

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1006/23-24	Dated 8-Jun-23
Buyer (Bill to) COSMOS BANK BHAYANDAR WEST BRANCH Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note AGAINST REPORT	Reference No. & Date. Other References
	Buyer's Order No. Dated	Dispatch Doc No. 31810 / 2301008
	Dispatched through Destination	Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				In ₹ 4,720.00


Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain - Residential Flat No. C/209, 2nd Floor, Wing - C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane - 401 101, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rahtod
 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain**

Residential Flat No. C/209, 2nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road,
Devchand Nagar, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'10.0"N 72°51'07.0"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank




Bhayander (West) Branch

Shop No. 3, 4, 5, Rishab Apartment, S. No. 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road,
Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFAX : +91 22 28371325/24
-  mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Bhayander (West) Branch / Jitendra Vijayraj Jain (31810/2301008) Page 2 of 16

Vastu/Mumbai/06/2023/31810/2301008
08/06-114-SBSH
Date: 08.06.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. C/209, 2nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India belongs to **Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain.**

Boundaries of the property.

North : Ratna Shree Apartment
South : Dev Krupa Building
East : 60 Feet Road
West : Seema Apartment

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 **₹ 63,15,750.00 (Rupees Sixty Three Lakh Fifteen Thousand Seven Hundred Fifty 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
CN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, ou=Chalikwar,
2.5.4.20c98320e4d4e0354c22d1270e140d9114001733304133
3115274612a1801982, serial=10440000, c=IN, o=Vastukala,
ou=India, ou=Chalikwar, ou=Manoj Baburao Chalikwar,
emailNumber=+919820664608, cn=Manoj Baburao Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=Chalikwar, ou=Manoj Baburao Chalikwar,
ou=India, ou=Chalikwar, ou=Manoj Baburao Chalikwar,
Date: 2023.08.08 14:29:40+05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



www.vastukala.org

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. C/209, 2nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101, 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 08.06.2023 for Bank Loan Purpose
2	Date of inspection	07.06.2023
3	Name of the owner/ owners	Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain
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. C/209, 2 nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India. Contact Person: Mrs. Pinky Pankaj Jain (Seller's wife) Contact No. 8080725002
6	Location, street, ward no	60 Feet Road, Devchand Nagar, Bhayandar (West), Thane.
	Survey/ Plot no. of land	Old Survey No. 31, New Survey No. 6, Hissa No. 6(P), CTS No. 1829(P) of Village – Bhayandar
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. = 571.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 630.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101.

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?	Seller Occupied
	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 MBMC 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	₹ 13,000.00 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 – 1997 (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 supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch to assess fair market value as on 08.06.2023 for Residential Flat No. C/209, 2nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India belongs to **Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 24.05.2023 Between Pankaj Kantilal Jain (the Transferor) & Jitendra Vijayraj Jain, Rishabh Vijayraj Jain & Vijayraj Ukchand Jain (the Transferee)
---	--

LOCATION:

The said building is located at Old Survey No. 31, New Survey No. 6, Hissa No. 6(P), CTS No. 1829(P) of Village – Bhayandar, Thane. The property falls in Residential Zone. It is at a travelling distance 500 Mtr. from Bhayandar railway station.

BUILDING:

The building under reference is having 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 building is used for residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. As per site inspection 1 BHK Flat converted into 2 BHK by converting Kitchen into bedroom & Part Living room into Kitchen. It consists of 2 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e. **2BHK + 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 08th June 2023

The Built Up Area of the Residential Flat	:	630.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1997 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 Years
Cost of Construction	:	630.00 X 2,500.00 = ₹ 15,75,000.00
Depreciation $\{(100-10) \times 26 / 60\}$:	39.00%
Amount of depreciation	:	₹ 6,14,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,830.00 per Sq. M. i.e. ₹ 4,908.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 44,398.00 per Sq. M. i.e. ₹ 4,125.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
Value of property as on 08.06.2023	:	630.00 Sq. Ft. X ₹ 11,000.00 = ₹ 69,30,000.00

(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 08.06.2023	:	₹ 69,30,000.00 - ₹ 6,14,250.00 = ₹ 63,15,750.00
Total Value of the property	:	₹ 63,15,750.00
The realizable value of the property	:	₹ 56,84,175.00
Distress value of the property	:	₹ 50,52,600.00
Insurable value of the property (630 X 2,500.00)	:	₹ 15,75,000.00
Guideline value of the property (630 X 4,125.00)	:	₹ 25,98,750.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C/209, 2nd Floor, Wing – C, "The Leena Co-op. Hsg. Soc. Ltd.", 60 Feet Road, Devchand Nagar, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India for this particular purpose at **₹ 63,15,750.00 (Rupees Sixty Three Lakh Fifteen Thousand Seven Hundred Fifty Only)** as on **8th June 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **8th June 2023 is ₹ 63,15,750.00 (Rupees Sixty Three Lakh Fifteen Thousand Seven Hundred Fifty 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

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 2 nd Floor
3.	Year of construction	1997 (As per site information)
4.	Estimated future life	34 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	Yes
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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	No 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

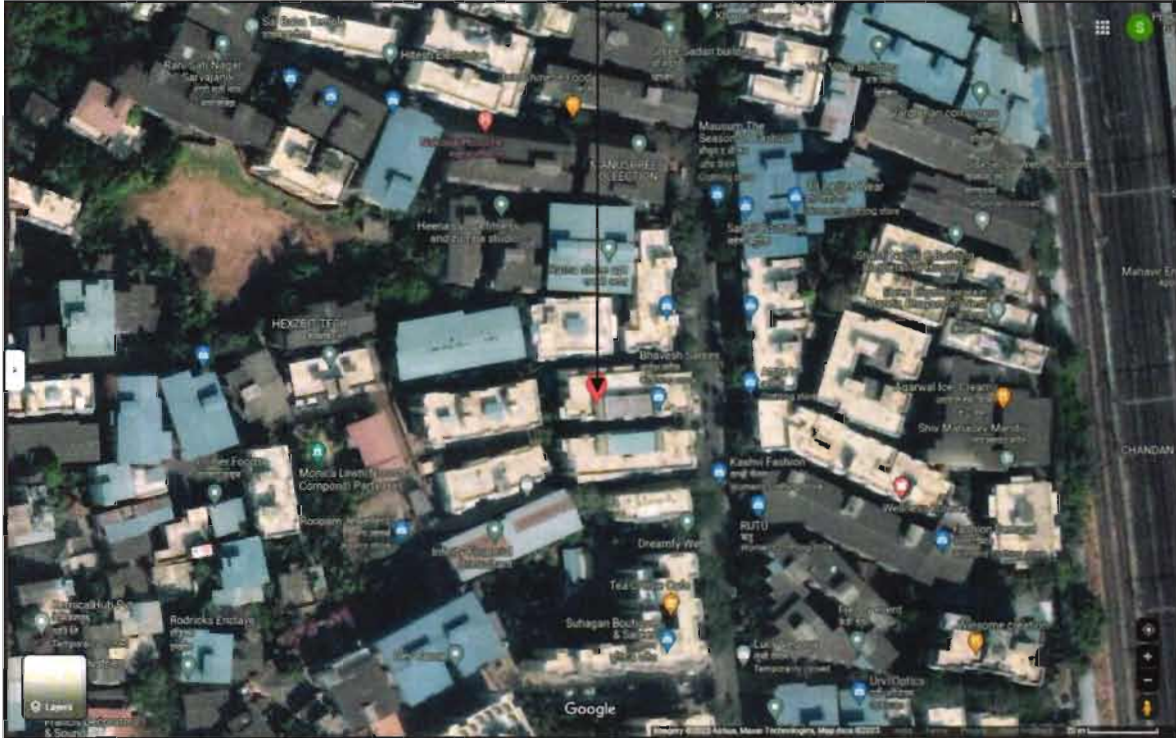


CO. OP. HOUSING SOCIETY LIMITED.
REG. NO. 7044/REG/77-45-42/04-38 OF 20-22-88
G-4. SHRI. SACHIN N. SHAH.
G-5. Mr. ARVIND P. SANKHLECHA
109. Mr. DILIP KUMAR K. JAIN
110. Mrs. SARDABEN U. SHAH
111. SHRI. DILIPKUMAR R. SHAH
112. SHRI. ASHOK JAIN
209. Mr. SURESH KANTILAL JAIN
210. Mr. NAVIN U. SHAH
211. Mr. KIRANKUMAR R. MEHTA
212. Mrs. PUSHPA D. JAIN
309. SHRI. AMBALAL H. PATEL
310. Mrs. USHA S. GUPTA



Route Map of the property

Site u/r



Latitude Longitude - 19°18'10.0"N 72°51'07.0"E

Note: The Blue line shows the route to site from nearest railway station (Bhayander – 850 Mtr.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner Rate

DIVISION / VILLAGE: BHAYANDER Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Road Zone - C, Tika No. 5, 6, 9, 12 and 16) All the Properties on Both Side Facing Road on North-South 60 Feet Road, Starting from Bhayander/ Uttain Road Near Railway Level Crossing on South of Bhayander Railway Station to Bhayander Station West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
1	1/3	20400	58700	70600	111800	70600
Tika No. 12 C.T.S.No. 12/1748, 12/1749, 12/3791, 12/1822, 12/1830, 12/1861, 12/1869, 12/1870, 12/1871, 12/1872, 12/1873, 12/1879, 12/1881						
Tika No. 16 <input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	58,700.00			
Reduced by 10% on Flat Located on 2 nd Floor	5,870.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	52,830.00	Sq. Mtr.	4,908.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,400.00			
The difference between land rate and building rate (A – B = C)	32,430.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
Rate to be adopted after considering depreciation [B + (C x D)]	44,398.00	Sq. Mtr.	4,125.00	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

99acres Buy > Under Locality / Project / Nearby Landmark

₹59 Lac @ 10,442 per sq.ft. | 1BHK 1Bath
 Estimated Val ₹47.72 Lac

Property (1)

- Super Built up area 565 sq.ft.
- Configuration: 1 Bedroom, 1 Bathroom, No Balcony
- Address: Shanti Plaza, Bhayander West, Mira Road And Beyond
- Property Age: 10+ Year Old
- 3rd of 3 Floors

Places nearby

- Shanti Plaza Next Union Bank Bhayander West, Bhayander West, Mira Road And Beyond, Mumbai
- Gurudwara Sri Guru Singh Sabha
- Sunni Mosque
- Rathi Hospital
- Agarwal Nursing Home
- Poonam Manav Seva Kendra

NOBROKER

1 BHK Flat in Leena Apartment For Sale in Bhayander West

₹70 Lacs | ₹40,120/Month | 420 sq.ft.

1 Bedroom | 2 Bathrooms

Overview

- Age of Building: 10 Years
- Ownership Type: Self Owned
- Washroom Charges: ₹2.3 Per Sq.Ft
- Flooring: NA
- Buildup Area: 420 Sq.Ft
- Furnishing Status: Semi
- Flooring: 4.4

Activity On This Property

353 views | 4 likes

Similar Properties

1 BHK Flat in Tanika Apartment Shree

Price Indicators

NOBROKER

1 BHK Flat In Shiv Darshan Tower Cho For Sale In Bhayander West
40 Feet Per Sq. Feet (20) Sq. Feet

₹ 70 Lacs
Registration

₹ 40,120/Month
Estimated ₹ 0

850
Sq.Ft.

Next Photo Load? [Load More Photos](#)

Photos Location

1 Bedroom
100 Sq.Ft.

1 Bathroom
100 Sq.Ft.

100
Sq.Ft.

None
100 Sq.Ft.

Jun 4, 2023
Property

Immediately
Property

Shiv Darshan Tower,
100 Sq.Ft.

None
100 Sq.Ft.

Price trends by MEstimate

Report what was not correct in this property
Logged by Broken Sold Out Wrong Info

Activity On This Property

1340
1

Similar Properties

Overview

Age of Building	108 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.0 Per Sq.Ft.M	Flooring	Marble Granite
Buildup Area	100 Sq.Ft.	Carpet Area	441 Sq.Ft.

99acres

Buy

₹ 60 Lac
₹ 10,526 per sq.ft.

1BHK 1Bath
1120 Apartment For Sale

Estimated Val ₹ 47,822

₹ 60 Lac
@ ₹10,526 per sq.ft.

Super Built up area 570 sq.ft.
70 sq.ft.

Configuration
 1 Bedroom , 1 Bathroom, No Balcony

salasar park
 Bhayander West, Mira Road And Beyond

Property Age
 10+ Year Old

Places nearby
 Bhayander West, Mira Road And Beyond, Mumbai

Gurudwara Sri Guru Singh Sabha Sunni Mosque Rathni Hospital Agarwal Nursing Home Poonam Manav Seva Ke

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th 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 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 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 ₹ 63,15,750.00 (Rupees Sixty Three Lakh Fifteen Thousand Seven Hundred Fifty Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
2.5.4.270499204044E455A5054070A288891E4405323041333
1E1276B1F11B0552, postalCode=400065, st=Maharashtra,
serialNumber=1, email=MANOJCHALIKWAR@VASTUKALA.COM, ou=VASTUKALA
94039249427642586, c=INDIA, o=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 14:28:43 +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

Think.Innovate.Create