

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rakesh Kumar Runthla**

Residential Flat No. 7, 1st Floor, "Swaraj Co-Op. Hsg. Soc. Ltd.", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'21.1N 73°06'06.6E

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Valuation Prepared for:

Cosmos Bank

Kalyan Khadakpada Branch

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. State – Maharashtra, Country – India



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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TeleFax : +91 22 28371325/24
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VALUATION OPINION REPORT

The property bearing Residential Flat No. 7, 1st Floor, "Swaraj Co-Op. Hsg. Soc. Ltd.", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Mr. Rakesh Kumar Runthla**.

Boundaries of the property.

| | | |
|-------|---|-------------------------------------|
| North | : | Nanasaheb Dharmadhikari Marg |
| South | : | Niwara CHS |
| East | : | Plot No. RH-113, Chetranan Building |
| West | : | RH-115, Gleam CHS |

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 **₹ 59,74,725.00 (Rupees Fifty-Nine Lakh Seventy-Four Thousand Seven Hundred Twenty-Five 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**
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 in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.18 18:07:25 +05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 7, 1st Floor, "Swaraj Co-Op. Hsg. Soc. Ltd.", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, 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 18.01.2024 for Banking Purpose |
| 2 | Date of inspection | 17.01.2024 |
| 3 | Name of the owner/ owners | Mr. Rakesh Kumar Runthla |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership |
| 5 | Brief description of the property | Address: Residential Flat No. 7, 1 st Floor, "Swaraj Co-Op. Hsg. Soc. Ltd.", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India. Contact Person: Mrs. Gayatri Runthla (Owner's Wife) Contact No. 9821803847 |
| 6 | Location, street, ward no | Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane |
| | Survey/ Plot no. of land | Plot No. RH – 114 of Village – Asade |
| 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, Taxis, Auto and Private cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 635.00 (Area as per actual site measurement) Built Area in Sq. Ft. = 725.00 (Area as per Index II) |

| | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 | Roads, Streets or lanes on which the land is abutting | Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, 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 | Yes |
| | 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 | N.A. |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per KMC norms percentage actually utilized – Details not available |
| 26 | RENTS | |

| | | | |
|----|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| | (i) | Names of tenants/ lessees/ licensees, etc | NA |
| | (ii) | Portions in their occupation | NA |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 12,500.00 Expected rental income per month |
| | (iv) | Gross amount received for the whole property | Details not provided |
| 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 | N. A. |

| | | |
|----|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| | up on, the basis of arriving at the land rate | |
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 1990 (As per Building 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. |
| 45 | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 18.01.2024 for Residential Flat No. 7, 1st Floor, "**Swaraj Co-Op. Hsg. Soc. Ltd.**", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Mr. Rakesh Kumar Runthla**.

We are in receipt of the following documents:

| | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Copy of Sale Deed dated 28.11.2022 between Mr. Nitin Bhaskar Khandekar & Mrs. Anagha Nitin Khandekar (The Transferors) and Mr. Rakesh Kumar Runthla (The Transferee). |
| 2 | Copy of Commencement Certificate No. KMC / NRV / BP / DOM / 2717 -433 dated 18.11.1987 issued by Kalyan Municipal Corporation. |
| 3 | Copy of Occupancy Certificate No. not visible dated 15.03.1990 issued by Kalyan Municipal Corporation. |
| 4 | Copy of Letter No. MIDC / ROT / DMB / RH-114/ 6585 dated 07.12.2023 issued by Maharashtra Industrial Development Corporation. |

LOCATION:

The said building is located at Plot No. RH – 114 of Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 2.3 KM. from Dombivli 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 1st Floor is having 5 Residential Flats. No Lift provided in the building. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + Bath + WC + Passage + Cupboard Area. (i.e. **2 BHK with Bath + WC**). The residential flat is finished with Mosaic, Vitrified & Wooden flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 18th January 2024

| | | |
|--------------------------------------------------|----------|-----------------------|
| The Built-Up Area of the Residential Flat | : | 725.00 Sq. Ft. |
|--------------------------------------------------|----------|-----------------------|

Deduct Depreciation:

| | | |
|-----------------------------------------------------------------------------|----------|-------------------------------------------------------|
| Year of Construction of the building | : | 1990 (As per Building Completion Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 34 Years |
| Cost of Construction | : | 725.00 X 2,200.00 = ₹ 15,95,000.00 |
| Depreciation $\{(100-10) \times 34 / 60\}$ | : | 34.50% |
| Amount of depreciation | : | ₹ 5,50,275.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 49,000.00 per Sq. M. i.e. ₹ 4,552.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 36,794.00 per Sq. M. i.e. ₹ 3,418.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 9,000.00 per Sq. Ft. |
| Value of property as on 18.01.2024 | : | 725.00 Sq. Ft. X ₹ 9,000.00 = ₹ 65,25,000.00 |

(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 18.01.2024 | : | ₹ 65,25,000.00 - ₹ 5,50,275.00 = ₹ 59,74,725.00 |
| Total Value of the property | : | ₹ 59,74,725.00 |
| The realizable value of the property | : | ₹ 53,77,252.50 |
| Distress value of the property | : | ₹ 47,79,780.00 |
| Insurable value of the property (725.00 Sq. Ft. X 2,200.00) | : | ₹ 15,95,000.00 |
| Guideline value of the property (725.00 Sq. Ft. X 3,418.00) | : | ₹ 24,78,050.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 7, 1st Floor, "Swaraj Co-Op. Hsg. Soc. Ltd.", Plot No. RH – 114, MIDC Dombivli Industrial Area, Nanasaheb Dharmadhikari Marg, Near MSEB Powerhouse, Village – Asade, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India for this particular purpose at ₹ 59,74,725.00 (Rupees Fifty-Nine Lakh Seventy-Four Thousand Seven Hundred Twenty-Five Only) as on 18th January 2024.

NOTES

1. I, Manoj 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 **18th January 2024 is ₹ 59,74,725.00 (Rupees Fifty Nine Lakh Seventy Four Thousand Seven Hundred Twenty Five 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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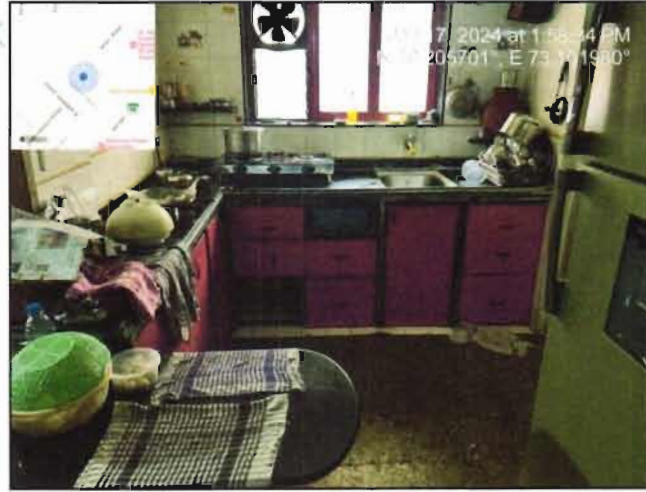
ANNEXURE TO FORM 0-1

| 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 1 st Floor |
| 3 | Year of construction | 1990 (As per Building Completion Certificate) |
| 4 | Estimated future life | 26 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 framed with flush shutter with safety door, Powder Coated Aluminium sliding windows |
| 10 | Flooring | Mosaic, Vitrified & Wooden flooring |
| 11 | Finishing | Cement plastering with POP finishing |
| 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 | As per Requirement |
| | (i) No. of water closets | |
| | (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 | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 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 |

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Actual site photographs



Actual site photographs



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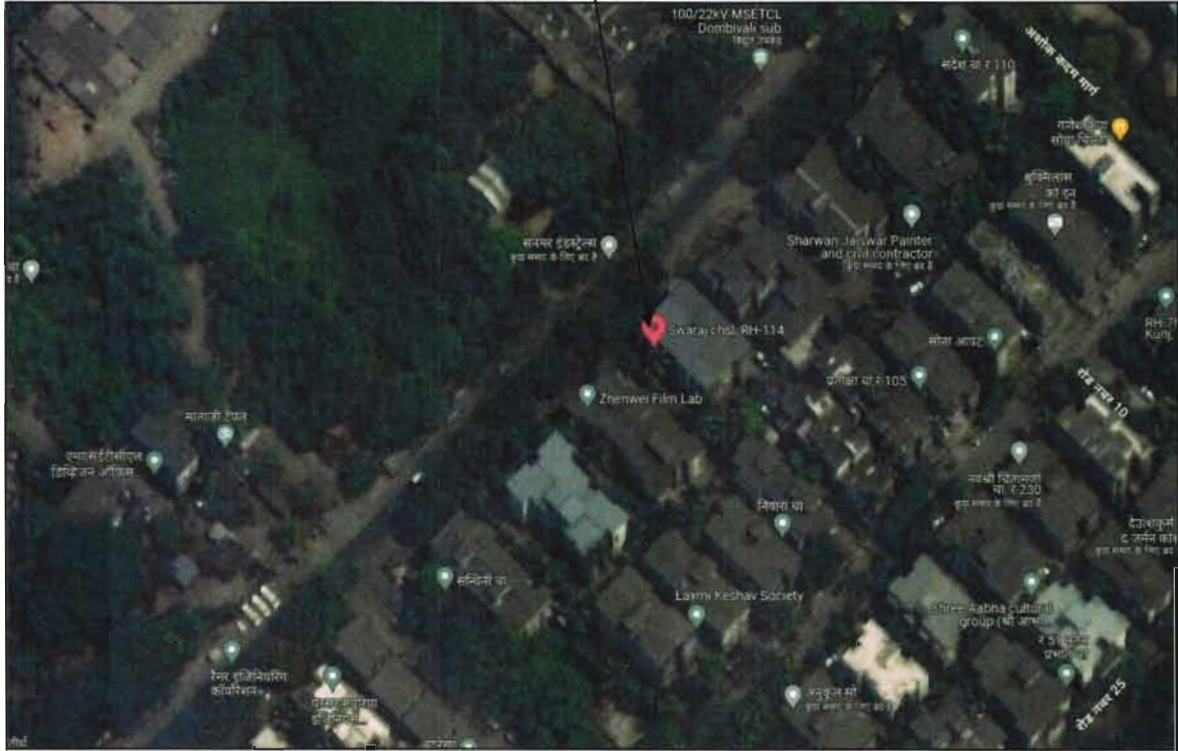
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Route Map of the property

Site u/r



Latitude Longitude - 19°12'21.1N 73°06'06.E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 2.6 Km.)



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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 | Kalyan | | |
| Select Village | Gavache Nav. Asade (Kalyan-Dombivli) | | |
| Search By | <input type="radio"/> Survey No. <input checked="" type="radio"/> Location | | |
| Select उपविभाग | शुची इन्फीन विभागीय दरमिका औद्योगिक इकाये | औद्योगिक दरमिका | औद्योगिक दरमिका (Rs./A) |
| SurveyNo | 37/104-मीने आसदे गावकील गावकील शेतकील मिळकी | 12500 | 39200 |
| SurveyNo | 37/105-मीने आसदे गावकील गावकील शेतकील मिळकी | 10200 | 41400 |
| SurveyNo | 37/106-मीने आसदे गावकील म. श्री. वि. म. (MIDC) इन्फीन | 13100 | 49000 |
| SurveyNo | 37/106A-महाराष्ट्र औद्योगिक विकास महामंडळाक अखत्यारील औद्योगिक इकाये | 13250 | 0 |

| | | | | |
|-------------------------------------------------------------------------------------------|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 49,000.00 | | | |
| No Reduced, Flat Located on 1 st Floor | 00.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 49,000.00 | Sq. Mtr. | 4,552.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 13,100.00 | | | |
| The difference between land rate and building rate (A – B = C) | 35,900.00 | | | |
| Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years) | 66% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 36,794.00 | Sq. Mtr. | 3,418.00 | 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

The screenshot shows the HOUSING24 app interface. At the top, there are navigation options like 'Download App' and 'Call Property'. Below that, there are two featured projects: 'Advanta Legala' and 'Navi Sarmaha D-55'. The main listing is for a '2 BHK Flat' in 'Shree Sankh Society, Gandhinagar, Gandhinagar, Mumbai'. The price is listed as ₹75.0 L, with an EMI starting at ₹3972. The listing includes several images of the interior, a 'Contact Owner' button, and key features: 680 sq.ft Built Up Area, ₹11.03 K/sq.ft Avg. Price, 30 Year Old Age of property, Ready to move Possession status, Lower of 4 Floors, and Fully Furnished Furnishing.

The screenshot shows the NOBROKER app interface. The main listing is for a '2 BHK Flat in Shree Sankh Society Gandhinagar Gandhinagar For Sale in Gandhinagar East'. The listing includes several images of the interior, a 'View Details' button, and a 'Contact Owner' button. The listing also includes a 'Similar Properties' section with a smaller listing for a '2 BHK Flat in Shree Sankh Society For Sale in Gandhinagar East'. The app interface includes various filters and options for viewing the property.

Price Indicators

NOBROKER

2 BHK Flat in Aakar Society For Sale in Dombivli East

₹ 30 Lacs | ₹ 28,257/Month | 550 sq ft

Overview

| | | | |
|---------------------|-------------------|-------------------|---------------|
| Age of Building | 10 Years | Ownership Type | Self Build |
| Horizontal/Vertical | Flat For Sale/R/R | Flooring | Marble |
| Built-up Area | 752 Sq.ft. | Furnishing Status | Not Furnished |
| Rooms | None | Pool | Yes |
| Parking | One And Car | 24x7 Security | Yes |

Activity On This Property

₹ 28,257 | 0 | 0

Similar Properties

2 BHK Flat in Silver Steel Society Dombivli East For Sale in Dombivli East

NOBROKER

2 BHK Flat in Imperial Building For Sale in Dombivli East

₹ 75 Lacs | ₹ 42,885/Month | 1,200 sq ft

Overview

| | | | |
|---------------------|-------------------|----------------|-------------|
| Age of Building | 5 Years | Ownership Type | Self Build |
| Horizontal/Vertical | Flat For Sale/R/R | Flooring | Marble Tile |
| Built-up Area | 1,200 Sq.ft. | Carpet Area | 752 Sq.ft. |
| Furnishing Status | Not Furnished | Pool | Yes |
| Rooms | 2B | 24x7 Security | Yes |

Activity On This Property

₹ 42,885 | 0 | 0

Similar Properties

2 BHK Flat in Silver Steel Society Dombivli East For Sale in Dombivli East

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 **₹ 59,74,725.00 (Rupees Fifty Nine Lakh Seventy Four Thousand Seven Hundred Twenty Five 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: 2024.01.18 18:07:40 +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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