

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Shindu B. Phadtare & Mr. Dattatray B. Phadtare**

Commercial Shop/Unit No. 3, Ground Floor, "**Vinayak Shopping Centre**", Vinayak Shopping Centre Premises
Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068
State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude - 19°14'57.0"N 72°51'36.0"E

Valuation Prepared for:

Cosmos Bank


Dahisar (East) Glorias Branch

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road,
Dahisar (East), Mumbai - 400 068



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



Vastu/Mumbai/01/2024/6105/2304457
11/06-159-JASH
Date: 11.01.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop/Unit No. 3, Ground Floor, "Vinayak Shopping Centre", Vinayak Shopping Centre Premises Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India belongs to **Mrs. Shindu B. Phadtare & Mr. Dattatray B. Phadtare.**

Boundaries of the property.

North : Building "Avinash"
South : Hotel "Aqua Stone"
East : Krishna Shopping Centre
West : Station 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 **₹ 75,14,500.00 (Rupees Seventy Five Lakh Fourteen Thousand Five 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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.11 16:59:15 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



Our Pan India Presence at :

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

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Commercial Shop/Unit No. 3, Ground Floor, "Vinayak Shopping Centre", Vinayak Shopping Centre Premises
Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068, 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 11.01.2024 for Bank Loan Purpose
2	Date of inspection	06.01.2024
3	Name of the owner/ owners	Mrs. Shindu B. Phadtare & Mr. Dattatray B. Phadtare
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop/Unit No. 3, Ground Floor, "Vinayak Shopping Centre", Vinayak Shopping Centre Premises Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India Contact Person: Mr. Dhiraj Phadtare (Owner's Son) Contact No.: 9967371042
6	Location, street, ward no	Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai
	Survey/ Plot no. of land	Survey No. 35, Hissa No. 1/9, CTS No. 1004 of Village Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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 Commercial Shop supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 143.00 Ofla Area in Sq. Ft. = 37.00 (Area as per actual site measurement) Admeasuring Area in Sq. Ft. = 190.00

		(Area as per Society Letter)
13	Roads, Streets or lanes on which the land is abutting	Padmakar Javle Road
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.
	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?	Partly Owner Occupied & Partly 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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Partly Occupied by Owner & Partly by tenant Mr. Ganesh Shetty

	(ii)	Portions in their occupation	Part by Owner & Part by tenant
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 50,000.00 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?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
		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 Commercial Shop / Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion 1980 (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.
Remark: As per site inspection, Shop / Unit No. 3 on ground floor of Vinayak Shopping Centre is divided into two parts by providing Aluminum framed partition. Shop is partly used by owner as office with staff room and partly given as rental basis to lottery shop.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 11.01.2024 for Commercial Shop/Unit No. 3, Ground Floor, "Vinayak Shopping Centre", Vinayak Shopping Centre Premises Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068, State - Maharashtra, Country - India belongs to **Mrs. Shindu B. Phadtare & Mr. Dattatray B. Phadtare.**

We are in receipt of the following documents:

1	Copy of Agreement dated 15.02.1979 between Shri. Jyotin H. Badavia (the Builder) AND Mr. Bajirav Sadhu Fadtare (the Unit Holder)
2	Copy of Occupancy Certificate No. CE / 2679 / BSII / A / R dated 22.03.1980 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Letter Regarding Declaration of Area of Shop/Unit No. 3 of Vinayak Shopping Centre Premises Co-op. Soc. Ltd. in favour of Mrs. Shindu B. Phadtare & Mr. Dattatray B. Phadtare, address to Cosmos Co-op. Bank, Dahisar (East) by Secretary Vinayak Shopping Centre.
4	Copy of Society's Maintenance Bill No. 2300021 dated 01.07.2023 in the name of Shindhu B. Phadtare & D. B. Phadtare issued by Vinayak Shopping Centre Premises Co-op. Soc. Ltd.
5	Copy of Share Certificate No. 5 bearing Nos. 21 to 25 having 5 Shares of Rs. 50/- each transferred dated 11.05.1999 in the name of Sindhu Bajirao Phadtare by Vinayak Shopping Centre Premises Co-op. Soc. Ltd.
6	Copy of Affidavit dated 10.11.1997 by Shri. Dattatray Bajirao Phadtare, Mis Lata Bajirao Phadtare & Miss Geeta Bajirao Phadtare and natural guardian Smt. Sindhu Bajirao Phadtare, regarding transfer of shares to Joint names of Smt. Sindhu Bajirao Phadtare and Shri. Dattatray Bajirao Phadtare.

LOCATION:

The said building is located at land bearing Survey No. 35, Hissa No. 1/9, CTS No. 1004 of Village Dahisar, Taluka - Borivali, District - Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential cum Commercial Zone. It is at 5.4 km. travelling distance from Vasai Road railway station.

BUILDING:

The building under reference is having Ground + 2 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is normal. The building is used for commercial purpose. There are 6 shops/unit on ground floor. The building is without lift.

Commercial Shop:

The Commercial Shop/Unit under reference is situated on the ground floor. The composition of shop/unit is used as partly by Office and staff room by owner & partly by lottery shop. The Commercial Shop/Unit is finished with kota tiles flooring, MS rolling shutter to main entrance, Concealed wiring etc.

Valuation as on 11th January 2024

The admeasuring Area of the Commercial Shop	:	190.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1980 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	44 Years
Cost of Construction	:	190.00 X 2,500.00 = ₹ 4,75,000.00
Depreciation $\{(100-10) \times 44/60\}$:	66%
Amount of depreciation	:	₹ 3,13,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,76,700.00 per Sq. M. i.e. ₹ 16,416.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,20,600.00 per Sq. M. i.e. ₹ 11,204.00 per Sq. Ft.
Prevailing market rate	:	₹ 41,200.00 per Sq. Ft.
Value of property as on 11.01.2024	:	190.00 Sq. Ft. X ₹ 41,200.00 = ₹ 78,28,000.00

(Area of property x market rate of developed land & commercial premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 11.01.2024	:	₹ 78,28,000.00 - ₹ 3,13,500.00 = ₹ 75,14,500.00
Total Value of the property	:	₹ 75,14,500.00
The realizable value of the property	:	₹ 67,63,050.00
Distress value of the property	:	₹ 60,11,600.00
Insurable value of the property (190.00 X 2,500.00)	:	₹ 4,75,000.00
Guideline value of the property (190.00 X 11,204.00)	:	₹ 21,28,760.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop/Unit No. 3, Ground Floor, "**Vinayak Shopping Centre**", Vinayak Shopping Centre Premises Co-op. Soc. Ltd., Padmakar Javle Road, Opp. Railway Station, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 75,14,500.00 (Rupees Seventy Five Lakh Fourteen Thousand Five Hundred Only)** as on **11.01.2024**.

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 **11th January 2024 is ₹ 75,14,500.00 (Rupees Seventy Five Lakh Fourteen Thousand Five 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:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop / Unit situated on Ground Floor
3.	Year of construction	1980 (As per Occupancy Certificate)
4.	Estimated future life	16 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	MS rolling shutter to main entrance
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab roofing
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	Provided
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
21.	Pumps- no. and their horse power	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles 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



Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

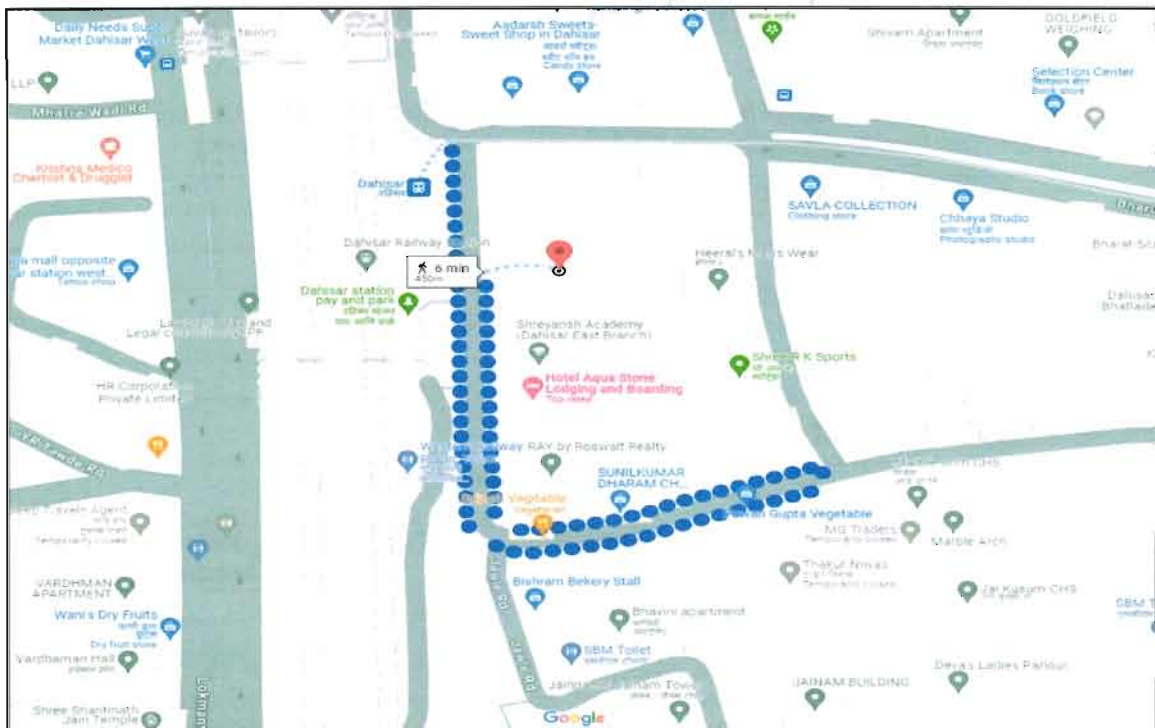
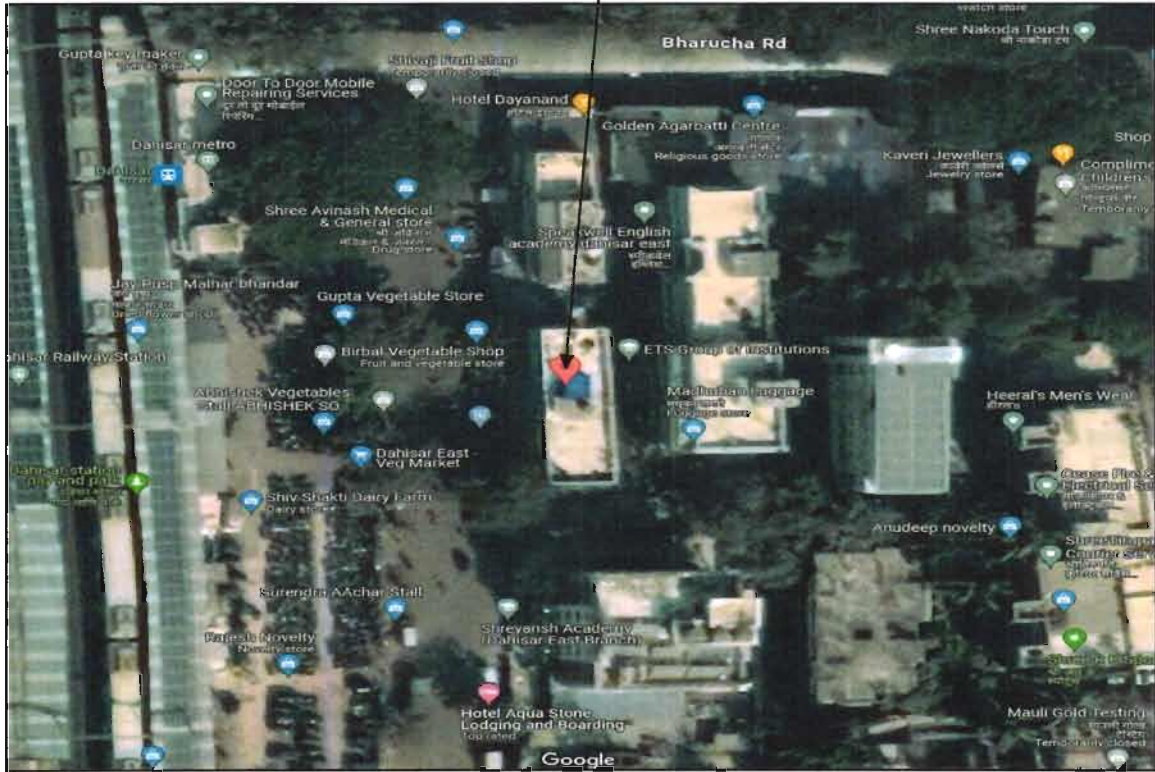
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

Site u/r



Latitude Longitude - 19°14'57.0"N 72°51'36.0"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 450m)



Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन																	
Annual Statement of Rates Ver. 2.0 (वाजारमूल्य दर पत्रक आवृत्ती 2.0)																			
★ Home		Valuation Guidelines User Manual																	
Year: 2023-2024	Selected District: MumbaiSubUrban	Language: English																	
Select Village: दहीमन (बोरीवली)	Search By: <input checked="" type="radio"/> Survey No. <input type="radio"/> Location																		
Enter Survey No: 1004	<input type="button" value="Search"/>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>अपभिक्षा</th> <th>खुली जमीन</th> <th>निवासी भवनांश</th> <th>बोडिंग</th> <th style="border: 2px solid red;">दुकाने</th> <th>वैद्योदिक</th> <th>सकल (रु./)</th> <th>Attribute</th> </tr> </thead> <tbody> <tr> <td>89/411-पुभाग: उत्तरीय सिव्ही रोड, पुर्वेक एके व्ही. रोड, दादर/पुर्वेक नदी व पश्चिमेक रोडके काहील</td> <td>49200</td> <td>113080</td> <td>135100</td> <td style="border: 2px solid red;">176700</td> <td>113080</td> <td>बो मीटर</td> <td>मि.टी.एम. मंडळ</td> </tr> </tbody> </table>				अपभिक्षा	खुली जमीन	निवासी भवनांश	बोडिंग	दुकाने	वैद्योदिक	सकल (रु./)	Attribute	89/411-पुभाग: उत्तरीय सिव्ही रोड, पुर्वेक एके व्ही. रोड, दादर/पुर्वेक नदी व पश्चिमेक रोडके काहील	49200	113080	135100	176700	113080	बो मीटर	मि.टी.एम. मंडळ
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Stamp Duty Ready Reckoner Market Value Rate for Shop / Unit	1,76,700.00			
No increase for shop/unit located on Ground floor without lift	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,76,700.00	Sq. Mtr.	16,416.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	49,200.00			
The difference between land rate and building rate (A – B = C)	1,27,500.00			
Depreciation Percentage as per table (D) [100% - 44%] (Age of the Building – 44 Years)	56%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,20,600.00	Sq. Mtr.	11,204.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

Shop In Dahisar East, Mumbai For Sale

₹ 15 Lacs
₹ 48,810/Month
150 Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dahisar east / Shops for Sale in Dahisar east / Property Details

Shop: Freehold, Fully Furnished, Nov 17, 2023

Public: Ground Floor, More Than 10 Year, Immediately

Get Owner Details

Report what was not correct in this property

Libel by Broker Sold Out Wrong Info

Nearby: DMart, Bangsra Dhaba, The Fusion Kitchen, Monte Time, I.C. Colony

NoBroker Services: Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

Activity On This Property: 237, 2, 4

Similar Properties

HOUSING24

110 sq.ft Shop, Dahisar East, Mumbai

₹ 55.0 L

110 Sq.Ft Carpet Area, 10% P.A. Expected ROI, Cooperative Society Ownership, Retail Complex/ Build. Location Hub, 0F/ 7 Floors Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Dahisar East is an ideal investment option. It has a carpet area of 110.0 square feet. Built as per high-quality construction standards. It offers safety features such as CCTV Surveillance. The features also include ceiling

Read More

Overview

110 sq.ft, 132 sq.ft

Contact Seller: Mahavir Realtors, +91*****7948

Please share your contact

Price Indicators

The screenshot shows a property listing on the 99acres website. The listing is for a commercial shop for sale, priced at ₹75 Lac. The listing includes a video thumbnail of the property, a list of features, and nearby places. The features listed are: Sale Amount of ₹75 Lac (₹51,369 per sq.ft., Negotiable), Carpet Area of 146 sq.ft., Ground Floor, Only Public Washrooms available, and Main road facing. The listing also mentions that 3 people have already contacted the agent this week. The nearby places listed include Gurdwara, Vithal Rakhumai Mandir, Hanuman Temple, Icici bank ATM, HdFc ATM, and Shradhha Hospital Mumb.

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Posted on Dec 15, 2025 | Ready to move

₹75 Lac @ ₹51,369 per sq.ft.
Negotiable **₹51,369** Get Rental income starting @ ₹18,000 / month

NOT AVAILABLE Website: <https://mumbai.99acres.com>

Overview Pre Leased Details Owner Details Recommendations Articles

Property (10)

Sale Amount
₹75 Lac
@ ₹51,369 per sq.ft. (Negotiable)

Floor Number
Ground

Washrooms
Only Public Washrooms available

PROPERTY AGE
10+ Year Old

Carpet Area
146 sq.ft.
(13.54 x 10.7)

Parking
Only public parking available

Key Highlights
Main road facing

3 people already contacted this week

Places nearby
Shop Number 3 Over Pada Western Express Highway Opposite Gokul Anand Hotel 40096, Dahisar East, Mumbai Andheri Dahisar, Mumbai [View All \(40\)](#)

Gurdwara Vithal Rakhumai Mandir Hanuman Temple Icici bank ATM HdFc ATM Shradhha Hospital Mumb

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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 **11th January 2024**.

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 **₹ 75,14,500.00 (Rupees Seventy Five Lakh Fourteen Thousand Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.11 16:59:29 +05'30'

Auth. Sign.

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

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