

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-2053/23-24 Dated 21-Aug-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 003246 / 2302116 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00


Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

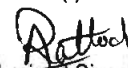
Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 "Name of Proposed Purchaser - Rushikesh Kantilal Pathari & Aniket Kantilal Pathari
 Name of Owner - Mrs. Anjali Vinay Patel.
 Residential Flat No. 505, 5th Floor, Wing - B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane - 421 301, State - Maharashtra, Country - India belongs to
 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Rushikesh Kantilal Pathari & Aniket Kantilal Pathari**

Name of Owner: **Mrs. Anjali Vinay Patel**

Residential Flat No. 505, 5th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'39.8"N 73°07'23.9"E

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Valuation Done for:

Cosmos Bank

Ambarnath Branch

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 & 64, CTS No. 4740, Khuntavali, Near Hutatma Chawk, Ambarnath (East), Thane – 421 501, State – Maharashtra, Country – India.



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

Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 505, 5th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Mrs. Anjali Vinay Patel**. Name of **Proposed Purchaser** is **Rushikesh Kantilal Pathari & Aniket Kantilal Pathari**.

Boundaries of the property.

North : Mrinmayi Apartment
South : Bapusaheb Phadke Road
East : Parnaka Road
West : Abhinav Vidya Mandir

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 **₹ 47,55,800.00 (Rupees Forty Seven Lakh Fifty Five Thousand Eight Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., st=Maharashtra, postalCode=400001, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., st=Maharashtra, postalCode=400001, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 12:00:11 +05'30'

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 800978 82976 / 90216 25521

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Residential Flat No. 505, 5th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, 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 21.08.2023 for Bank Loan Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	Name of Proposed Purchaser: Rushikesh Kantilal Pathari & Aniket Kantilal Pathari Name of Owner: Mrs. Anjali Vinay Patel
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proposed Purchaser – Joint Ownership Owner – Single Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 505, 5 th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Vinay Patel (Owner's husband) Contact No. 8169994618
6	Location, street, ward no	Near Apex Hospital, Parnaka Road, Kalyan (West), Thane
	Survey/ Plot no. of land	Survey No. 744C, 741, 736 & Other of Village – Kalyan
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. = 507.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 632.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KDMC 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	₹ 10,000.00 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 – 1997 (As per building



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	year of completion	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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch to assess fair market value as on 21.08.2023 for Residential Flat No. 505, 5th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Mrs. Anjali Vinay Patel**. Name of **Proposed Purchaser** is **Rushikesh Kantilal Pathari & Aniket Kantilal Pathari**.

We are in receipt of the following documents:

1	Copy of Proposed Purchaser Aadhar Card No. 6671 2836 4641 and PAN Card No. DHEPP7412P in the name of Rushikesh Kantilal Pathari.
2	Copy of Proposed Purchaser Aadhar Card No. 3684 6781 5865 and PAN Card No. BHWPP5569D in the name of Aniket Kantilal Pathari.
3	Copy of Agreement for Sale dated 23.12.2002 Between M/s. Abhay Vaishali Construction (the party of the first part) and Mrs. Anjali Vinay Patel (the party of the second part).
4	Copy of Building Completion Certificate No. KMP / NRV / CC / KD / 345 dated 11.11.1997 issued by Kalyan Municipal Corporation.

LOCATION:

The said building is located at Survey No. 744C, 741, 736 & Other of Village – Kalyan, Thane. The property falls in Residential Zone. It is at a travelling distance 1.7 Km. from Kalyan 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 external condition is normal. The building is used for residential purpose. 5th Floor is having 5 Residential Flat. 1 Lift provided in the building.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (**i.e., 1BHK with WC & Bath**). The residential flat is finished with Kota, Ceramic & Mosaic flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.



Valuation as on 21st August 2023

The Built Up Area of the Residential Flat	:	632.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1997 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 Years
Cost of Construction	:	632.00 X 2,500.00 = ₹ 15,80,000.00
Depreciation $\{(100-10) \times 26 / 60\}$:	39.00%
Amount of depreciation	:	₹ 6,16,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 60,165.00 per Sq. M. i.e., ₹ 5,589.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 50,372.00 per Sq. M. i.e., ₹ 4,680.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
Value of property as on 21.08.2023	:	632.00 Sq. Ft. X ₹ 8,500.00 = ₹ 53,72,000.00

(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 21.08.2023	:	₹ 53,72,000.00 - ₹ 6,16,200.00 = ₹ 47,55,800.00
Total Value of the property	:	₹ 47,55,800.00
The realizable value of the property	:	₹ 42,80,220.00
Distress value of the property	:	₹ 38,04,640.00
Insurable value of the property (632.00 X 2,500.00)	:	₹ 15,80,000.00
Guideline value of the property (632.00 X 4,680.00)	:	₹ 29,57,760.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 505, 5th Floor, Wing – B, "Anandi Gopal Co-op. Hsg. Soc. Ltd.", Near Apex Hospital, Parnaka Road, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 47,55,800.00 (Rupees Forty Seven Lakh Fifty Five Thousand Eight Hundred Only)** as on **21st August 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 **21st August 2023 is ₹ 47,55,800.00 (Rupees Forty Seven Lakh Fifty Five Thousand Eight Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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 5 th Floor
3.	Year of construction	1997 (As per building completion certificate)
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 doors, Aluminum sliding windows
10.	Flooring	Kota, Ceramic & Mosaic 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	
	(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	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	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



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Route Map of the property

Site,u/r



Latitude Longitude - $19^{\circ}14'39.8''N$ $73^{\circ}07'23.9''E$

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 1.7 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : KALYAN Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class 'C'		
Local Body Name	Kalyan Dombivli Municipal Corporation					
Local Body	Zone: (10-22) Kalyan, In Kalyan Gazette Division Boundary: On North from East Durgadi Killa to Sanjivand Chowk by Agra Road and from there to Shivaji Chowk and from Shivaji Chowk to Patri Bridge by Road going towards Sheel. On West Creek Part between Central Railway Road and Agra Road, On South from Patri Bridge to Central Railway road going towards Mumbai. On South-West upto Memon Masjid Road.					
Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	16	22500	57300	65800	74500	65800

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,300.00			
Increase by 5% on Flat Located on 5 th Floor	2,865.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	60,165.00	Sq. Mtr.	5,589.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	22,500.00			
The difference between land rate and building rate (A – B = C)	37,665.00			
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)]	50,372.00	Sq. Mtr.	4,680.00	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

NOBROKER | My Bookings | My Home | Post Your Property

1 BHK Flat in Rachana Royale Co-Op Society For Sale in Nulkad Hotel | Landed Property | ₹ 50 Lacs | ₹ 28,807/Month | 623 sq.ft. | Need Home Loan? | Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Thane (West) | 1BHK Flats for Sale in Thane (West) | Property Details

Overview

Age of Building	1-31 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1,200/Sq.Ft/M	Flooring	Wooded Tiles
Build Up Area	625 Sq.Ft	Carpet Area	525 Sq.Ft

Activity On This Property

↓ 28 | ↑ 1 | 10.0

Similar Properties

- 1 Bedroom
- 1 Bathroom
- 1B
- 60k

Get Owner Details

Price trends by sqft estimate

Report what was not correct in this property

Liked by Owner | Sold Out | Wrong Info

NOBROKER | My Bookings | My Home | Post Your Property

1 BHK Flat in Vignesh Society For Sale in Kalyan West | Residential Property | ₹ 45 Lacs | ₹ 25,791/Month | 368 sq.ft. | Need Home Loan? | Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Kalyan (West) | 1BHK Flats for Sale in Kalyan (West) | Property Details

Overview

Age of Building	4-11 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 600/Sq.Ft/M	Flooring	NA
Build Up Area	368 Sq.Ft	Carpet Area	Unapproved Reserve Area

Activity On This Property

↓ 48 | ↑ 2 | 10.0

Similar Properties

- 1 Bedroom
- 1 Bathroom
- 1B
- 60k

Get Owner Details

Price trends by sqft estimate

Report what was not correct in this property

Liked by Owner | Sold Out | Wrong Info

Price Indicators

HOUSING.COM May 16, Mumbai

Katjam West

2 BHK Flat ₹64.56 L (EMI starts at ₹54.9K)

Katjam West, Mumbai

880 sq.ft Build Up Area | ₹73.4 K/sq.ft Avg. Price | 15 Year Old Age of property | Ready to move Possession status | Higher of 7 floors | East facing Facing | Unfurnished Furnishing

OVERVIEW | PROMOTIONS | FURNISHINGS | BUY-G-METER | AMENITIES | PRICE TRENDS | LOCALITY | CALCULATOR

Special Highlights: Great school! Better priced property in this area.

NOBROKER

1 BHK Flat in Rajagandha Chs Katjam For Sale in Katjam West

₹42 Lacs | ₹24,072/Month | 500 sq.ft

3 Bedrooms | 1 Bathroom | 16' Height

Get Owner Details

Price trends by 1000 sq.ft

Recent similar sales for similar properties in this area

Activity On This Property: 127 views, 0 favorites

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st August 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 ₹ 47,55,800.00 (Rupees Forty Seven Lakh Fifty Five Thousand Eight Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN, email=2.5.4.20+982225c+4ad1152@ic3134413
3115279617a1482552, postalCode=400058, st=Maharashtra,
serialNumber=4, uri=urn:ietf:params:ldap:oid=2.5.4.20+982225c+4ad115279617a1482552, postalCode=400058, st=Maharashtra,
2c394e2822e29a3278a213fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.21 12:00:12 +05'30'

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