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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Navin Kumar**

Residential Flat No. B-503, 5th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex,
Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN – 401 107
State - Maharashtra, Country - India.

Latitude Longitude - 19°16'23.7"N 72°51'45.8"E

Intended User:

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 :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. B-503, 5th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country - India belongs to **Mr. Navin Kumar**.

Boundaries of the property.

North : Building No. I - 39
South : Asmita Uphar - 3
East : 100 Ft Road
West : Aashirwad CHSL - 2

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 **₹ 92,16,954.00 (Rupees Ninety Two Lakh Sixteen Thousand Nine Hundred Fifty Four 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.

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

Auth. Sign.



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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Valuation Report of Residential Flat No. B-503, 5th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.",
Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane,
PIN - 401 107, 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 22.05.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 19.05.2024 |
| 3 | Name of the owner/ owners | Mr. Navin Kumar |
| 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. B-503, 5 th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person: Mrs. Savita Kumari (Self) Contact No.: 9324805623 |
| 6 | Location, street, ward no | Poonam Sagar Road |
| 7 | Survey/ Plot no. of land | Survey No. 203 & 205(pt) of Village - Penkarpada |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Residential Area |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. | All the amenities are available in the vicinity |
| 11 | Means and proximity to surface communication by which the locality is served | Served by Buses, Taxies, Auto and Private cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 555.00 Flowerbed Area in Sq. Ft. = 56.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 564.00 (Area as per Agreement) Built-up Area in Sq. Ft. = 677.00 |

| | | |
|----|--|---|
| | | (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Poonam Sagar 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? | 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 MBMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | N.A. |

| | | | |
|----|-------|---|--|
| | (ii) | Portions in their occupation | N.A. |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 19,000.00 Expected rental income per month |
| | (iv) | Gross amount received for the whole property | N.A. |
| 27 | | Are any of the occupants related to, or close to business associates of the owner? | N.A. |
| 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 | N.A. |
| 35 | | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | N.A. |
| 36 | | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N.A. |
| 37 | | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N.A. |
| | | SALES | |
| 38 | | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records |
| 39 | | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate. |
| 40 | | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | | COST OF CONSTRUCTION | |

| | | |
|----|--|---|
| 41 | Year of commencement of construction and year of completion | Year of Construction – 2005 (As per Part 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: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 22.05.2024 for Residential Flat No. B-503, 5th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country - India belongs to **Mr. Navin Kumar**.

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement dated 13.10.2003 between M/s. H. K. Enterprises (the Builder) AND Mr. Navin Kumar (the Purchaser) |
| 2 | Copy of Part Occupancy Certificate No. MNP / NR / 866 / 2005-06 dated 12/07/2005 issued by Mira Bhayandar Municipal Corporation. |
| 3 | Copy of Society Registration Certificate dated 16.12.2005 |

LOCATION:

The said building is situated at land bearing Survey No. 203 & 205(pt) of Village Penkarpada, within the limits of Mira Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.2 km. from Mira Road Railway Station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 5th Floor is having 4 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets + Cupboard + Flowerbed Area (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.



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Valuation as on 22nd May 2024

| | | |
|--|----------|-----------------------|
| The Carpet Area of the Residential Flat | : | 564.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 2005 (As per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 19 Years |
| Cost of Construction | : | 677.00 X 2,800.00 = ₹ 18,95,600.00 |
| Depreciation $\{(100-10) \times 19 / 60\}$ | : | 28.50% |
| Amount of depreciation | : | ₹ 5,40,246.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 99,225.00 per Sq. M. i.e. ₹ 9,218.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 87,288.00 per Sq. M. i.e. ₹ 8,109.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 17,300.00 per Sq. Ft. |
| Value of property as on 22.05.2024 | : | 564.00 Sq. Ft. X ₹ 17,300.00 = ₹ 97,57,200.00 |

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

| | | |
|--|----------|--|
| Depreciated fair value of the property as on 22.05.2024 | : | ₹ 97,57,200.00 (-) ₹ 5,40,246.00 = ₹ 92,16,954.00 |
| Total Value of the property | : | ₹ 92,16,954.00 |
| The realizable value of the property | : | ₹ 82,95,259.00 |
| Distress value of the property | : | ₹ 73,73,563.00 |
| Insurable value of the property (677 X 2,800.00) | : | ₹ 18,95,600.00 |
| Guideline value of the property (677 X 8,109.00) | : | ₹ 54,89,793.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-503, 5th Floor, 'B' Wing, "Aashirwad - 1 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country - India for this particular purpose at ₹ 92,16,954.00 (Rupees Ninety Two Lakh Sixteen Thousand Nine Hundred Fifty Four Only) as on 22nd May 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 **22nd May 2024 is ₹ 92,16,954.00 (Rupees Ninety Two Lakh Sixteen Thousand Nine Hundred Fifty Four 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

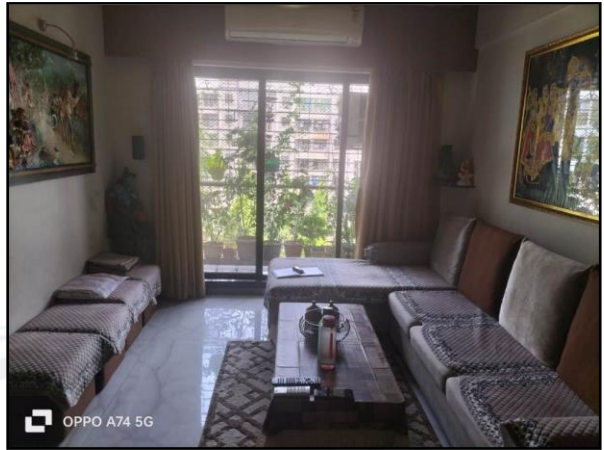
I hereby declare that

- (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 + 7 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 5 th Floor |
| 3 | Year of construction | 2005 (As per Part Occupancy Certificate) |
| 4 | Estimated future life | 41 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, Powder coated Aluminum sliding windows |
| 10 | Flooring | Vitrified 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 | Existing |
| 18 | No. of lifts and capacity | 1 lift |
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21 | Pumps- no. and their horse power | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Cement concrete in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System |

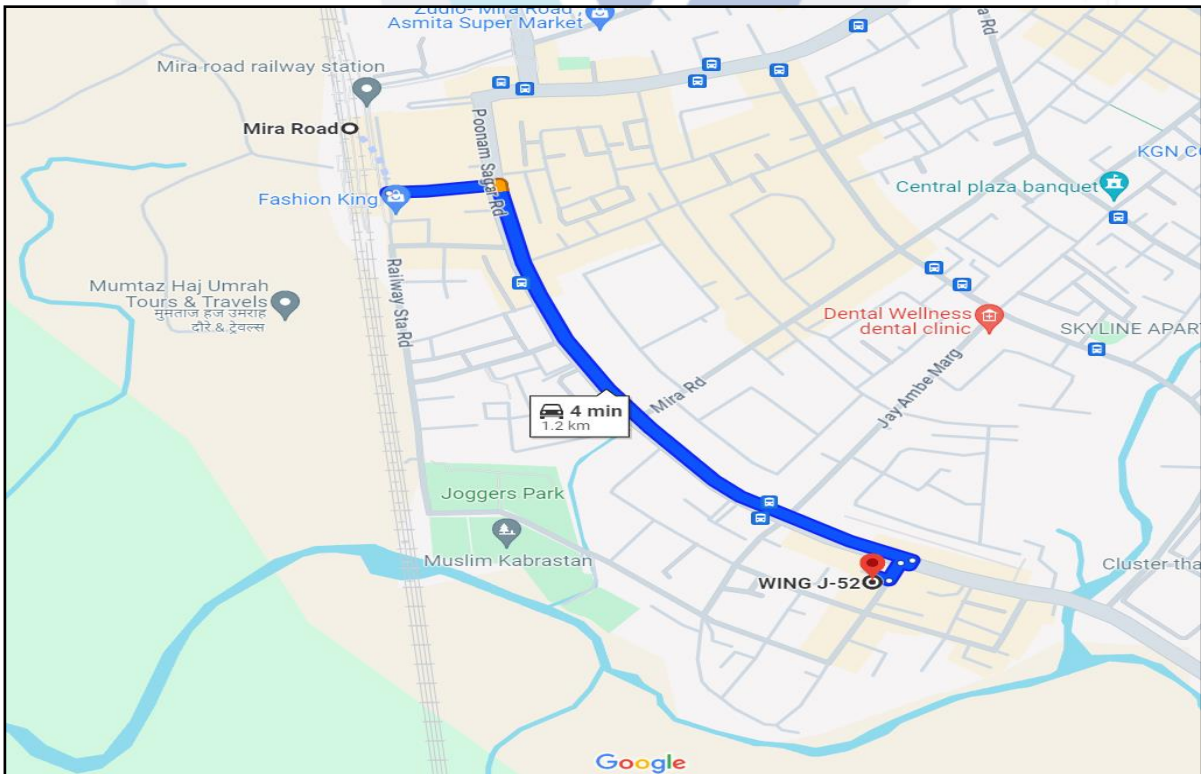
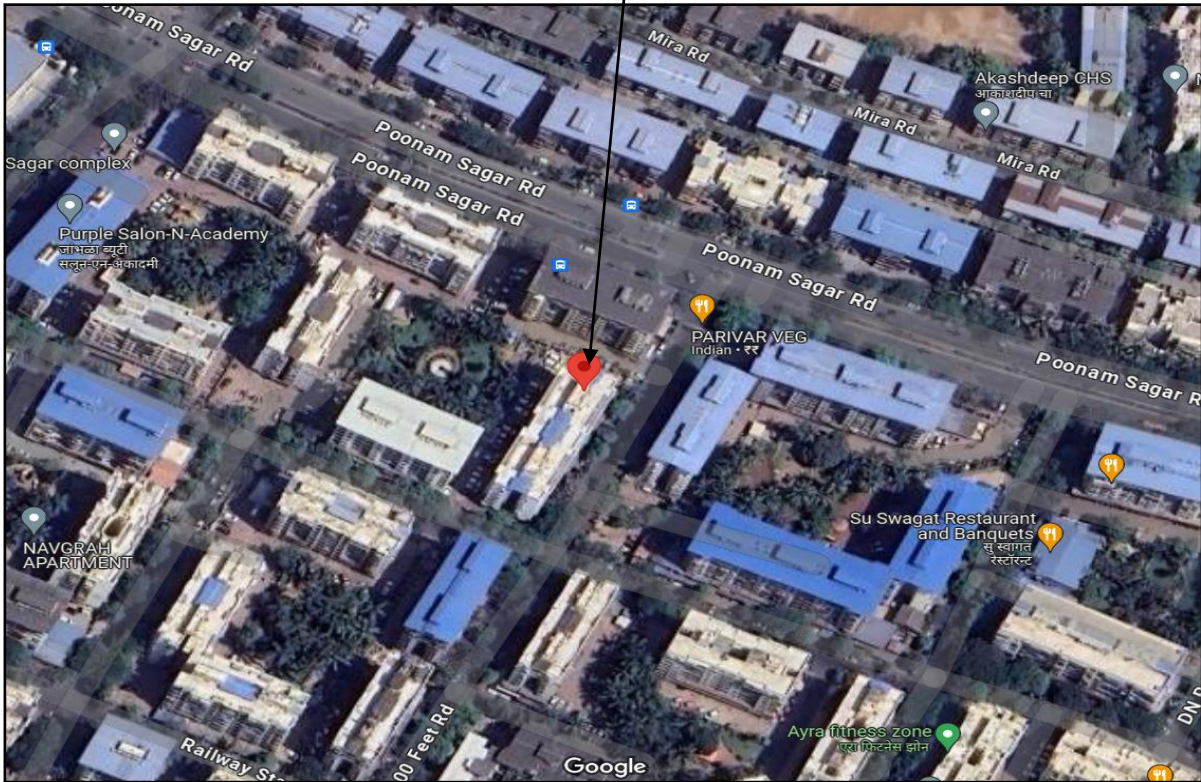
Actual site photographs



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°16'23.7"N 72°51'45.8"E

Note: The Blue line shows the route to site from nearest Railway Station (Mira Road – 1.2 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 | 2024-2025 | Language | English | | | | |
| Selected District | Thane | Select Taluka | Thane | | | | |
| Select Village | Mauje [Gav] Penkarpada No. 4 (Mira E) | Search By | <input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones | | | | |
| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs./) |
| SurveyNo | 4/19-एन) सु- भाग मीजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती संव्हे क्रमांक | 10820 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 4/20-एन) सु- भाग मीजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती - अविकसित प्लॉट/सी. रस्ता | 8550 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 4/21-पी) सु- भाग मीजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पूर्वेकडील सर्व मिळकती संव्हे क्रमांक | 36400 | 94500 | 07200 | 118200 | 107200 | चौ. मीटर |

| | | | | |
|---|------------------|----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 94,500.00 | | | |
| 5% increase for Flat Located on 5 th Floor | 4,725.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 99,225.00 | Sq. Mt. | 9,218.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 36,400.00 | | | |
| The difference between land rate and building rate (A – B = C) | 62,825.00 | | | |
| Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years) | 81% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 87,288.00 | Sq. Mt. | 8,109.00 | Sq. Ft. |

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

| | Location of Flat / Commercial Unit in the building | Rate |
|----|--|--|
| a) | On Ground to 4 Floors | No increase for all floors from ground to 4 floors |
| b) | 5 Floors to 10 Floors | Increase by 5% on units located between 5 to 10 floors |
| c) | 11 Floors to 20 Floors | Increase by 10% on units located between 11 to 20 floors |
| d) | 21 Floors to 30 Floors | Increase by 15% on units located between 21 to 30 floors |
| e) | 31 Floors and above | Increase by 20% on units located on 31 and above floors |

Table – D: Depreciation Percentage Table

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

Price Indicators

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

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Poonam Sagar Complex > 1 BHK Flats in Poonam Sagar Complex

Posted on Apr 29, 2024 | Ready to move

₹ 70 Lac

@ 11,200 per sq.ft.
Estimated EMI ₹ 55,909

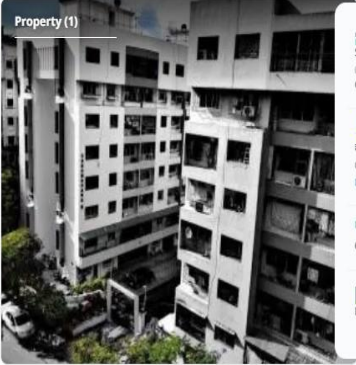
1BHK 1Bath

Flat/Apartment for Sale
in Vasundhara 5, Poonam Sagar Complex, Mira Road East.

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Locality Reviews
Recommendations
Articl >

Property (1)



Area

Super Built up area 625 sq.ft. (58.06 sq.m.)

Carpet area: 415 sq.ft. (38.35 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Price

₹ 70 Lac

@ 11,200 per sq.ft. (Negotiable) [View Price Details](#)

Address

Vasundhara 5
Poonam Sagar Complex, Mira Road East

Floor Number

6th of 7 Floors

Facing

North-West

Overlooking

Park/Garden

Property Age

10+ Year Old

Why you should consider this property?

Key Highlights
of the property

- ✓ school within 250m
- ✓ hospital within 250m
- ✓ vegetable within 500m
- ✓ Gated Society

View 10 More →

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

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Poonam Sagar Complex > 1 BHK Flats in Poonam Sagar Complex

Posted on Apr 11, 2024 | Ready to move

₹ 77 Lac

@ 18,117 per sq.ft.
Estimated EMI ₹ 61,500

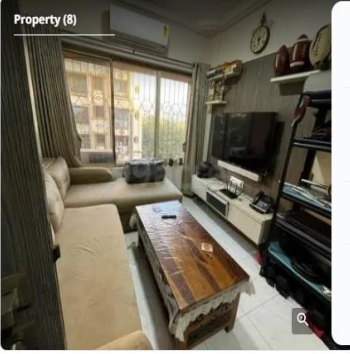
1BHK 2Baths

Flat/Apartment for Sale
in vasundra 2, poonam sagar, Poonam Sagar Complex, Mira Road East.

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Recomi >

Property (8)



Area

Carpet area: 425 sq.ft. (39.48 sq.m.)

Configuration

1 Bedroom, 2 Bathrooms, 1 Balcony

Price

₹ 77 Lac+ Govt Charges & Tax

@ 18,117 per sq.ft. (Negotiable) [View Price Details](#)

Address

vasundra 2 poonam sagar
Poonam Sagar Complex, Mira Road East

Floor Number

4th of 7 Floors

Facing

East

Overlooking

Park/Garden

Property Age

10+ Year Old

Why you should consider this property?

Key Highlights
of the property

- ✓ East Facing
- ✓ Gated Society
- ✓ Overlooking Park/Garden
- ✓ Fitness Center/ Gym

View 10 More →

Price Indicators

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

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Poonam Sagar Complex > 1 BHK Flats in Poonam Sagar Complex

Posted on May 08, 2024 | Ready to move

₹72 Lac

@ 17,560 per sq.ft.
Estimated EMI ₹57,507

1BHK 1Bath

Flat/Apartment for Sale
in Poonam Sagar Complex, Poonam Sagar Complex, Mira Road East

REERA STATUS: NOT AVAILABLE | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview

Property (8)

Society (8)

Area

Super Built up area 660 sq.ft. (81.32 sq.m.)

Built Up area: 560 sq.ft. (52.03 sq.m.)

Carpet area: 410 sq.ft. (38.09 sq.m.)

Price

₹72 Lac @ 17,560 per sq.ft. (Negotiable) [View Price Details](#)

Address

Poonam Sagar Complex
Poonam Sagar Complex, Mira Road East

Floor Number

3rd of 7 Floors

Facing

East

Overlooking

Park/Garden, Main Road

Property Age

5 to 10 Year Old

Why you should consider this property?

Key Highlights of the property

✓ East Facing

✓ bhakti vedant within 500m

✓ n l dalmia within 500m

✓ Gated Society

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1 BHK Flat For Sale in Poonam Sagar Complex, [Mira Road, Mumbai](#)

1 Bed

2 Baths

Furnished

Carpet Area

380 sqft

₹18,421/sqft

Developer

PNK Builder

Project

Poonam Sagar Complex

Floor

5 (Out of 7 Floors)

Transaction Type

Resale

Status

Ready to Move

Furnished Status

Furnished

Age Of Construction

15 to 20 years

Contact Owner

Get Phone No.

More Details

Price Breakup **₹70 Lac** | ₹3,50,000 Approx. Registration Charges

Address **Mira Road, Mumbai - Mira Road and Beyond, Maharashtra**

Furnishing **Furnished**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd May 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 **₹ 92,16,954.00 (Rupees Ninety Two Lakh Sixteen Thousand Nine Hundred Fifty Four Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.