

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U Gurjar**

Residential Flat No. 503, 5<sup>th</sup> Floor, "Ami Drasti Co-Op. Hsg. Soc. Ltd.", Dahisar (East), Mumbai,  
PIN Code – 400 068, State – Maharashtra, Country – India

Longitude Latitude - 19°14'43.5"N 72°51'37.9"E

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### Valuation Done for:

**IDBI Bank Ltd.**

**Prahlad Nagar Branch**

Shop No. 4A, Pinnacle Business Park, Opp Royal Orchid, Prahlad Nagar, Ahmedabad, Gujrat – 380 015.



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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 Report Prepared For: IDBI Bank Ltd. / Prahlad Nagar Branch / Mrs. Vijaya Ganesh Gurjar (002453/2301498)

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Vastu/Mumbai/07/2023/002453/2301498

11/16-123-NIPA

Date: 11.07.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Ami Drasti Co-Op. Hsg. Soc. Ltd.", Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India belongs to **Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U. Gurjar.**

Boundaries of the property	Flat	Building
North	Lift	Sunderbaug Building
South	Flat No. 504 & Staircase	Internal Road & Slum Area
East	Lobby	S. V. Road
West	Flat No. 503	Mukti Kamal Building

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 this particular purpose at **₹ 1,05,80,000.00 (Rupees One Crore Five Lakh Eighty 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.**

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.12 10:00:28 +05'30'

Auth. Sign.



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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 Immovable Property**

<b>1. Introduction</b>	
a)	Name of the Property Owner (With address & phone nos.)
	<p><u>Name of Owner / Developer:</u> <b>Mrs. Vijaya Ganesh Gurjar &amp; Mr. Ganesh U. Gurjar.</b></p> <p>Address – Residential Flat No. 503, 5<sup>th</sup> Floor, “<b>Ami Drasti Co-Op. Hsg. Soc. Ltd.</b>”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.</p> <p><b>Contact Details</b> Mr. Bhavan Gurjar (Owner's representative) Contact No.: 9820175154</p>
b)	Purpose of Valuation
	As per request from IDBI Bank Ltd., Prahlad Nagar Branch to assess fair market value of the property for bank loan purpose
c)	Date of Inspection of Property
	07.07.2023
d)	Date of Valuation Report
	11.07.2023
e)	Name of the Developer of Property (in case of developer built properties)
	M/s. Shree Rushabh Developers.
<b>2. Physical Characteristics of the Property</b>	
a)	Location of the Property
	Residential Flat No. 503, 5 <sup>th</sup> Floor, “ <b>Ami Drasti Co-Op. Hsg. Soc. Ltd.</b> ”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.
	Brief description of the property
	The property is a residential flat. The Flat is location on 5 <sup>th</sup> floor. The property is located in a developed area having good infrastructure, well connected by road and train. It is located at the Walking distance of 600 M. from Dahisar Railway Station.
	The immovable property comprises of residential flat located on 5 <sup>th</sup> floor. The building is constructed with Ground + 7 Upper floors, The composition of the flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. <b>(i.e. 1 BHK + 2 Toilets).</b>
	Nearby landmark
	Near Taste of Maratha Resto
	Postal Address of the Property
	Residential Flat No. 503, 5 <sup>th</sup> Floor, “ <b>Ami Drasti Co-Op. Hsg. Soc. Ltd.</b> ”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.
	Area of the plot/land (supported by a plan)
	N.A., the property under consideration is Residential flat in an apartment.
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.
	Solid land
	Independent access/approach to the property etc.
	Yes
	Google Map Location of the Property with a neighborhood layout map
	Provided
	Details of roads abutting the property
	30' wide B.T. Road
	Description of adjoining property
	Located in Higher Middle class locality
	Plot No. Survey No.
	Survey No. 243, 244, Hissa No. D, Plot No. 1,2 & 3, Tikka No. 92 7 101, CTS No. 950 & 950 / 1 to 22 of Village – Dahisar
	Ward/Village/Taluka
	Village – Dahisar, Taluka - Borivali

	Sub-Registry/Block	Borivali No. 5
	District	Mumbai Suburban District
	Any other aspect	-
b)	Plinth Area, and saleable are to be mentioned separately and clarified	<p>Carpet Area in Sq. Ft. = 488.00 (Area as per Actual Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 460.00</b> (Area as per Agreement for Sale)</p> <p><b>Built up Area in Sq. Ft. = 552.00</b> (Area as per Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
	<b>Boundaries of the Flat</b>	<b>As per Site</b>
	North	Lift
	South	Flat No. 504 & Staircase
	East	Lobby
	West	Flat No. 503
	<b>Boundaries of the Building</b>	<b>As per Site</b>
	North	Sunderbaug Building
	South	Internal Road & Sium Area
	East	S. V. Road
	West	Mukti Kamal Building
<b>3. Town Planning parameters</b>		
a)	Master Plan provisions related to property in terms of land use	Residential use
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As per MCGM norms
	Ground coverage	N.A.
	Comment on whether OC- Occupancy Certificate has been issued or not	N.A.
	Comment on unauthorized constructions if any	N.A., the property under consideration is Residential flat in an apartment.
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	As per Documents
	Planning area/zone	Residential

	Developmental controls	Municipal Corporation of Greater Mumbai
	Zoning regulations	Residential
	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information is not available
	Any other Aspect	-
<b>4. Document Details and Legal Aspects of Property</b>		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Agreement for Sale dated 24.12.2007	
	2. Copy of Commencement Certificate dated 03.08.2008 Documents No. CHE / A – 3191 / BP (WS) / AP Issued by Municipal Corporation of Greater Mumbai	
	3. Copy of Approved Plan dated 04.05.2009 issued by Municipal Corporation of Greater Mumbai	
	4. Copy of Title Search Report dated 18.07.2006 issued by P. G. Vora & Co.	
	5. Copy of 7/12 Extract	
	6. Copy of Share Certificate No. 17 Dated 31.12.2010	
	7. Copy of Previous Report dated 22.10.2021	
	TIR of the Property	Provided
b)	Name of the Owner/s	<u>Name of Owner / Developer:</u> <b>Mrs. Vijaya Ganesh Gurjar &amp; Mr. Ganesh U. Gurjar</b>
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Free hold land
d)	Agreement of easement if any	Details not available
e)	Notification of acquisition if any	Details not available
f)	Notification of road widening if any	Details not available
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	N. A
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	N. A
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan dated 04.05.2009 issued by Municipal Corporation of Greater Mumbai
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Residential Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to	All the provided documents are enclosed with the valuation report.

	electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	As per Title Investigation Report
p)	Qualification in TIR/mitigation suggested if any.	<u>As per TIR Report</u>
q)	Any other aspect	-
<b>5. Economic Aspects of the Property</b>		
a)	Reasonable letting value	N.A., as the property is owner occupied.
	If property is occupied by tenant	N.A.
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	₹ 22,000.00 Expected rental income per month
	Taxes and other outings	N.A.
	Property Insurance	N.A.
	Monthly maintenance charges	N.A.
	Security charges	N.A.
	Any other aspect	N.A.
<b>6. Socio-cultural Aspects of the Property</b>		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developing Residential Locality, Middle Class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Covered Parking Space
	Balconies, etc.	Yes
b)	Any other aspect	-
<b>8. Infrastructure Availability</b>		

a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal water supply
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to Municipal sewer
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Yes
	Road and public transport connectivity	All well connected with public transport like bus, auto and private vehicles.
	Availability of other public utilities nearby	All available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
<b>9. Marketability of the Property</b>		
a)	Marketability of the property in terms of	
	Locational attributes	Developed Residential Area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Price indicators attached
b)	Any other aspect which has relevance on the value or marketability of the property	No
<b>10. Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	As per Brief Description
b)	Material & technology used	Good
c)	Specifications,	I.S. specifications
d)	Maintenance issues	No
e)	Age of the building	2010 (Approx.)
f)	Total life of the building	60 years
g)	Extent of deterioration	47 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	Normal
i)	Protection against natural disaster viz. earthquakes,	Normal
j)	Visible damage in the building	No
k)	System of air-conditioning	Information not available
l)	Provision of firefighting	Information not available
m)	Copies of the plan and elevation of the building to be included	Yes
<b>11. Environmental Factors</b>		
a)	Use of environment friendly building materials, Green Building techniques if any	No

b)	Provision of rain water harvesting	No		
c)	Use of solar heating and lightening systems, etc.,	No		
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No		
<b>12. Architectural and aesthetic quality of the Property</b>				
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Normal		
<b>13. Valuation</b>				
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.		
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 22,000.00 To ₹ 24,000.00 per Sq. Ft.		
c)	Government Rate obtained from the online government records	₹ 1,13,080.00 Per Sq. M. i.e. ₹ 10,505.00 Per Sq. Ft.		
	Government Rate (after Depreciation)	₹ 1,04,776.00 Per Sq. M. i.e. ₹ 9,734.00 Per Sq. Ft.		
<b>i. Government Value</b>				
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	Built up Area	552.00	9,734.00	53,73,168.00
<b>ii. Fair Market Value</b>				
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Fair Market Value in ₹</b>
	Carpet Area	460.00	23,000.00	1,05,80,000.00
<b>Summary of Valuation</b>				
	Total Value of the Property	₹ 1,05,80,000.00		
	Realizable Value	₹ 95,22,000.00		
	Forced/ Distress Sale value	₹ 84,64,000.00		
	Insurable value of the property	₹ 15,45,600.00		
e)	Remarks	<ol style="list-style-type: none"> <li>As per Approved Plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Enclosed Balcony Area + Dry Balcony Area. But as per Site Inspection, Balcony area is enclosed with Living Room &amp; dry balcony area enclosed with Kitchen.</li> <li>The Carpet Area as per Agreement is 460.00 Sq. Ft. but as per actual site measurement, Carpet area is 488.00 Sq. Ft. Hence, for the purpose of valuation, we have considered lower side area i.e. 460.00 Sq. Ft. as per agreement.</li> </ol>		



**14. Declaration**

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative, has inspected the subject property on 07.07.2023
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

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

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.11 15:54:33 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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**Address:**

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

B1-001, U/B Floor, Boomerang, Chandivali Farm Road,

Powai, Andheri (East), Mumbai – 400 072.

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 11.07.2023

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – [indore@vastukala.org](mailto:indore@vastukala.org)

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
h)	Any other relevant documents/ extracts	No

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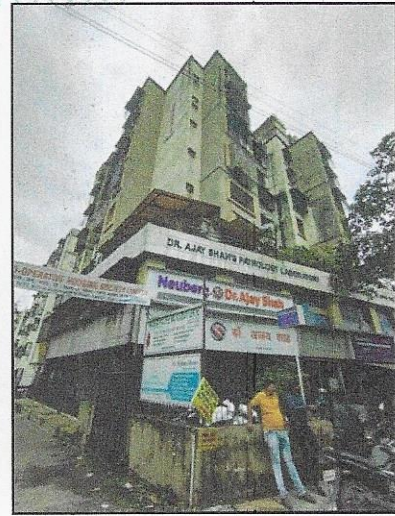
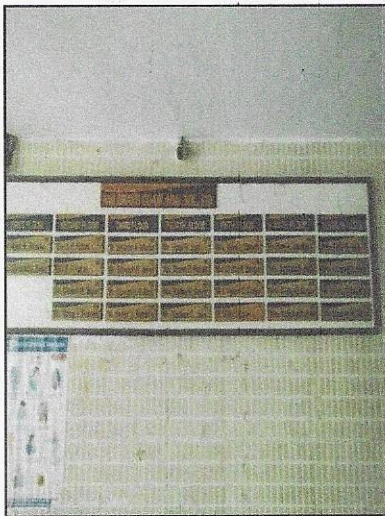
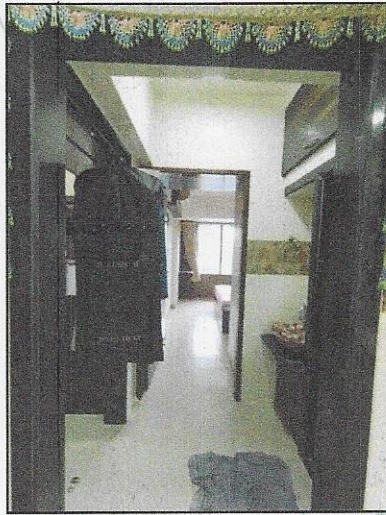
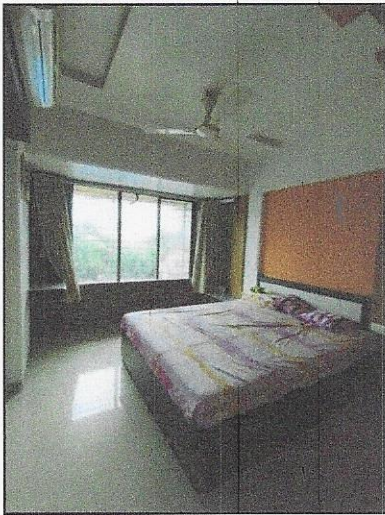
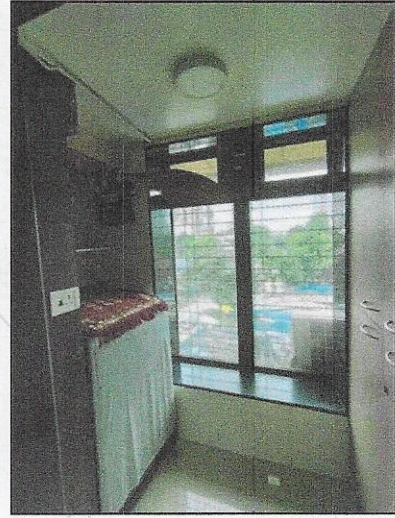
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### Actual Site Photographs

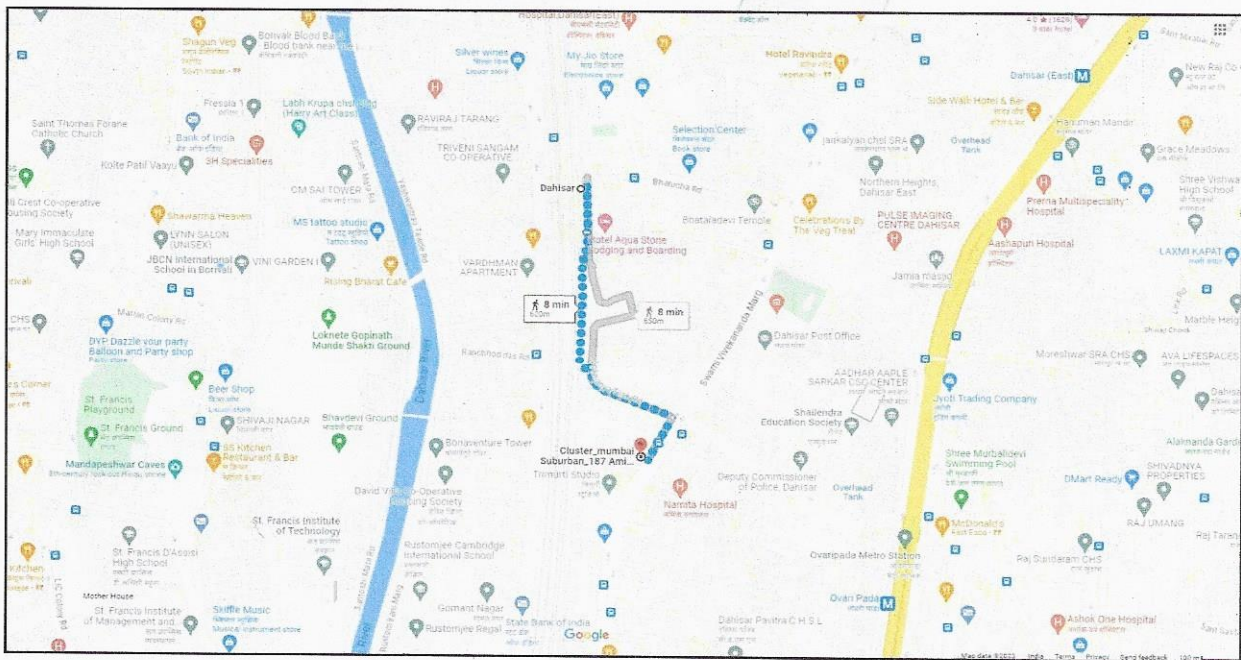
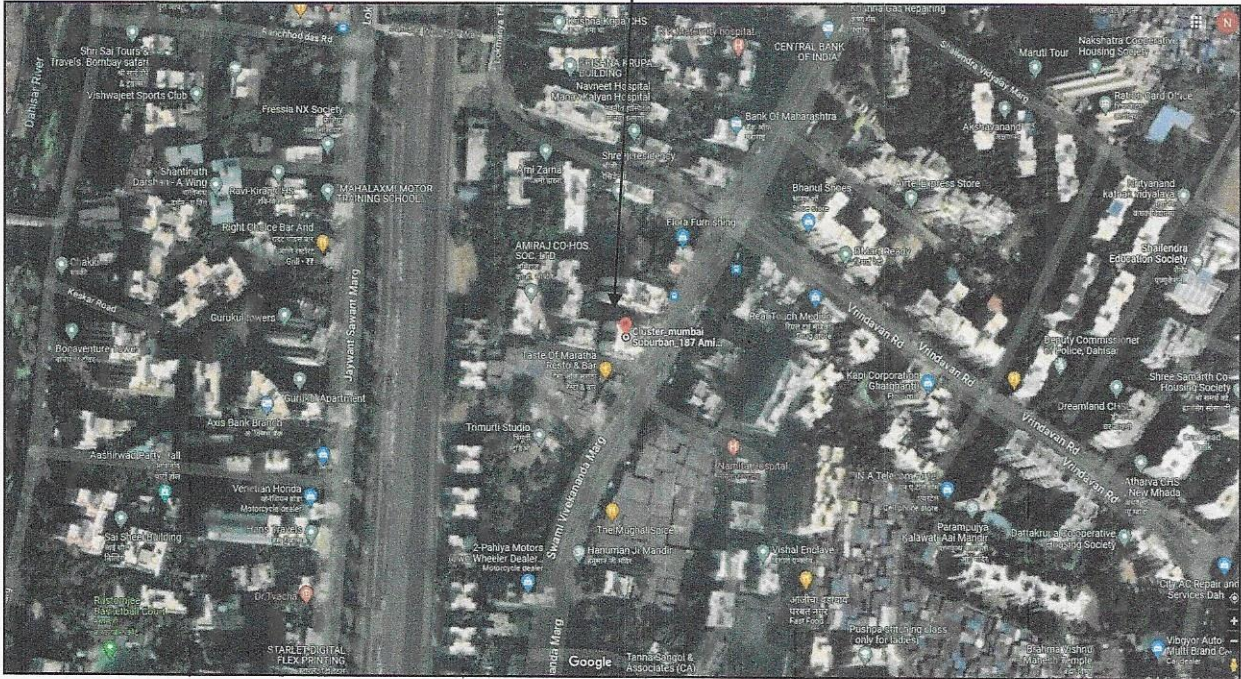


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## Route Map of the property

Site u/r



**Longitude Latitude - 19°14'43.5"N 72°51'37.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dahisar – 600 Mts.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR						
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: Link Road to the North, Swami Vivekanand Road (S. V. Road) to the East, River to the South, Railway Line to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/411	49200	113080	135100	176700	113080
C. T. S. No. 145, 458, 821, 822, 823, 824, 825, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1041A, 1041B, 1041C, 1041D, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081.						
<a href="#" style="color: white; text-decoration: none;">Compare With Previous Year</a>						

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## Price Indicators

**NOBROKER**

1 BHK Flat in Amiraj Co-Hos. Sec. Ltd. For Sale in Dahisar East  
 23, Seema Vihar Road No. 10, Sector 1, Panchsheel Colony, Healdia Colony, Dahisar East, Mumbai, Maharashtra 400048, India

₹ 95 Lacs Negotiable  
 ₹ 54,448/Month Estimated EM -  
 550 Sq Ft

1 Bedroom  
 1 Bathroom  
 NA

Jul 6, 2023  
 Immediately  
 Amiraj Co-Hos. Sec...

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq Ft/M	Flooring	tile
Built-up Area	550 Sq Ft	Carpet Area	373 Sq Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	2/R	Parking	Car
Gated Security	Yes		

**Activity On This Property**

73 Views  
 1 Favorite  
 2 Contacts

**Similar Properties**

1 BHK Flat in Amiraj Co-Hos. Sec. Ltd. For Sale in Dahisar East  
 ₹ 95 Lacs Negotiable  
 550 sq ft

**NOBROKER**

1 BHK Flat in Amiraj Chs For Sale in Dahisar East  
 Near Manoj Kulkarni Kendra Hospital

₹ 90 Lacs Negotiable  
 ₹ 51,583/Month Estimated EM -  
 550 Sq Ft

1 Bedroom  
 1 Bathroom  
 NA

Mar 3, 2023  
 Immediately  
 Amiraj Chs

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq Ft/M	Flooring	White Wall Tiles
Built-up Area	350 Sq Ft	Carpet Area	400 Sq Ft
Furnishing Status	Semi Furnish	Facing	North
Floor	4/S	Parking	Car

**Activity On This Property**

490 Views  
 22 Favorites  
 2 Contacts

**Similar Properties**

1 BHK Flat in Ajanta Elora Chs Ltd For Sale in Dahisar East  
 ₹ 80 Lacs Negotiable  
 550 sq ft

## Price Indicators

**NOBROKER**  
**1 BHK Flat in Ankitt Chs For Sale in Dahisar East**  
 ₹ 92 Lacs (₹ 92,00,000)  
 ₹ 52,720/Month (₹ 52,720 x 12 = ₹ 6,32,640)  
 560 Sq Ft

**Overview**

Age of Building	+13 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.7 Per Sq.Ft/M	Flooring	Wooded Tiles
Built-Up Area	560 Sq.Ft	Carpet Area	406 Sq.Ft
Furnishing Status	Fully Furnished	Facing	South West
Floor	4/5	Parking	Car
gated Security	No		

**Activity On This Property**  
 ₹ 652 (₹ 652 x 12 = ₹ 7,824)  
 5 (₹ 652 x 5 = ₹ 3,260)

**Similar Properties**  
 1 BHK Flat in Anjani Co-hs. Soc. I  
 ₹ 85 Lacs

**NOBROKER**  
**1 BHK Flat in Chandak Nishchay For Sale in Dahisar East**  
 ₹ 8.5 Lacs (₹ 8,50,000)  
 ₹ 50,150/Month (₹ 50,150 x 12 = ₹ 6,01,800)  
 460 Sq Ft

**Overview**

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹ 2.6 Per Sq.Ft/M	Flooring	TK
Built-Up Area	460 Sq.Ft	Carpet Area	308 Sq.Ft
Furnishing Status	Unfurnished	Facing	North-East
Floor	18/23	Parking	Car
gated Security	Yes		

**Activity On This Property**  
 ₹ 50 (₹ 50 x 12 = ₹ 600)  
 0 (₹ 50 x 0 = ₹ 0)

**Similar Properties**  
 1 BHK Flat in Chandak Nishchay Fi  
 ₹ 8.5 Lacs

## **Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We Hope this will satisfy your requirements.

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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11<sup>th</sup> July 2023**.

The term **Fair Market 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.



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### 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 this particular purpose at **₹ 1,05,80,000.00 (Rupees One Crore Five Lakh Eighty Thousand Only).**

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

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.12 10:00:57 +05'30'

  
Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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