

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No.	Dated
	<b>PG-3070/23-24</b>	<b>25-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- KANDIVALI(WEST)</b> Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>004433/2303173</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

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
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

**Remarks:**

Mrs. Saraswati Nagin Solanki & Mr. Nagin Ghela Solanki - Residential Flat No. B/208, 2nd Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN - 401 105, 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**

**Asmita Rathod**

Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Saraswati Nagin Solanki & Mr. Nagin Ghela Solanki**

Residential Flat No. B/208, 2<sup>nd</sup> Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'12.5"N 72°51'21.5"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),  
Mumbai - 400 067, 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 / Kandivali (West) Branch / Mrs. Saraswati Nagin Solanki (4433/2303173) Page 2 of 16

Vastu/Mumbai/10/2023/4433/2303173  
25/04-370-JASH  
Date: 25.10.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B/208, 2<sup>nd</sup> Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, State – Maharashtra, Country – India belongs to **Mrs. Saraswati Nagin Solanki & Mr. Nagin Ghela Solanki.**

Boundaries of the property.

North	: Pooja Nagar Road
South	: Deepak Apartment
East	: Pooja Nagar Building No. 6
West	: Pooja Nagar Building No. 4

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 **₹ 30,38,000.00 (Rupees Thirty Lakh Thirty Eight 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

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: 2023.10.25 13:04:52 +05'30'

Auth. Sign.



**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

Encl. Valuation Report



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### 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. B/208, 2nd Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, 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 25.10.2023 for Bank Loan Purpose
2	Date of inspection	21.10.2023
3	Name of the owner/ owners	<b>Mrs. Saraswati Nagin Solanki &amp; Mr. Nagin Ghela Solanki</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 share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. B/208, 2 <sup>nd</sup> Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, State – Maharashtra, Country – India.  <b>Contact Person:</b> Ms. Aarti Sahu (Tenant)  Owner Contact No.: 9004712096
6	Location, street, ward no	Cabin Cross Road, Near Narmada Nagar, Bhayandar (East), Taluka & District Thane.
7	Survey/ Plot no. of land	Old Survey No. 120, New Survey No. 101, Hissa No. 6 & 7
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. = 235.00 (Area as per Actual Site Measurement)  Super Built-up Area in Sq. Ft. = 310.00 (Aea as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Cabin Cross Road, Near Narmada Nagar, Bhayandar (East), Taluka & District Thane.
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?	Tenant 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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Ms. Aarti Sahu, from 1 year

	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Information not available
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	Year of Construction – 1991 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce 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, Kandivali (West) Branch to assess fair market value as on 25.10.2023 for Residential Flat No. B/208, 2<sup>nd</sup> Floor, Wing 'B', "**Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.**", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, State – Maharashtra, Country – India belongs to **Mrs. Saraswati Nagin Solanki & Mr. Nagin Ghela Solanki.**

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

1	Copy of Agreement for Sale dated 12.02.2021 between Mr. Ramnath Chimnaram Kapuria (Transferor) AND Mrs. Saraswati Nagin Solanki & Mr. Nagin Ghela Solanki. (the Transferees).
2	Copy of Occupancy Certificate Dated 21.04.1991 issued by Mira Bhayandar Municipal Corporation.

### LOCATION:

The said building is constructed on the plot of land bearing Old Survey No. 120, New Survey No. 101, Hissa No. 6 & 7 of Village Khari of Bhayandar, Taluka & District Thane, within the limits of Mira – Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a walkable distance of 900m. from Bhayandar railway station.

### BUILDING:

The building under reference is having Ground + 3 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. 2<sup>nd</sup> Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of Living Room + Kitchen + 1 Toilet + Passage + WC (i.e., **1RK with Toilet & WC**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 25<sup>th</sup> October 2023**

<b>The Super Built-up Area of the Residential Flat</b>	<b>:</b>	<b>310.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1991 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	32 Years
Cost of Construction	:	310.00 X 2,500.00 = ₹ 7,75,000.00
Depreciation $\{(100-10) \times 32 / 60\}$	:	48.00%
Amount of depreciation	:	₹ 3,72,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,800.00 per Sq. M. i.e. ₹ 6,485.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 55,400.00 per Sq. M. i.e. ₹ 5,147.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
<b>Value of property as on 25.10.2023</b>	<b>:</b>	<b>310.00 Sq. Ft. X ₹ 11,000.00 = ₹ 34,10,000.00</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 25.10.2023</b>	<b>:</b>	<b>₹ 34,10,000.00 - ₹ 3,72,000.00 = ₹ 30,38,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 30,38,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 27,34,200.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 24,30,400.00</b>
<b>Insurable value of the property (310 X 2,500.00)</b>	<b>:</b>	<b>₹ 7,75,000.00</b>
<b>Guideline value of the property (310 X 5,147.00)</b>	<b>:</b>	<b>₹ 15,95,570.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/208, 2nd Floor, Wing 'B', "Pooja Nagar Building No. 5 Co-op. Hsg. Soc. Ltd.", Cabin Cross Road, Bhayandar (East), Taluka & District Thane, PIN – 401 105, State – Maharashtra, Country – India for this particular purpose at **₹ 30,38,000.00 (Rupees Thirty Lakh Thirty Eight Thousand Only)** as on **25<sup>th</sup> October 2023**.



## **NOTES**

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25<sup>th</sup> October 2023 is ₹ 30,38,000.00 (Rupees Thirty Lakh Thirty Eight 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

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 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 <sup>nd</sup> Floor
3.	Year of construction	1991 (As per Occupancy Certificate)
4.	Estimated future life	28 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, Aluminum sliding windows
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	No 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

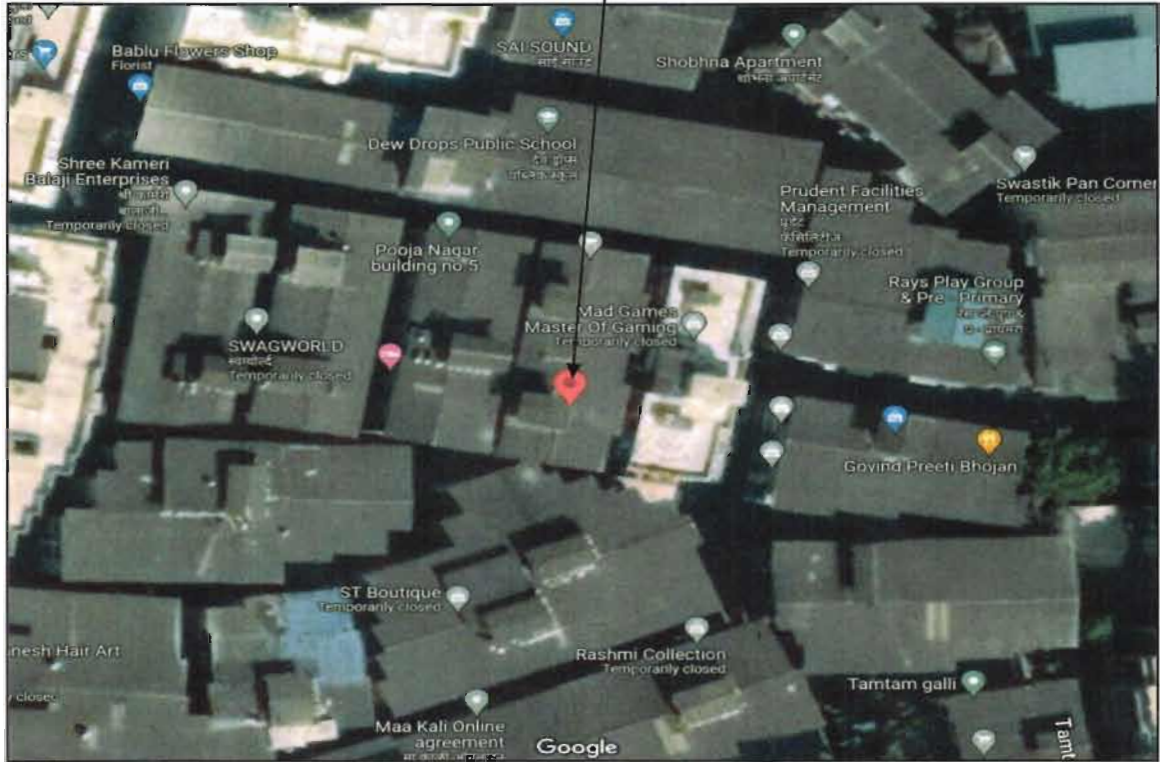


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°18'12.5"N 72°51'21.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhayandar – 900 M.)

## Ready Reckoner Rate

Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home

Valuation Guidelines | User Manual

Year: 2023-2024

Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Gav] Khari No. 2 (Mira Bhayani)

Search By:  Survey No.  Location

Enter Survey No: 101 Search

वर्ग/विभाग	सुरती दर/मीटर	निर्माणासाठी दर/मीटर	भौतिक मूल्य	भौतिक मूल्य (Rs.)	Attribute
2/17-एच) मू. विभाग वारी गावातील नगरपालिका क्षेत्रातील उच्च बाजूस येथील भाग	24800	69800	80300	106200	80300
उपरोक्त मिळकती व या रेटाचे उद्दिष्ट बागायतीत वारी मिळकती मध्ये करावे					

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,800.00			
No Increase for flat located on 2 <sup>nd</sup> floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>69,800.00</b>	<b>Sq. Mtr.</b>	<b>6,485.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,800.00			
The difference between land rate and building rate (A – B = C)	<b>45,000.00</b>			
Depreciation Percentage as per table (D) [100% - 32%] (Age of the Building – 32 Years)	<b>68%</b>			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>55,400.00</b>	<b>Sq. Mt.</b>	<b>5,147.00</b>	<b>Sq. Ft.</b>

### 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 Bookings Find Real Property Sign

**1 RK Flat in Pooja Nagar Chs For Sale in Bhayander East** Loan Applied ₹ 30 Lacs ₹ 17,194/Month 325 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayander east / 1Rk Flat for Sale in Bhayander east / Property Details

Photos Location Shortlist

1 Bedroom (1.5 Bathrooms) Aug 23, 2023  
 2 Bathroom (1.5 Bathrooms) Immediately  
 1B Mira Road, Bhayander East Pooja Nagar Chs  
 Full Price Details

Get Owner Details

Price trends by NREestimate

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Activity On This Property

Overview

Age of Building >10 Years Ownership Type Self Owned  
 Maintenance Charge ₹ 13 Per Sq.Ft/M Flooring Marble Tiles

**99acres** Buy - Enter Locality / Project / Society / Landmark

Placed on Sep 24, 2023 | Ready to move

**₹ 35.51 Lac** (₹ 9,445 per sq.ft.) 1BHK 1Bath  
 Estimated EMI ₹ 26,362

NOT AVAILABLE (image: https://maharashtra.gov.in)

Overview Owner Details Price Trends Explore Locality Recommendations Article >

Property (1R)

Super Built up area 375 sq.ft.  
 Carpet area: 300 sq.ft.

Price ₹ 35.51 Lac+ Govt Charges & Tax @ 9,449 per sq.ft. View Price Details

2 of 3 Floors

Configuration 1 Bedroom, 1 Bathroom, No Balcony

Address Jay Sonali Chs, Bhayander East, Mira Road And Beyond

Flooring East

Property Age 10+ Year Old

Places nearby  
 B.P.Road, X No. 5, Bhayander East, Mira Road And Beyond, Mumbai

Gurudwara Sri Guru Singh Sabha Sunni Mosque Need Orthopaedic Superspecialty Hospital Bhayander Criticare Hosp

43

## Sales Instance

**NOBROKER**

1 RK Flat in Vaishali Chs. For Sale in Mira Bhayandar

₹ 28 Lacs

₹ 14,901/Month

280

3 Bedroom

3 Bathroom

NA

NA

NA

Get Owner Details

Price trends by VREximate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

± 161

Similar Properties

**Overview**

Age of Building	138 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2 Per Sq.Ft/M	Flooring	NA
Buildup Area	240 Sq.Ft.	Furnishing Status	Unfurnished <a href="#">View More</a>

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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 **25<sup>th</sup> October 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 ₹ 30,38,000.00 (Rupees Thirty Lakh Thirty Eight 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.,  
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Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
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