co-op. Hsg. Soc. Ltd.", Hardevibai Society, Opp. Bank of Baroda, Caves Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India for this particular purpose at **₹ 1,20,73,470.00 (Rupees One Crore Twenty Lakh Seventy Three Thousand Four Hundred Seventy Only)** as on **3rd June 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 **3rd June 2023** is **₹ 1,20,73,470.00 (Rupees One Crore Twenty Lakh Seventy Three Thousand Four Hundred Seventy 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:

Think.Innovate.Create



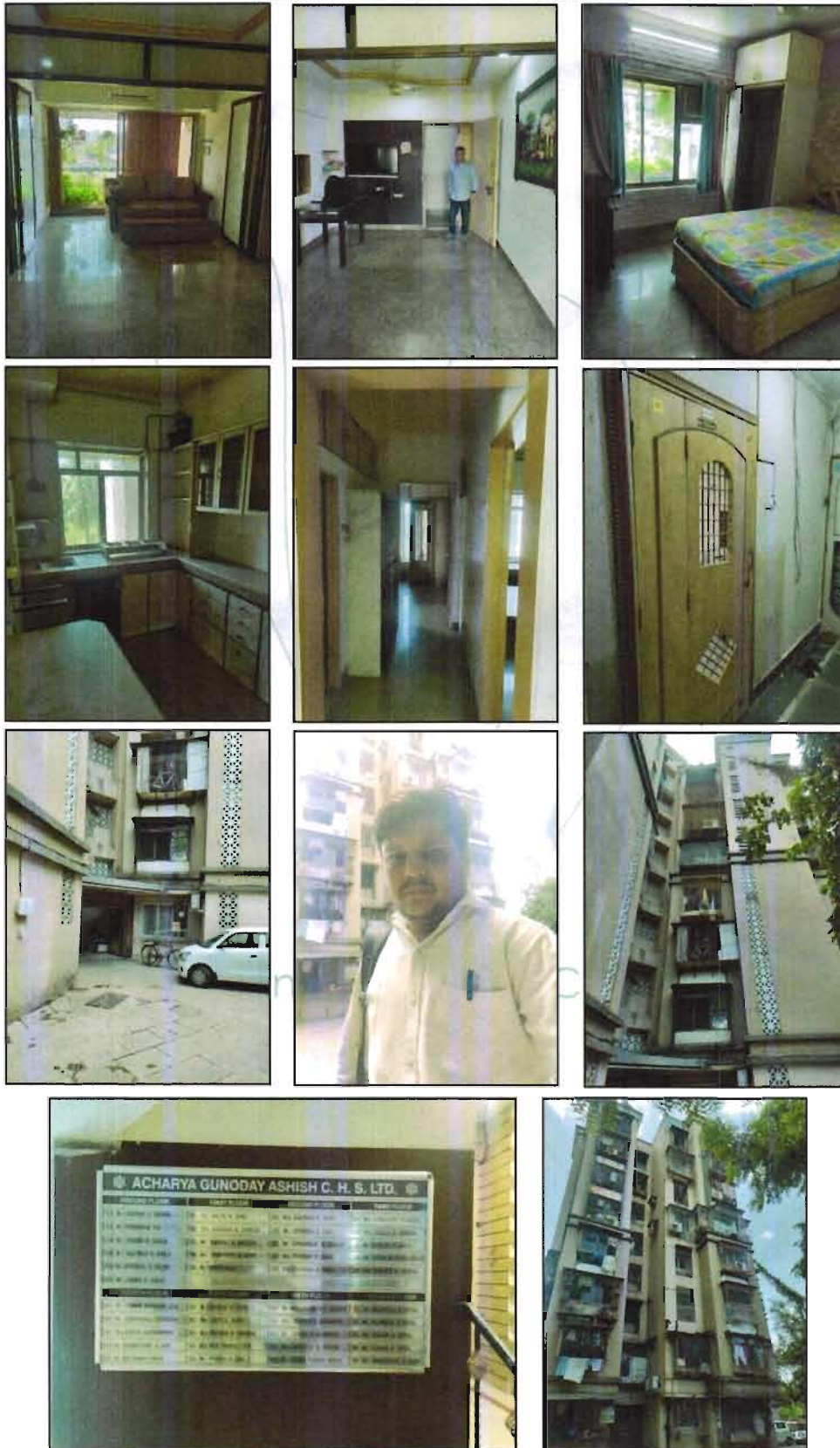
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ANNEXURE TO FORM 0-1

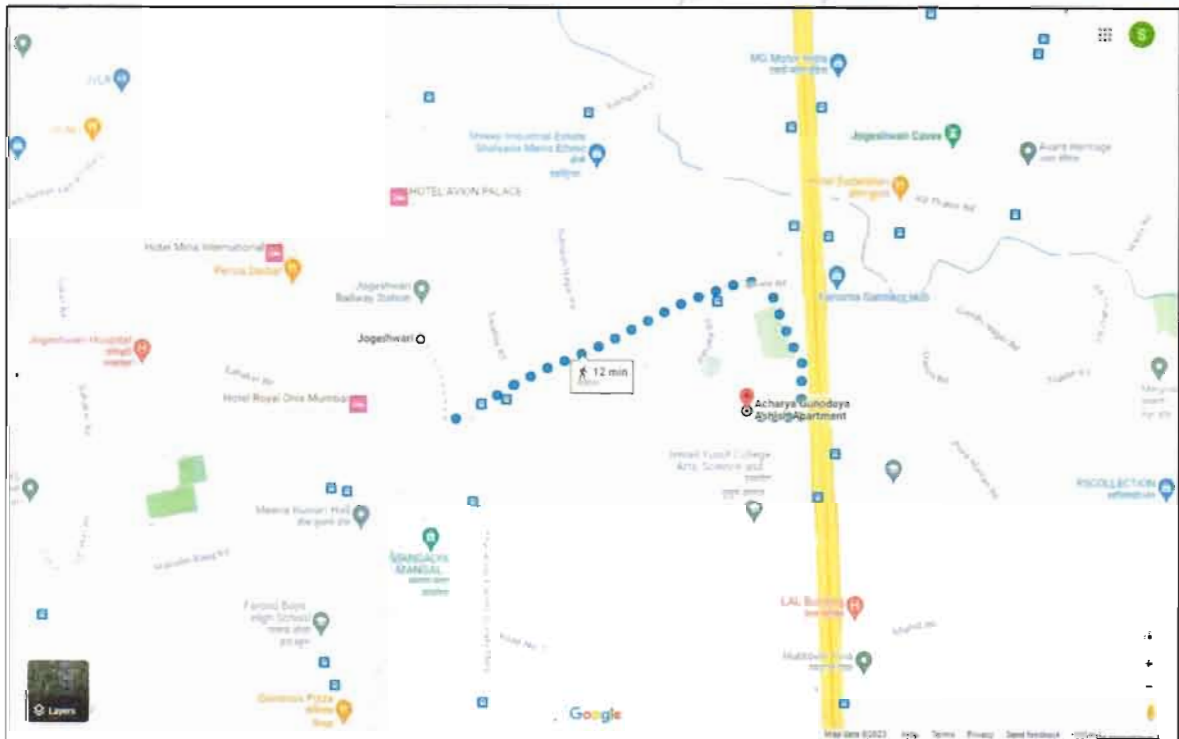
| Technical details | | Main Building |
|-------------------|--|---|
| 1. | No. of floors and height of each floor | Ground + 7 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 6 th Floor |
| 3 | Year of construction | 2001 (As per occupancy certificate) |
| 4 | Estimated future life | 38 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, Powder Coated Aluminum sliding windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 15 | Sanitary installations | As per Requirement |
| | (i) No. of water closets | |
| | (ii) No. of lavatory basins | |
| | (iii) No. of urinals | |
| | (iv) No. of sink | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | Ordinary |
| 17 | Compound wall Height and length Type of construction | Not Provided |
| 18 | No. of lifts and capacity | 2 Lifts |
| 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 | Cement concrete 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



Route Map of the property

Site u/r



Latitude Longitude - 19°08'06.4"N 72°51'15.0"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 900 Mtr.)



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Ready Reckoner Rate

| DIVISION / VILLAGE: MAJAS Commence From 1st April 2023 To 31st March 2024 | | | | | | |
|--|--|-------|-----------------|-----------------------|--------|------------|
| Type of Area | Urban | | Local Body Type | Corporation 'A' Class | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: Ward Boundary to the North, Express Highway to the East, Village Boundary to the South, Railway Line to West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub-Zone | Land | Residential | Office | Shop | Industrial |
| 53 | 53/250 | 60380 | 125570 | 144410 | 181500 | 125570 |
| C.T.S.No. 1(p), 45, 46, 47, 48, 49, 57, 58, 69, 72, 73, 74, 76, 79, 80, 81, 82, 83, 84, 85, 88, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 136, 137, 138, 637, 638, 639, 640, 641, 642, 643 | | | | | | |
| <input type="button" value="Compare With Previous Year"/> | | | | | | |

| | | | | |
|---|--------------------|----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,25,570.00 | | | |
| No increase on Flat Located on 1 st Floor | 6,279.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,31,849.00 | Sq. Mt. | 12,249.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 60,380.00 | | | |
| The difference between land rate and building rate (A – B = C) | 71,469.00 | | | |
| Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years) | 78% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,16,125.00 | Sq. Mt. | 10,788.00 | 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 |

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

99acres Buy

Posted on Apr 19, 2023 | Ready to move

₹1.28 Cr
Estimated EMI ₹ 1,02,734

1BHK 2Baths

REAR (2/2) NOT AVAILABLE Website: <https://www.99acres.com>

Overview Owner Details Explore Locality Recommendations Articles

Property (10)

Property Details:
 - Built Up Area: 507 sq.ft.
 - Carpet Area: 410 sq.ft.
 - Price: ₹ 1.28 Crore @ 26,627 per sq.ft.
 - Floor Number: 2nd of 3 Floors
 - Configuration: 1 Bedroom, 2 Bathrooms, No Balcony
 - Address: Miani Chhaya Apartment, Jogeshwari East, Mumbai Andheri-Dahisar
 - Age: 0 to 1 Year Old

Places nearby
 Friends Society Road, Near To Station, Jogeshwari East, Mumbai Andheri-Dahisar, Mumbai

99acres Buy

Posted on May 12, 2023 | Ready to move

₹1.3 Cr
Estimated EMI ₹ 1,23,832

1BHK 2Baths

REAR (2/2) NOT AVAILABLE Website: <https://www.99acres.com>

Overview Owner Details Price Trends Explore Locality Recommendations

Property (6)

Property Details:
 - Carpet Area: 440 sq.ft.
 - Price: ₹ 1.3 Crore+ Govt Charges & Tax @ 29,545 per sq.ft. (all inclusive, Negotiable Final Price)
 - Floor Number: Ground of 3 Floors
 - Orientation: South-East
 - Configuration: 1 Bedroom, 2 Bathrooms, No Balcony with Pooja Room
 - Address: Shree Sai Krupa Q05, Natar Nagar, Mumbai Andheri-Dahisar
 - Age: 10+ Year Old

Places nearby
 S/2, Natar Nagar, Mumbai Andheri-Dahisar, Mumbai

Hub Mall Parking Mega Mall Parking Hanuman Temple Noor Masjid KaGavati Aai temple Ambey Maatha

Price Indicators

99acres Buy

₹1.11 Cr. ₹27,750 per sq.ft. **1BHK 1Bath**

Estimated EMI ₹ 68,056

Carpet area: 400 sq.ft.

₹1.11 Crore @ 27,750 per sq.ft.

5th of 5 Floors

1 Bedroom, 1 Bathroom, No Balcony

Hari Dahan Apartment
Jogeshwari East, Mumbai Antheri-Dahisar

Places nearby
Jogeshwari East, Jogeshwari East, Mumbai Antheri-Dahisar, Mumbai

Andheri metro station Western express highway metro station Arsa Amardeep Nursing Home Jain Nursing Home

NOBROKER My Bookings **Full Tour Program**

1.2 Crores ₹68,777/Month **550**

1 BHK Flat In Poddar Sheel Enclave For Sale In Jogeshwari East

1 Bedroom, 1 Bathroom

Poddar Sheel Enclave

₹68,777/Month

13 Years

Self Owned

₹51 Per Sq.Ft/M

Verified This

388 Sq.Ft

Activity On This Property

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **3rd June 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 ₹ 1,20,73,470.00 (Rupees One Crore Twenty Lakh Seventy Three Thousand Four Hundred Seventy Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digital signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
c=IN, email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM,
ou=INDIA, postalCode=400006, st=Maharashtra,
serialNumber=41, x509certificate=94052655888103786113110,
2.5.4.42=94052655888103786113110, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.01 07:15:19 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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