



VASTUKALA
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vakim Ahamad Amin Ahamad**

Residential Flat No. 63, 3rd Floor, Wing - E, "Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.",
Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane,
PIN - 401 105, State - Maharashtra, Country - India.

Latitude Longitude - 19°18'18.3"N 72°51'35.4"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West)
Mumbai - 400 067, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| 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

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank/ Kandivali (West) Branch / Mr. Vakim Ahamad Amin Ahamad (9201/2306706) Page 2 of 19

www.vastukala.co.in

Vastu/Mumbai/06/2024/9201/2306706
12/18-150-JANI
Date: 12.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 63, 3rd Floor, Wing - E, "Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane, PIN - 401 105, State - Maharashtra, Country – India belongs to **Mr. Vakim Ahamad Amin Ahamad**.

Boundaries of the property.

North : Balaji industrial Estate
South : Navghar Road
East : Sai Krupa Building
West : Goddev Naka 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 **₹ 27,28,700.00 (Rupees Twenty Seven Lakhs Twenty Eight Thousand Seven 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.**

Director

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





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

 www.vastukala.co.in



Valuation Report of Residential Flat No. 63, 3rd Floor, Wing - E, "Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.",
Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane,
PIN - 401 105, State - Maharashtra, Country - India..

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,
FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 12.06.2024 for Bank Loan Purpose
2	Date of inspection	11.06.2024
3	Name of the owner/ owners	Mr. Vakim Ahamad Amin Ahamad
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. 63, 3 rd Floor, Wing - E, "Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane, PIN - 401 105, State - Maharashtra, Country - India. Contact Person: Mr. Shakil Shaikh (Owner Representative) Contact No.: (7021340147)
6	Location, street, ward no	Navghar Phatak Road
7	Survey/ Plot no. of land	Old Survey No. 111, New Survey No. 89, Hissa No. 5 & 6
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, Auto, Taxies and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 240.00 Balcony Area in Sq. Ft. = 38.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 325.00 (Area as per Agreement for Sale)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



13	Roads, Streets or lanes on which the land is abutting	Navghar Phatak Road
14	If freehold or leasehold land	Free hold
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	Fully
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	₹ 6,000.00 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	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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Construction – 1988 (Approx.)

	year of completion	
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 12.06.2024 for Residential Flat No. 63, 3rd Floor, Wing - E, "**Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.**", Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane, PIN - 401 105, State - Maharashtra, Country – India belongs to **Mr. Vakim Ahamad Amin Ahamad**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.05.2024 between Mr. Prashant Parshuram Utekar (the Transferor) AND Mr. Vakim Ahamad Amin Ahamad (the Transferee)
2	Copy of Commencement Certificate issued by Group Village panchayat Navghar (Bhayandar – East)
3	Copy of Maintenance Bill No. 63/24-25 dated 01.04.2024 in the name of Prashant Parshuram Utekar issued by Taj Mahal Apartment Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at land bearing Old Survey No.111, New Survey No. 89, Hissa No. 5 & 6 of Village – Khari and being in the Regn. Sub-Dist. & Dist. Thane within the limits of Mira - Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.00 Km. from Bhayander station.

BUILDING:

The building under reference is having Ground + 4 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. The 3rd Floor has 3 Residential Flats.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + Kitchen + WC + Bath. (i.e. **Studio Apartment**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 12th June 2024

Built-up Area of the Residential Flat	:	325.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 1988 (Approx.)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	36 Years
Cost of Construction	:	325.00 Sq. Ft. X ₹ 2,600.00 = ₹ 8,45,000.00
Depreciation $\{(100-10) \times 36 / 60\}$:	54%
Amount of depreciation	:	₹ 4,56,300.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 59,330.00 per Sq. M. i.e. ₹ 5,512.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 46,899.00 per Sq. M. i.e. ₹ 4,357.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,800.00 per Sq. Ft.
Value of property as on 12.06.2024	:	325.00 Sq. Ft. X ₹ 9,800.00 = ₹ 31,85,000.00

(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)

Total Value of the property as on 12.06.2024	:	₹ 31,85,000.00 - ₹ 4,56,300.00 = ₹ 27,28,700.00
Total Value of the property	:	₹ 27,28,700.00
The realizable value of the property	:	₹ 24,55,830.00
Distress value of the property	:	₹ 21,82,960.00
Insurable value of the property (325.00 X 2,600.00)	:	₹ 8,45,000.00
Guideline value of the property (325.00 X 4,357.00)	:	₹ 14,16,025.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 63, 3rd Floor, Wing - E, "Tajmahal Apartment Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Goddev, Bhayander (East), Taluka & District - Thane, PIN - 401 105, State - Maharashtra, Country – India for this particular purpose at **₹ 27,28,700.00 (Rupees Twenty Seven Lakhs Twenty Eight Thousand Seven Hundred Only)**. as on date **12th June 2024**.

NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th June 2024 is ₹ 27,28,700.00 (Rupees Twenty Seven Lakhs Twenty Eight Thousand Seven 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

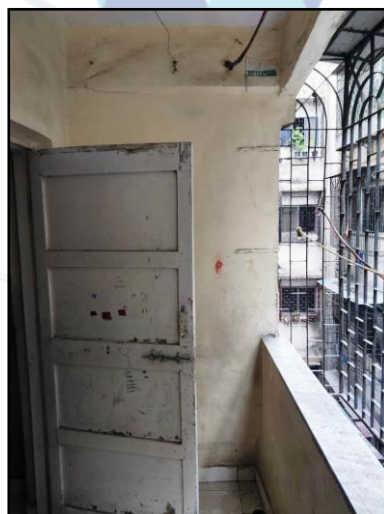
I hereby declare that

- (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 + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	Year of Construction – 1988 (Approx.)
4	Estimated future life	24 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows with MS grills
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	Provided
18	No. of lifts and capacity	Not Provided
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

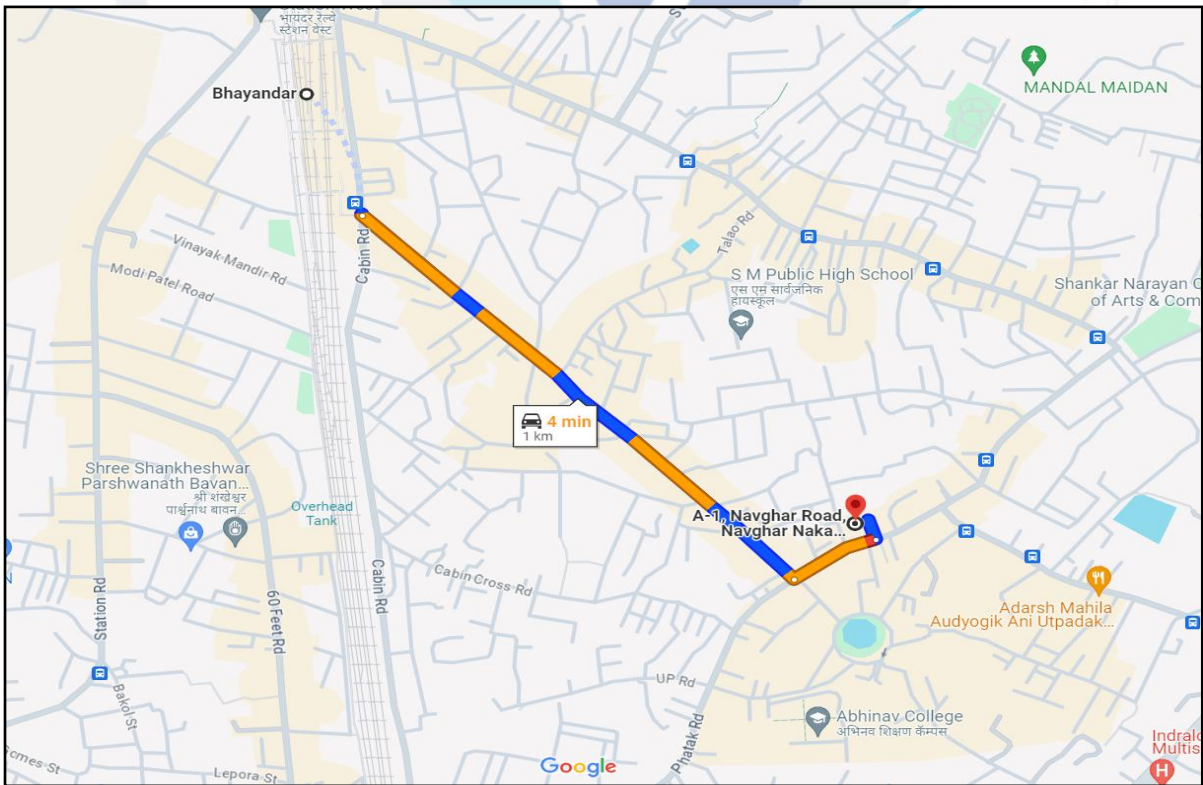


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°18'18.3"N 72°51'35.4"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar – 1.00 Km)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
Year 20242025	Annual Statement of Rates		Language English				
Selected District	ठाणे						
Select Taluka	ठाणे						
Select Village	मोठे (गांव) खारी						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	वपविषय	खुली जमीन	निवासी सदनिका	बॉकीस	डुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	2/15-के) मु. विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सव्हे क्रमांक	26500	81400	93700	101800	93700	चौ. मीटर
SurveyNo	2/16-के) मु. विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सव्हे क्रमांक संपाद्य वित्तशेती श्रविकसित प्र.चौ.मी.	10280	0	0	0	0	चौ. मीटर
SurveyNo	2/17-एन) मु. विभाग खारी गावातील नवघर रोडचे उत्तर बाजूस दर्शनी भाग असलेल्या मिळकती व या रोडचे दक्षिण भागातील सर्व मिळकती सव्हे क्रमांक	24800	69800	80300	106200	80300	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,800.00			
15% Decrease for Flat located on 3 rd floors without lift	10,470.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	59,330.00	Sq. Mtr.	5,512.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,800.00			
The difference between land rate and building rate (A – B = C)	34,530.00			
Depreciation Percentage as per table (D) [100% - 36%] (Age of the Building – 36 Years)	64%			
Rate to be adopted after considering depreciation [B + (C x D)]	46,899.00	Sq. Mtr.	4,357.00	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 Indicator

NOBROKER | Pay Rent | Post Your Property | New | Jayaraja | Menu

1 RK Flat In Sai Niketan Chs For Sale In Godde...
Near ganga sadan bungalow

₹ 23 Lacs Negotiable | ₹ 13,182/Month Estimated EMI | 275 Sq.Ft | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar east / 1rk Flat for Sale in Bhayandar east / Property Det...

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | Jan 1, 2024 (Posted On)
1 Bathroom (No. of Bathroom) | Immediately (Possession)
NA (Balcony) | Sai Niketan Chs (Apartment)
Bike (Parking) | None (Power Backup)

Get Owner Details | Report what was not correct in this property (Listed by Broker, Sold Out, Wrong Info) | Price trends by NBEstimate (Check Now)

Nearby: Maxus Mall, McDonald's, D Mart, Maxus Cinemas, Ramdev Park

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	275 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	North	Floor	3/3
Parking	Bike	Gated Security	Yes

Activity On This Property

40 Unique Views | 0 Shortlists | 0 Contacted
Powered By: NBEstimate

Similar Properties

There are no Similar Properties

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.00	275.00	316.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 10,036.00	₹ 8,364.00	₹ 7,273.00

Price Indicator

NOBROKER | Pay Rent | Post-Your Property | New | Jayaraja | Menu

1 BHK Flat In Sangeeta Smruti Bhayander East For ...
goddev opp gov devi mandir

₹ 40 Lacs (Negotiable) | ₹ 22,925/Month (Estimated EMI) | 450 Sq.Ft.

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayander east / 1bhk Flat for Sale in Bhayander east / Property D...

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | **Jan 5, 2024** (Posted On)

1 Bathroom (No. of Bathroom) | **Immediately** (Possession)

NA (Balcony) | **Sangeeta Smruti B...** (Apartment)

None (Parking) | **Full** (Power Backup)

[Get Owner Details](#) | [Report what was not correct in this property](#)

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: Maxus Mall | D Mart | Ramdev Park | Big Bazaar | Kanungo Estate

Overview

Age of Building: >10 Years | Ownership Type: Self Owned

Maintenance Charges: ₹1.1 Per Sq.Ft/M | Flooring: Vitrified Tiles

Builtup Area: 450 Sq.Ft | Carpet Area: 400 Sq.Ft

Furnishing Status: Unfurnished [Furnish Now](#) | Facing: East

Activity On This Property

24 Unique Views | 1 Shortlists | 0 Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	375.00	450.00	518.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 10,667.00	₹ 8,889.00	₹ 7,779.00

Price Indicator

NOBROKER | Resale | 1 BHK Flat In Asha Nagar, Nr. Jesal Park, Bhayandar ... | ₹ 50 Lacs (Negotiable) | ₹ 28,657/Month (Estimated EMI) | 545 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar east / 1bhk Flat for Sale in Bhayandar east / Property D...

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | Feb 28, 2024 (Posted On)

1 Bathroom (No. of Bathroom) | Immediately (Possession)

2 Balcony | Asha Nagar, Nr. Jes... (Apartment)

Bike and Car (Parking) | None (Power Backup)

Get Owner Details | Report what was not correct in this property

NoBroker Support | Live Support | Customer Support

Chat started

Natasha: Hi, I can help you find a preferred house. What is your buying budget?

Type a message here...

Nearby: Maxus Mall | D Mart | Ramdev Park | Big Bazaar | Kanungo Estate

Overview

- Age of Building: >10 Years
- Maintenance Charges: ₹ 0.9 Per Sq.Ft/M
- Builtup Area: 545 Sq.Ft
- Facing: East
- Parking: Bike And Car
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Furnishing Status: Unfurnished (Furnish Now)
- Floor: 3/4
- Gated Security: No

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	454.00	545.00	627.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	11,009.00	₹ 9,174.00	₹ 7,978.00



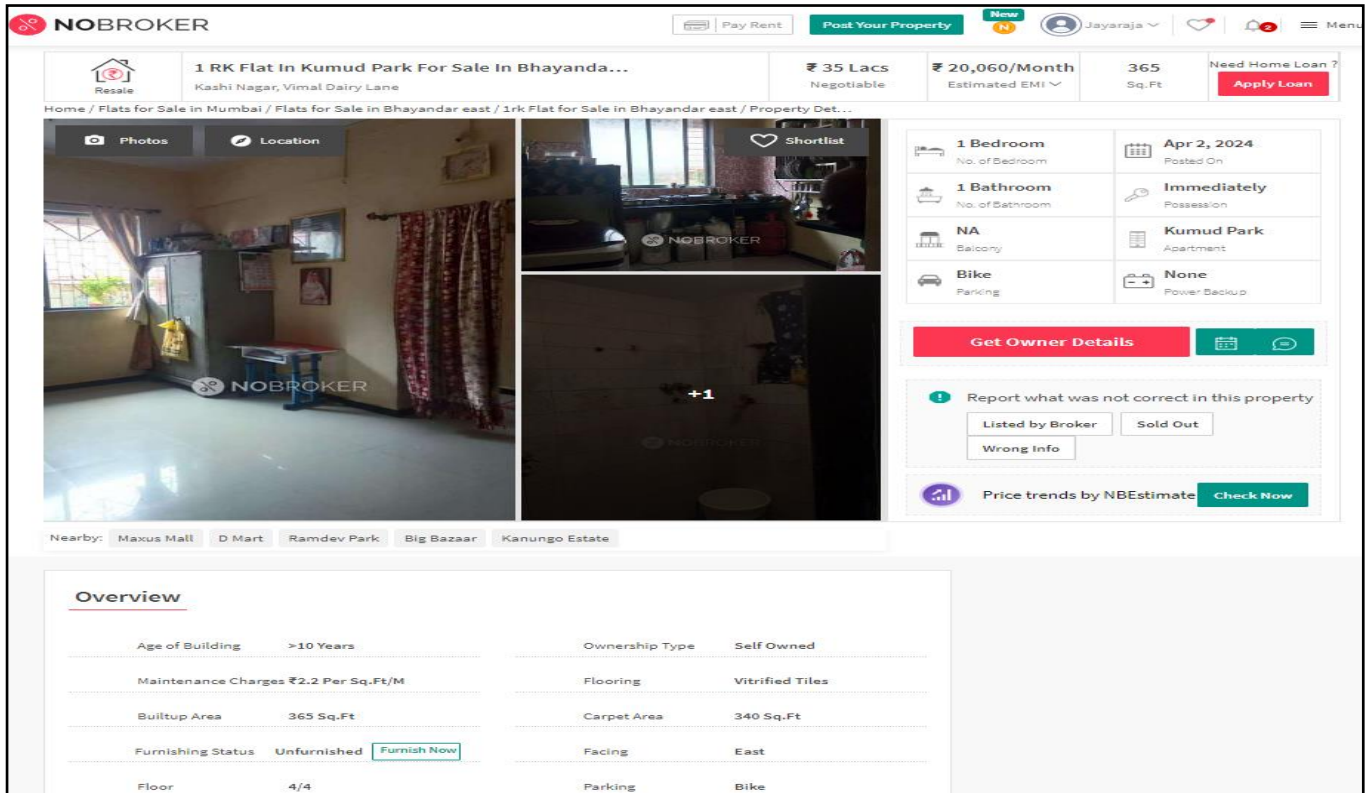
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicator



1 RK Flat In Kumud Park For Sale In Bhayanda...
Kashi Nagar, Vimal Dairy Lane

₹ 35 Lacs Negotiable | ₹ 20,060/Month Estimated EMI | 365 Sq.Ft

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	365 Sq.Ft	Carpet Area	340 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	East
Floor	4/4	Parking	Bike

Property	Flat		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	304.00	365.00	419.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	11,507.00	₹ 9,589.00	₹ 8,338.00



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th June 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 knowledgeable 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 ₹ **27,28,700.00 (Rupees Twenty Seven Lakhs Twenty Eight Thousand Seven Hundred 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

