

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Amita Nilesh Lakhan & Mr. Nilesh Suresh Lakhan**

Residential Flat No. 402, 4<sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, State – Maharashtra, Country – India.

Latitude Longitude - 19°06'42.4"N 72°51'46.1"E

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### Valuation Prepared for:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
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-  **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 402, 4<sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, State – Maharashtra, Country – India belongs to **Mrs. Amita Nilesh Lakhan & Mr. Nilesh Suresh Lakhan.**

### Boundaries of the property.

North	:	Gayatri Apartment
South	:	Vaishnav Apartments
East	:	Residential Building
West	:	Internal Road

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 **₹ 1,21,44,000.00 (Rupees One Crore Twenty One Lakh Forty Four Thousand 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.

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Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl. Valuation Report



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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. 402, 4<sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, 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 30.06.2023 for Bank Loan Purpose
2	Date of inspection	28.06.2023
3	Name of the owner/ owners	<b>Mrs. Amita Nilesh Lakhan &amp; Mr. Nilesh Suresh Lakhan</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available.
5	Brief description of the property	<b>Address:</b> Residential Flat No. 402, 4 <sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Amita Nilesh Lakhan (Owner)
6	Location, street, ward no	Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093.
	Survey/ Plot no. of land	C.T.S. No. 88, 88/1, 88/2 & 88/3 of Village Chakala
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	Carpet Area in Sq. Ft. = 433.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 440.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 528.00</b> (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Street No. 2, Charat Singh Colony, Chakala, Andheri (East)
14	If freehold or leasehold land	Freehold
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.
	<b>IMPROVEMENTS</b>	
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
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	<b>RENTS</b>	
	(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	₹ 24,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 2019 (As per Occupancy



	year of completion	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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess Fair Market Value as on 30.06.2023 for Residential Flat No. 402, 4<sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, State – Maharashtra, Country – India belongs to **Mrs. Amita Nilesh Lakhan & Mr. Nilesh Suresh Lakhan.**

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

1	Copy of Agreement for Sale dated 20.12.2018.
2	Copy of Occupancy Certificate No. CE/1299/WS/AK/OCC/2/NEW dated 08.07.2019 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at C.T.S. No. 88, 88/1, 88/2 & 88/3 of Village Chakala, Taluka – Andheri, District – Mumbai Suburban. The property falls in Residential Zone. It is 600 M. walkable distance from Chakala metro station.

### BUILDING:

The building under reference is having Stilt for Pit Parking + Society Office & Servant Toilet + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor. 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 external condition is good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 3 Residential Flat. 2 Lifts provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Wooden door with safety frame, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

**Valuation as on 30<sup>th</sup> June 2023**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>528.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	4 Years
Cost of Construction	:	528.00 X 2,700.00 = ₹14,25,600.00
Depreciation $\{(100-10) \times 4 / 60\}$	:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,72,410.00 per Sq. M. i.e., ₹ 16,017.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 23,000.00 per Sq. Ft.
<b>Value of property as on 30.06.2023</b>	<b>:</b>	<b>528.00 Sq. Ft. X ₹ 23,000.00 = ₹ 1,21,44,000.00</b>

(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)

<b>Depreciated fair value of the property as on 30.06.2023</b>	<b>:</b>	<b>₹ 1,21,44,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,21,44,000.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 1,09,29,600.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 97,15,200.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 14,25,600.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 84,56,976.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, "Amar Co-op. Hsg. Soc. Ltd.", Street No. 2, Charat Singh Colony, Chakala, Andheri (East), Mumbai – 400093, State – Maharashtra, Country – India for this particular purpose at **₹ 1,21,44,000.00 (Rupees One Crore Twenty One Lakh Forty Four Thousand Only)** as on **30<sup>th</sup> June 2023**.

**NOTES**

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **30<sup>th</sup> June 2023 is ₹ 1,21,44,000.00 (Rupees One Crore Twenty One Lakh Forty Four Thousand 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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt for Pit Parking + Society Office & Servant Toilet + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	56 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	Wooden door with safety frame, Powder Coated Alluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(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	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

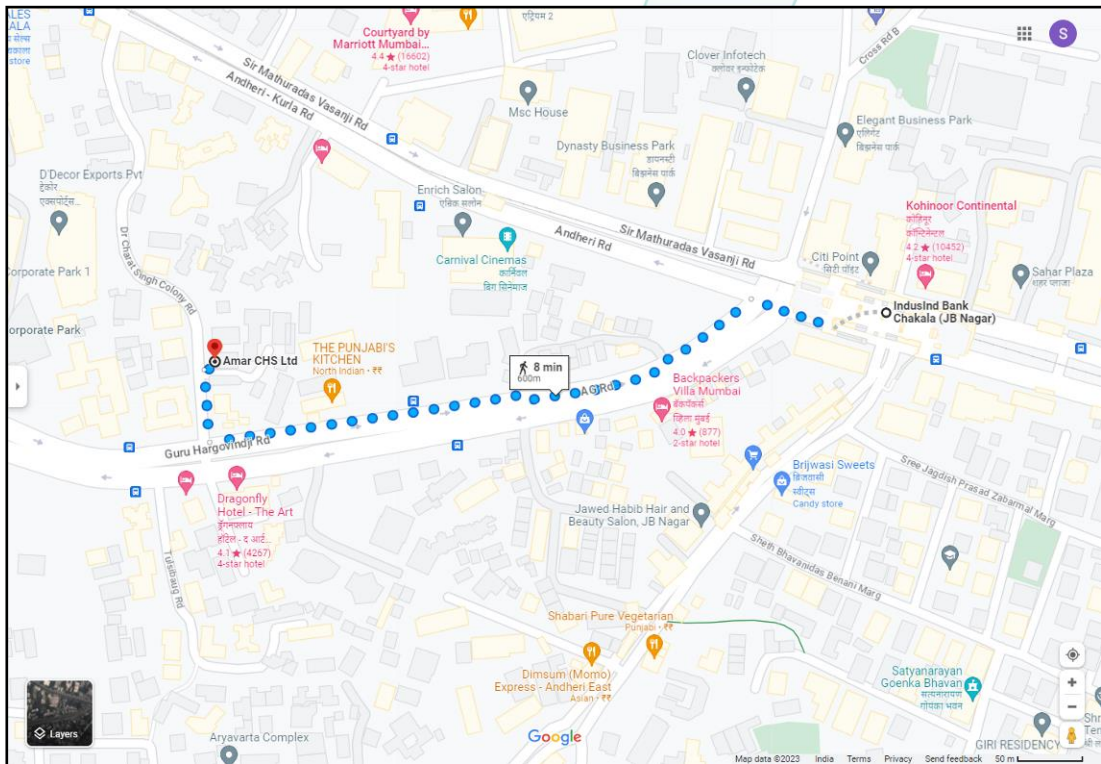
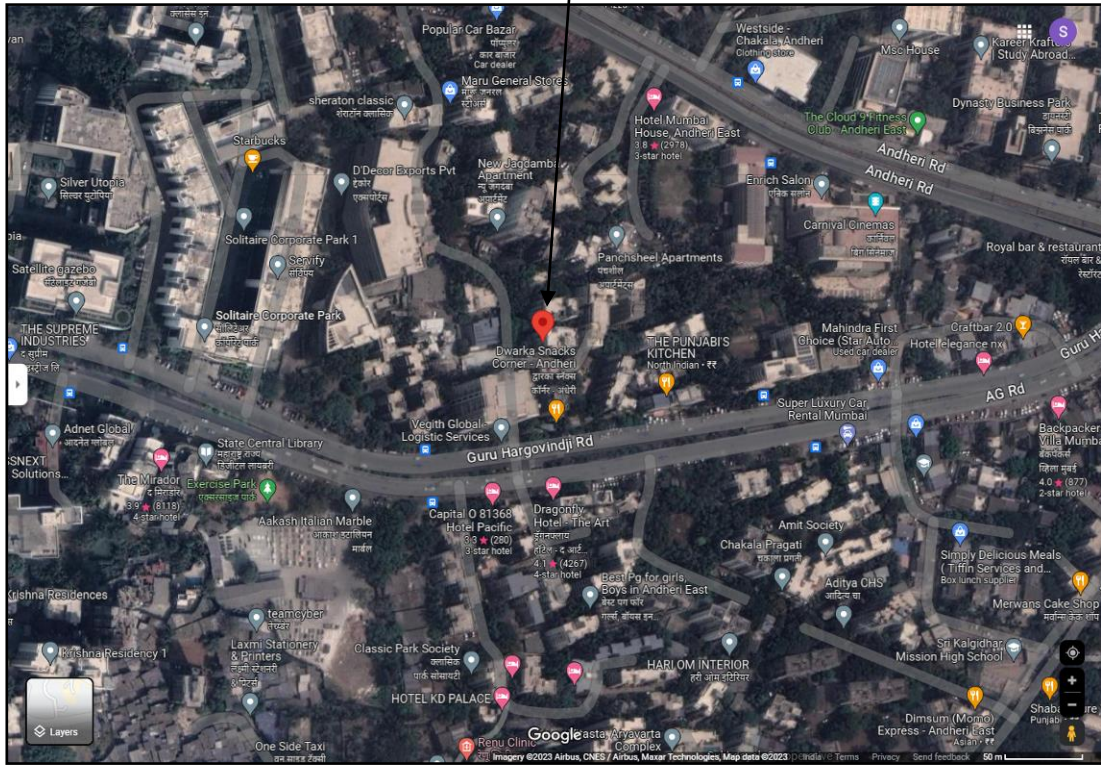
## Actual site photographs





# Route Map of the property

**Site u**



**Latitude Longitude - 19°06'42.4"N 72°51'46.1"E**

**Note:** The Blue line shows the route to site from nearest metro station (Chakala – 600 Mtr.)

## Ready Reckoner Rate

DIVISION / VILLAGE : CHAKALA						
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: Mathuradas Vasanji Marg to the North, Village Boundary to the East and South, Village Boundary, and Chakala Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
35	35/180	98310	172410	208180	254730	183810
Survey No. 106						
C. T. S. No. 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 98, 100, 101, 102, 104, 105, 106, 108, 109, 110, 111, 112B, 113, 114, 118, 121, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182,						
<a href="#" style="background-color: #00796b; color: white; padding: 2px 5px;">⇌ Compare With Previous Year</a>						

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## Sale Instance

8665514	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. अंधेरी 7
30-06-2023		दस्त क्रमांक : 8665/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदंगी : Regn:63m
<b>गावाचे नाव : चकाला</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	16000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12674721.15	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: गाव मौजे चकाला येथील सिटी सर्वे क्र. 75,88,88/1,88/2,88/3 वरील सदनिका क्र.301,तिसरा मजला,अमर को-ओप.हा.सो.ली,म्युनिसिपल वार्ड क्र.के-2434,स्ट्रीट नं.2,चरत कॉलनी,विलेज चकाला अंधेरी पु.मुंबई 400093(क्षेत्र 685 चौ. फुट कार्पेट)सोबत एक कार पार्किंग स्लॉट नं.ए पझल/ स्टॅक कार पार्किंग( ( C.T.S. Number : 75, 88, 88/1, 88/2, 88/3 ; ) )	
(5) क्षेत्रफळ	70.02 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:-डॉ हर्ष साप्रा - - वय:-51 पत्ता:-प्लॉट नं. डी-111 , माळा नं. -, इमारतीचे नाव: दि आयकॉन डीएलएफ फेज 5 , ब्लॉक नं: गुरगाव , रोड नं: हरयाणा , हरियाणा, GURGAON. पिन कोड:-122009 पॅन नं:- AJIPS3290H 2): नाव:-डॉ ज्योती अरोरा - - वय:-46 पत्ता:-प्लॉट नं. डी-111, माळा नं. -, इमारतीचे नाव: दि आयकॉन डीएलएफ फेज 5, ब्लॉक नं: गुरगाव, रोड नं: हरयाणा, हरियाणा, गुरगाव. पिन कोड:-122009 पॅन नं:- AHKPA7727K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ताराचंद मुलचंद वर्मा - - वय:-46; पत्ता:-प्लॉट नं. ए-1306, माळा नं. -, इमारतीचे नाव: रहेजा शेरवुड को-ओप.हा.सो.ली , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, निर्लॉन कंपाउंड, रोड नं: गोरेगाव पू, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-ABPPV5093E	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	8665/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	960000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



# Price Indicators

**NOBROKER**
My Bookings | Pay Rent | Post Your Property


**1 BHK Flat In Panchsheel Apartments For Sale In Andheri East**  
Dr. Charat Singh Colony, S B Singh Colony, J B Nagar, Andheri East Mumbai, Maharashtra 400047 India

₹ 1.25 Crores  
Non-negotiable

₹ 71,643/Month  
Estimated EMI

500  
Sq.Ft.

Need Home Loan?  
[Apply Loan](#)



1 Bedroom <small>No. of Bedroom</small>	Apr 16, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Galley</small>	Panchsheel Apartm... <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	500 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish Now</a>

**Activity On This Property**

280 Unique Views | 0 Shortlists | 2

**Similar Properties**

**NOBROKER**
My Bookings | Pay Rent | Post Your Property


**1 BHK Flat In Sushil Apartments For Sale In Andheri East**  
J B Nagar, near Goel Hospital

₹ 90 Lacs  
Negotiable

₹ 51,583/Month  
Estimated EMI

325  
Sq.Ft

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1 Bedroom <small>No. of Bedroom</small>	Jun 5, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Galley</small>	Sushil Apartments <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	325 Sq.Ft	Carpet Area	305 Sq.Ft

**Activity On This Property**

127 Unique Views | 3 Shortlists | 0

**Similar Properties**

# Price Indicators

**NOBROKER**

1 BHK Flat In Sushil Apartment Andheri For Sale In Andheri East  
Andheri East, Mumbai

₹ 98 Lacs Negotiable | ₹ 56,168/Month Estimated EMI | 410 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Andheri east / 1bhk Flat for Sale in Andheri east / Property Details

Age of Building: >10 Years | Ownership Type: Self Owned

Maintenance Charges: ₹2.4 Per Sq.Ft/M | Flooring: Mosaic

Buildup Area: 410 Sq.Ft | Carpet Area: 320 Sq.Ft

Furnishing Status: Semi-Furnished | Facing: North

Activity On This Property: 793 Unique Views, 1 Shortlist

**HOUSING.COM** Buy In Mumbai

Andheri East

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 1 BHK Apartment

1 BHK Apartment | J B Nagar, Andheri East, Mumbai

₹1.0 Cr | EMI starts at ₹49.65 K | ₹20.00 K/sq.ft

500 sq.ft Build Up Area | ₹20.00 K/sq.ft Avg. Price | 21 Year Old Age of property | Ready to move Possession status | Middle of 4 floors | Unfurnished Furnishing

Property Location: J B Nagar, Andheri East, Mumbai

Contact Seller: Brian Dsouza

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **30<sup>th</sup> 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 neighbourhood 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 **₹ 1,21,44,000.00 (Rupees One Crore Twenty One Lakh Forty Four Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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