

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Nirav Himatlal Shah**

Residential Flat No. 706, 7<sup>th</sup> Floor, A Wing, "Sai Amrut Co-op. Hsg. Soc. Ltd.", Jaywant Sawant Road, Dahisar (West), Mumbai – 400068, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude - 19°14'25.6"N 72°51'29.7"E

### Valuation Done for:

**The Zoroastrian Co-operative Bank Ltd.**

**Borivali (West) Branch**

Shop No. 8/10, Dattani Trade Centre, Chandvkar Road, Borivali (West), Mumbai - 400 092,  
State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
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-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 706, 7<sup>th</sup> Floor, A Wing, "Sai Amrut Co-op. Hsg. Soc. Ltd.", Jaywant Sawant Road, Dahisar (West), Mumbai – 400068, State – Maharashtra, Country – India belongs to **Mr. Nirav Himatlal Shah**.

Boundaries of the property.

North	Building No. 1B
South	Internal Road & Rustomjee International School
East	Jaywant Sawant Road
West	Happy Home CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at ₹ **1,08,65,000.00** (Rupees One Crore Eight Lakh Sixty Five 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 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

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Encl.: Valuation report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.03 11:26:42 +05'30'

Auth. Sign.



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### 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  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org





12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	C.T.S. No. 925 & 926 of Village – Dahisar	
13	<b>Boundaries</b>	<b>As per Site</b>	<b>As per Documents</b>
	North	Building No. 1B	Details not available
	South	Internal Road & Rustomjee International School	Details not available
	East	Jaywant Sawant Road	Details not available
	West	Happy Home CHSL	Details not available
14	Matching of Boundaries	: N.A.	
15	Route map	: Enclosed	
16	Any specific identification marks	: Near Rustomjee International School	
17	Whether covered under Corporation/ Panchayat/ Municipality.	: Municipal Corporation of Greater Mumbai	
18	Whether covered under any land ceiling of State/ Central Government.	: No	
19	Is the land freehold/ leasehold?	: Freehold	
20	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	: As per Agreement	
21	Type of the property	: Residential	
22	Year of acquisition/ purchase.	: 28.09.1999	
23	Purchase value as per document	: ₹ 6,40,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	: Owner Occupied	
25	Classification of the site	:	
	a. Population group	: Urban	
	b. High/ Middle/ Poor class	: Middle Class	
	c. Residential/ Non-Residential	: Residential	
	d. Development of surrounding area	: Developed Area	
	e. Possibility of any threat to the property (Floods, calamities etc.).	: No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	: All Available near by	
27	Level of the land (Plain, rock etc.)	: Plain	
28	Terrain of the Land.	: Levelled	
29	Shape of the land (Square/ rectangle etc.).	: Rectangular	
30	Type of use to which it can be put (for construction of house, factory etc.).	: Residential purpose	
31	Whether the plot is under town planning approved layout?	: Information not Available	

32	Whether the building is intermittent or corner?	:	Intermittent
33	Whether any road facility is available?	:	Yes
34	Type of road available (B.T/Cement Road etc.).	:	B.T. Road
35	Front Width of the Road?	:	06.00 M. Wide Road
36	Source of water & water potentiality.	:	Municipal Water supply
37	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38	Availability of power supply.	:	Yes
39	Advantages of the site.	:	Located in developed area
40	Disadvantages of the site.	:	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
<b>Valuation of the property:</b>			
42	Total area of the Residential Flat	:	Carpet Area in Sq. Ft. = 451.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 410.00</b> <b>(Area as per Gift Deed)</b>  Built Up Area in Sq. Ft. = 492.00 (Carpet + 20%)
43	Prevailing market rate.	:	₹ 26,500.00 per Sq. Ft. Rate on Built Up Area
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 26,500.00 per Sq. Ft. Rate on Built Up Area
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,34,978.00 per Sq. M. i.e. ₹ 12,540.00 per Sq. Ft.
47a	Guideline rate (after depreciation)	:	₹ 1,15,221.00 per Sq. M. i.e. ₹ 10,704.00 per Sq. Ft.
48	Government Value	:	<b>₹ 52,66,368.00</b>
			<b>Area in Sq. Ft.      Rate      Value</b>
	Built up area	:	492.00      ₹ 10,704.00      ₹ 52,66,368.00
49	Value of the property		
			<b>Area in Sq. Ft.      Rate      Value</b>
	Carpet Area	:	410.00      ₹ 26,500.00 <b>₹ 1,08,65,000.00</b>
	Total Value of the Property		<b>₹ 1,08,65,000.00</b>
50	The realizable value of the property	:	<b>₹ 97,78,500.00</b>
51	Distress value of the property	:	<b>₹ 86,92,000.00</b>

52	Insurable value of the property	:	₹ 13,28,400.00
<b>Technical details of the building:</b>			
53	Type of building (Residential / Commercial / Industrial).	:	Residential
54	Year of construction.	:	1999 (Approx.)
55	Future life of the property.	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
56	No. of floors and height of each floor including basement.	:	Stilt + 7 Upper Floors. 6 Flats on 7 <sup>th</sup> Floors. The building having 2 Lifts.
<b>Type of construction</b>			
57	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
<b>Condition of the building.</b>			
58	External (excellent/ good/ normal/ poor)	:	Good
59	Internal (excellent/ good/ normal/ poor).	:	Good
60	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	Copy of approved building plan were not provided and not verified.
<b>Remarks:</b>			
61	<b>Specifications of Construction:</b>		
<b>sr.</b>	<b>Description</b>	:	<b>7<sup>th</sup> Floor</b>
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls 6-inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	:	Teak Wood door framed with flush door; Powder coated aluminium sliding windows
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering
g	Flooring, Skirting	:	All rooms are finished with Italian Marble flooring. Toilets are finished with ceramic tiles flooring & full height glazed tiles dado.
h	Pantry Platform	:	Marble kitchen platform
i	Whether any proof course is provided?	:	Yes
j	Drainage	:	Connected to Municipal Sewerage System
k	Compound Wall (Height, length and type of construction)	:	5'6" High, R.C.C. columns with B. B. Masonry wall
l	Electric Installation (Type of wire, Class of construction)	:	Concealed Electrification
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed Plumbing





n	Bore Well	:	Not found
o	Wardrobes, if any	:	No
p	Development of open area	:	Cemented road in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any:</b>			
62	<b>SUMMARY OF VALUATION:</b>	:	
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 1,08,65,000.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	<b>TOTAL.</b>	:	₹ 1,08,65,000.00
<b>Calculation:</b>			
1	<b>Construction</b>	:	
1.01	Built Up Area of Residential Flat	:	492.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,700.00
1.03	Cost of Construction = (1.01x1.02)	:	₹ 13,28,400.00
2	<b>Value of property</b>	:	
2.01	Carpet Area of Residential Flat	:	410.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 26,500.00
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 26,500.00
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 1,08,65,000.00
3	<b>The value of the property.</b>	:	₹ 1,08,65,000.00

I certify that,

I/ my authorized representative, has inspected the subject property on 03.02.2024. Mr. Arun Mishra (Staff) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 03.02.2024 is ₹ 1,08,65,000.00 (Rupees One Crore Eight Lakh Sixty Five Thousand Only).

### Actual site photographs



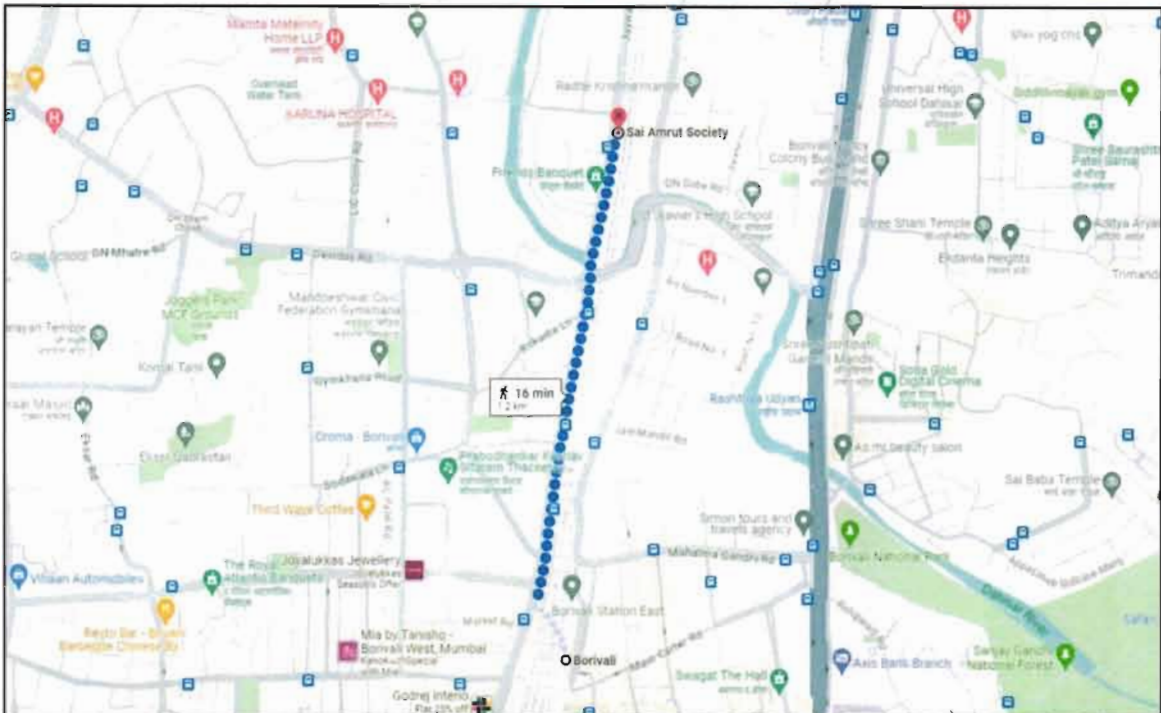
Feb 2, 2024 2:46:25 PM  
Anrath Apartments, Jaywant Sawant  
Marg, Borivali West, Mumbai,  
Maharashtra 400068, India





## Route Map of the property

Site: [u/r](#)



**Latitude Longitude - 19°14'25.6"N 72°51'29.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Borivali – 1.2 Km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Link Road to the North, Railway Line to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/409	55950	128550	147840	173500	122450
895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 921/1, 921/2, 921/3, 921/4, 921/5, 921/6, 921/7, 921/8, 921/9, 921/10, 921/11, 921/12, 921/13, 921/14, 921/15, 921/16, 921/17, 921/18, 921/19, 921/20, 921/21, 921/22, 921/23, 921/24, 921/25, 921/26, 921/27, 921/28, 921/29, 921/30, 921/31, 921/32, 921/33, 921/34, 921/35, 921/36, 921/37, 921/38, 921/39, 921/40, 921/41, 921/42, 921/43, 921/44, 921/45, 921/46, 921/47, 921/48, 921A/1, 921A/2, 921A/3, 921A/4, 921A/5, 921A/6, 921B						
<input type="button" value="Compare With Previous Year"/> <span style="float: right;"><input type="button" value=""/></span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,28,550.00			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	6,428.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,34,978.00</b>	<b>Sq. Mtr.</b>	<b>12,540.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,950.00			
The difference between land rate and building rate (A – B = C)	79,028.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,15,221.00</b>	<b>Sq. Mtr.</b>	<b>10,704.00</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

## Sale Instance

22/24, 11:08 AM	sgr_216	
216451	<b>सूची क्र.2</b>	दुयम निबंधक सह दु.नि. बोरीवली 7
10-01-2024		दस्त क्रमांक 216/2024
Note -Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी Regn 63m
<b>गावाचे नाव : दहिसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	12300000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	7746191.61	
(4) भू.मापन, पोटहिस्सा व परक्रमांक असल्यास	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन सदनिका नं: बी-184. माळा नं: 18 वा मजला, विंग बी, इमारतीचे नाव: पार्क रेसिडेन्सेस. ब्लॉक नं: - जयवंत सावंत मार्ग, रोड : दहिसर प. मुंबई 400068, इतर माहिती. सदनिका क्षेत्र 43.01 चौ. मीटर कारपेट (रेरा कारपेट) व ..... सोबत 1 वाहनतळ ( ( C.T.S. Number : 918.A. ) )	
(5) क्षेत्रफळ	43.01 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - गायजेन टेक्नॉलॉजीज प्रायव्हेट लिमिटेड चे अॅथो सिग्रेटरी संदीप गदिया वय -40 पत्ता - प्लॉट नं ऑफिस, माळा नं - इमारतीचे नाव युसूफ बिल्डिंग, ब्लॉक नं - 36 एम जी रोड, रोड नं मुंबई, महाराष्ट्र, मुंबई पिन कोड -400008 पॅन नं -AAACT5994K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -सत्येंद्र श्रीकांत भोबे वय -52 पत्ता -प्लॉट नं रूम नं एल-63, माळा नं - इमारतीचे नाव रुक्मिणी निवास, ब्लॉक नं - ओल्ड पोलीस स्टेशन जवळ, पेन्हा द फ्रांस, रोड नं नॉर्थ गोवा, गोवा, गोवा, उत्तर गोवा पिन कोड -403521 पॅन नं -ACUTPB652SB 2) नाव -सुवन सत्येंद्र भोबे वय -24, पत्ता -प्लॉट नं रूम नं एल-63, माळा नं - इमारतीचे नाव रुक्मिणी निवास, ब्लॉक नं - ओल्ड पोलीस स्टेशन जवळ, पेन्हा द फ्रांस, रोड नं नॉर्थ गोवा, गोवा, गोवा, उत्तर गोवा पिन कोड -403521 पॅन नं -GRMPBS710B	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	04/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	216/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	738000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
<a href="https://beta-rv.vastukala.co.in/8889/sgr/Search/659d8469ea1b13e25b38b1f">https://beta-rv.vastukala.co.in/8889/sgr/Search/659d8469ea1b13e25b38b1f</a>		





## Sale Instance

2/2/24, 11:09 AM	igr_309	
309516	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.बोरीवली 8
12-01-2024		दस्त क्रमांक 309/2024
Note -Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी Regn 63m
<b>गावाचे नाव : दहिसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7300000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	4044183	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक असल्यास.	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 103, माळा नं: 1, इमारतीचे नाव: दिव्या दुर्गा कोऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: ऑफ एल टी रोड,दहिसर पश्चिम मुम्बई 400068, रोड : गोदावरी म्हात्रे मार्ग,जयवंत सावंत रोड, इतर माहिती: महिला खरेदीदार असल्याचे दस्त महाराष्ट्र शासन यांचा आदेश क्र. मुद्रांक-2021 अनी.स.क्र.12 प्र. क्रं. 107 म-1(थोरण)दिनांक 31 03 2021 नुसार सदरच्या दस्त ऐवजास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे( ( C.T.S. Number : 732 . ) )	
(5) क्षेत्रफळ	31.46 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -मेरी फर्नांडीस वय -73 पत्ता -प्लॉट नं 103, माळा नं 1, इमारतीचे नाव, दिव्या दुर्गा कोऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं दहिसर पश्चिम मुम्बई, रोड नं गोदावरी म्हात्रे मार्ग,ऑफ एल टी रोड , महाराष्ट्र, MUMBAI, पिन कोड -400068 पॅन नं -AAAJPF5662K 2) नाव -रोबिना अविटस फर्नांडीस तर्फे मुखत्यार मेरी फर्नांडीस वय -41 पत्ता -प्लॉट नं 103, माळा नं 1, इमारतीचे नाव, दिव्या दुर्गा कोऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं दहिसर पश्चिम, रोड नं गोदावरी म्हात्रे मार्ग,ऑफ एल टी रोड , महाराष्ट्र, MUMBAI, पिन कोड:-400068 पॅन नं -AAEPP4282B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -आकांक्षा राजेश पाटिल वय -49, पत्ता -प्लॉट नं वीबी 1401, माळा नं 14, इमारतीचे नाव एन एल आर्यावर्त , ब्लॉक नं एन एल कॉम्प्लेक्स,दहिसर पूर्व , रोड नं आर्यावर्त रोड , महाराष्ट्र, MUMBAI, पिन कोड -400068 पॅन नं -AW/QPS8066A	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	309/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	365000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील .		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://biba-rv.vastukala.co.in/8899/igrSearch/65a07756d019cc460d0572ea		



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

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## Price Indicator

**NOBROKER**  
**1 BHK Flat in Amrat Chs For Sale in Dahisar West**  
 ₹ 1.35 Crores (₹ 1,35,00,000)  
 ₹ 77,374/Month (₹ 77,374)  
 550 Sq Ft

**Overview**

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq Ft/M	Flooring	Marble Tiles
Buildup Area	880 Sq Ft	Carpet Area	880 Sq Ft

Activity On This Property: 420

**NOBROKER**  
**1 BHK Flat in Rustomjee Regency For Sale in Dahisar West**  
 ₹ 1.25 Crores (₹ 1,25,00,000)  
 ₹ 71,843/Month (₹ 71,843)  
 870 Sq Ft

**Overview**

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 8.4 Per Sq Ft/M	Flooring	Marble Tiles
Buildup Area	970 Sq Ft	Carpet Area	427 Sq Ft

Activity On This Property: 280

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **03<sup>rd</sup> February 2024**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 1,08,65,000.00 (Rupees One Crore Eight Lakh Sixty Five Thousand 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: 2024.02.03 11:27:42 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

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