

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Vilas Ramesh Vaje**  
Name of Owner : **Hemali Amrutlal Khakhriya**

Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House, Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India.

Latitude Longitude : 19°7'40.3"N 72°51'27.3"E

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**


Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
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|  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**

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/07/2024/010146/2307465  
29/10-469-JANK  
Date: 29.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "**Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.**", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India belongs to **Hemali Amrutlal Khakhriya**. Name of Proposed Purchaser is **Vilas Ramesh Vaje**.

Boundaries of the property

North : Salsette Parsi Colony Road & Building No. 1  
South : Open Land  
East : Shri Nageshwar Parshwanath Derasar Road  
West : Building No. 2

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 for this particular purpose at **₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty 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.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "**Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.**", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, 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 Fair Market Value as on 29.07.2024 for Bank Loan Purpose.  |
| 1  | Date of inspection   | 27.07.2024   |
| 3  | Name of the owner / owners   | <b>Hemali Amrutlal Khakhriya</b>   |
|    | Name of the proposed purchaser   | <b>Vilas Ramesh Vaje</b>   |
| 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  | <b>Address:</b> Residential Flat No. A-66, 6 <sup>th</sup> Floor, Building No 7, Wing - A, " <b>Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.</b> ", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India.<br><b>Contact Person :</b><br>Mr. Sanjay B. (Representative of Seller)<br>Contact No. 9820236682 |
| 6  | Location, Street, ward no  | Jijamata Road  |
| 7  | Survey / Plot No. of land  | CTS No - 339, 341 (1 to 7) & 388 of Village - Mogra  |
| 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   |
|    | <b>LAND</b>  |  |

|    |  |  |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | Carpet Area in Sq. Ft. = 182.00<br>(Area as per Site measurement)<br><br>Carpet Area in Sq. Ft. = 181.00<br>(Area As Per Draft Agreement for sale)<br><br>Built Up Area in Sq. Ft. = 217.20<br>(Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting  | Jijamata 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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   |
|    | Attach a dimensioned site plan   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available  |
| 23 | <b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>   | Attached   |
| 24 | Is the building owner occupied/ tenanted/ both?  | Vacant   |
|    | 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 MCGM norms<br>Percentage actually utilized – Details not available                |
| 26 | <b>RENTS</b>  |  |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Vacant   |
|    | (ii) Portions in their occupation   | Fully  |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each  | 8,700.00 (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.  |
| 26 | <b>SALES</b>  |  |
| 37 | 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  |
| 38 | 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 |

|    |  |  |
|----|--|--|
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate                              | N. A.  |
| 40 | <b><i>COST OF CONSTRUCTION</i></b>   |  |
| 41 | Year of commencement of construction and year of completion  | Year of Completion – 1999 (As per Occupancy Certificate) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?   | N. A.  |
| 43 | For items of work done on contract, produce copies of agreements   | N. A.  |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A.  |
|    | <b>Remark:</b>   |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 29.07.2024 for Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "**Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.**", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India belongs to **Hemali Amrutlal Khakhriya**. Name of Proposed Purchaser is **Vilas Ramesh Vaje**.

### We are in receipt of the following documents:

|    |   |
|----|---|
| 1) | Copy of Agreement for sale Registration No.1058/2017 Dated 02.02.2017 between Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah(The Vendor) And Hemali Amrutlal Khakhriya & Mrs. Indumati Amrutlal Khakhriya(The Purchasers). |
| 2) | Copy of Occupancy Certificate No. CE/5557/WS/AK Dated 03.09.1999 issued by Municipal Corporation of Greater Mumbai.   |
| 3) | Copy of Draft Agreement for sale Document No. between Hemali Amrutlal Khakhriya(The Vendor) And Vilas Ramesh Vaje(The Purchaser).   |

### **Location**

The said building is located at CTS No - 339, 341 (1 to 7) & 388 of Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri , District - Mumbai Suburban , PIN - 400 093. The property falls in Residential Zone. It is at a traveling distance 850 Mts from Mogra Metro 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" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 10 Residential Flat. The building is having 1 lift.



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The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 29th July 2024

|   |   |                |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 181.00 Sq. Ft. |
|---|---|----------------|

### Deduct Depreciation:

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 1999 (As per occupancy certificate)                    |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | 25 Years   |
| Cost of Construction  | : | 217.20 Sq. Ft. X ₹ 2,800.00 = ₹ 6,08,160.00            |
| Depreciation $\{(100 - 10) \times (25 / 60)\}$                              | : | 37.50%   |
| Amount of depreciation  | : | ₹ 2,27,850.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,64,283/- per Sq. M.<br>i.e. ₹ 15,262/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,40,702/- per Sq. M.<br>i.e. ₹ 13,072/- per Sq. Ft. |
| Value of property as on 29th July 2024                                      | : | 181.00 Sq. Ft. X ₹ 23,200 = ₹41,99,200.00              |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|   |   |   |
|---|---|---|
| Fair value of the property as on 29th July 2024     | : | ₹ 41,99,200.00 - ₹ 2,27,850.00 = ₹ 39,71,350.00 |
| Total Value of the property                         | : | ₹₹ 39,71,350.00                                 |
| The realizable value of the property                | : | ₹35,74,215.00                                   |
| Distress value of the property                      | : | ₹31,77,080.00                                   |
| Insurable value of the property (217.20 X 2,800.00) | : | ₹6,08,160.00                                    |
| Guideline value of the property (217.20 X 13072.00) | : | ₹28,39,238.00                                   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House, Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India for this particular purpose at ₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty Only) as on 29th July 2024

### NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 29th July 2024 is ₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three



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**Hundred And Fifty 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- VALUATION

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 6 <sup>th</sup> Floor         |
| 3  | Year of construction  | : | 1999 (As per occupancy certificate)   |
| 4  | Estimated future life   | : | 35 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" Thk. Brick Masonery.           |
| 8  | Partitions  | : | 6" Thk. Brick Masonery.   |
| 9  | Doors and Windows   | : | Teak wood door frame with flush shutters, Aluminium Sliding Windows with window grills, . |
| 10 | Flooring  | : | Ceramic Tile Flooring.  |
| 11 | Finishing   | : | Cement Plastering.  |
| 12 | Roofing and terracing   | : | R.C.C. slab.  |
| 13 | Special architectural or decorative features, if any            | : | No  |



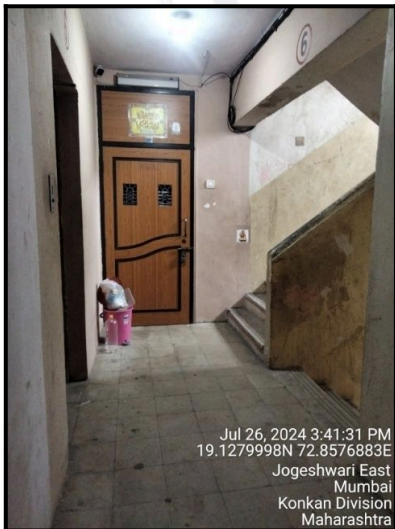
| Technical details      |   | Main Building                                       |                                      |      |  |   |                        |       |                |      |             |                      |
|------------------------|---|---|--------------------------------------|------|--|---|------------------------|-------|----------------|------|-------------|----------------------|
| 14                     | <table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>  | (i)   | Internal wiring – surface or conduit | (ii) | Class of fittings: Superior/Ordinary/Poor. | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |                        |       |                |      |             |                      |
| (i)                    | Internal wiring – surface or conduit  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (ii)                   | Class of fittings: Superior/Ordinary/Poor.  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| 15                     | <table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table> | Sanitary installations                              |                                      | (i)  | No. of water closets                       | (ii)  | No. of lavatory basins | (iii) | No. of urinals | (iv) | No. of sink | : As per Requirement |
| Sanitary installations |   |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (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.  | :   |                                      |      |  |   |                        |       |                |      |             |                      |
| 17                     | Compound wall<br>Height and length<br>Type of construction  | : 6'.0" High, R.C.C. column with B. B. masonry wall |                                      |      |  |   |                        |       |                |      |             |                      |
| 18                     | No. of lifts and capacity   | : 1 Lift  |                                      |      |  |   |                        |       |                |      |             |                      |
| 19                     | Underground sump – capacity and type of construction  | : R.C.C. Tank                                       |                                      |      |  |   |                        |       |                |      |             |                      |
| 20                     | Over-head tank<br>Location, capacity<br>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  | : Chequered tiles in open spaces, etc.              |                                      |      |  |   |                        |       |                |      |             |                      |
| 23                     | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity  | : Connected to Municipal Sewerage System            |                                      |      |  |   |                        |       |                |      |             |                      |

# Actual Site Photographs

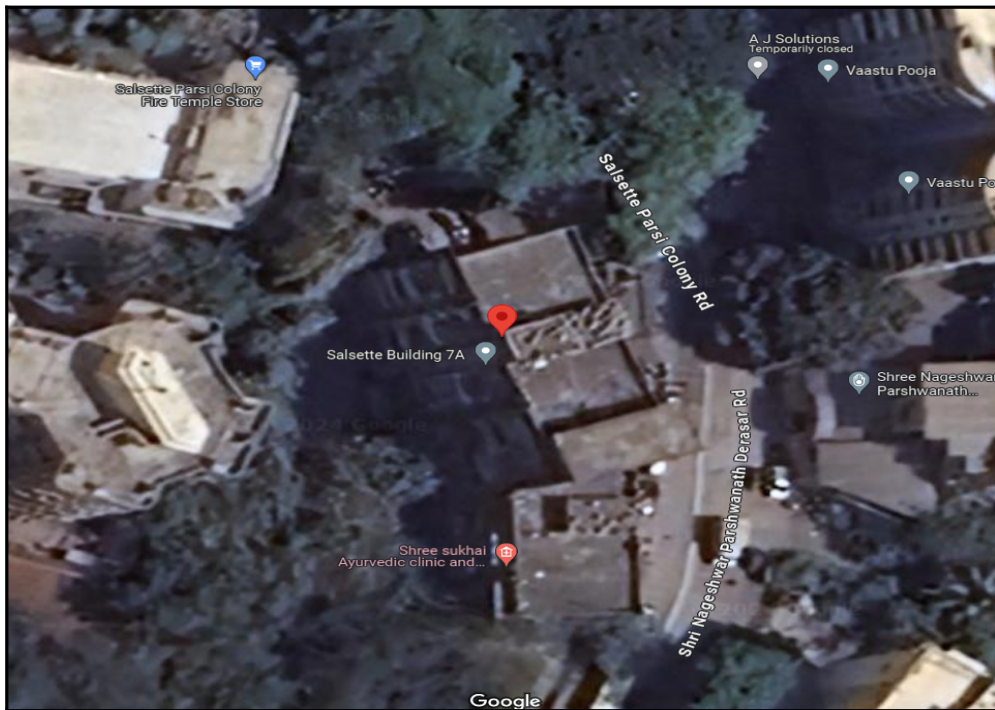


| मजला                    | सहावा मजला                  | सातवा मजला         |
|-------------------------|-----------------------------|--------------------|
| ६१ सौ. संजना कोरगांवकर  | ६२ श्री. अजय अ. म्हादे      | ७१ कु. सुनिल मेहर  |
| ६३ श्री. सूर्यकांत जाधव | ६४ श्री. प्रिया प्र. कांबळे | ७२ श्रीमती नंदा जा |
| ६५ श्री. संतोष बाणे     | ६६ सौ. हेमाली खत्रीया       | ७३ श्रीमती नंदा जा |
| ६७ श्री. इब्राहीम मोमीन | ६८ सौ. हावावी मोमीन         | ७४ सौ. निशा मेह    |
| ६९ श्री. रिजवान मोमीन   | ७० श्री. शरफुद्दीन मोमीन    | ७५ श्री. महेश जाध  |
|                         |                             | ७६ श्रीमती दिपाली  |
|                         |                             | ७७ सौ. कुमारी बिपत |
|                         |                             | ७८ श्री. गिरीश     |
|                         |                             | ७९ श्री. गिरीश     |
|                         |                             | ८० श्री. गिरीश     |

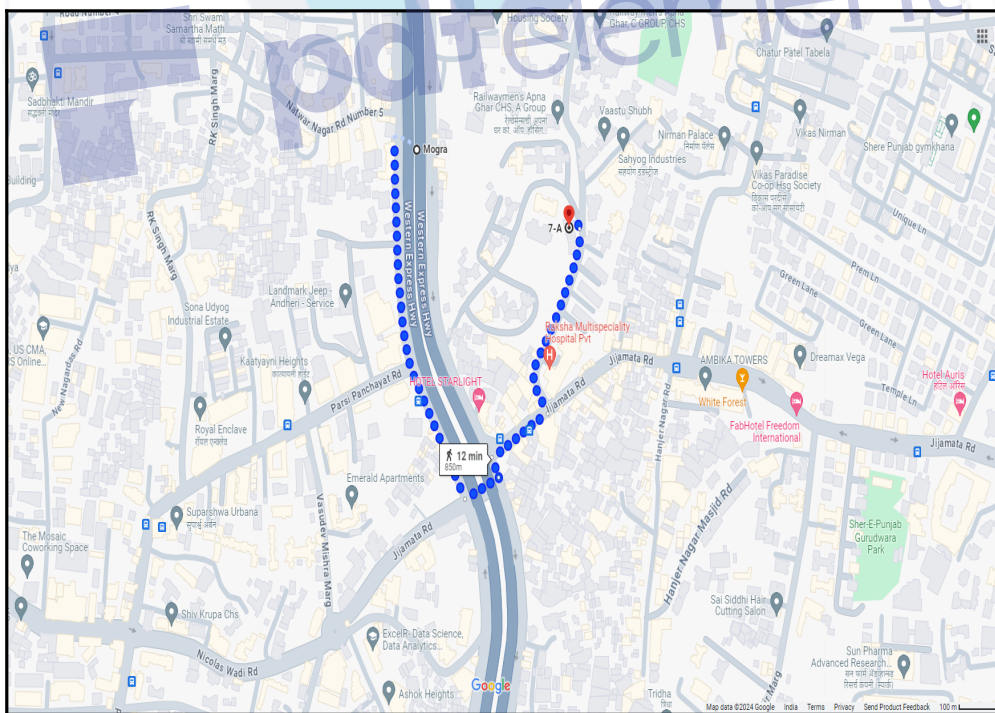
8-11-2011)  
(पूर्व), मुंबई - ४०० ०२३



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°7'40.3"N 72°51'27.3"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Mogra - 850 Mts).

## Ready Reckoner Rate

| DIVISION / VILLAGE : MOGRA<br>Commence From 1st April 2024 To 31st March 2025  |  |       |                 |                       |        |            |
|--|--|-------|-----------------|-----------------------|--------|------------|
| Type of Area   | Urban  |       | Local Body Type | Corporation "A" Class |        |            |
| Local Body Name  | Municipal Corporation of Greater <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Mumbai</span> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Mumbai</span> |       |                 |                       |        |            |
| Land Mark  | Terrain: On North Village Boundary, on East-South 18.30 m. DP Road from South to North On West Side of Share Punjab Colony, On West Western Express Highway.   |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |  |       |                 |                       |        |            |
| Zone   | Sub Zone   | Land  | Residential     | Office                | Shop   | Industrial |
| 46   | 46/227   | 69960 | 156460          | 179930                | 195580 | 156460     |
| CTS No. 324, 325, 326, 327, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 347PT, 348, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 381A, 381B, 384, 385, 386, 387, 388, 389, 390, 391, 392, 394, 395, 396, 399 |  |       |                 |                       |        |            |
| <span style="background-color: #2c4e64; color: white; padding: 2px;">Compare With Previous Year</span>   |  |       |                 |                       |        |            |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 156460             |                 |                  |                |
| Increase by 5% on Flat Located on 6 <sup>th</sup> Floor                          | 7823               |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>1,64,283.00</b> | <b>Sq. Mtr.</b> | <b>15,262.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 69960              |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 94,323.00          |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 25%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,40,702.00</b> | <b>Sq. Mtr.</b> | <b>13,072.00</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  |

### 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

|                  |   |                 |                 |
|------------------|---|-----------------|-----------------|
| Property         | 1 RK Flat In Salsette Building For Sale In Andheri East |                 |                 |
| Source           | Nobroker.com  |                 |                 |
| Floor            | -   |                 |                 |
|                  | <b>Carpet</b>   | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 199.00  | 238.80          | -               |
| Percentage       | -   | 20%             | -               |
| Rate Per Sq. Ft. | ₹22,613.00  | ₹18,844.00      | -               |



**NOBROKER**

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Bhavika chavan

**1 RK Flat In Salsette Building For Sale In Andheri East**  
Parsi Colony, near Shree Nagashwar Parshwanath Shwetambar Jain Mandi

₹ 45 Lacs Negotiable    ₹ 25,791/Month Estimated EMI    199 Sq.Ft

[Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari east / 1rk Flat for Sale in Jogeshwari east / Property Details](#)

Nearby: Technopolia Knowledge Park | Akruti Softtech Park | Carnival Cinemas | PVR | Chakala

1 Bedroom No. of Bedroom    May 14, 2024  
 Posted On

1 Bathroom No. of Bathroom    Immediately  
 Possession

NA Balcony    Salsette Building  
 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](#)

**Overview**

|                     |                  |                   |                                  |
|---------------------|------------------|-------------------|----------------------------------|
| Age of Building     | 5-10 Years       | Ownership Type    | Self Owned                       |
| Maintenance Charges | ₹1.8 Per Sq.Ft/M | Flooring          | NA                               |
| Builtup Area        | 199 Sq.Ft        | Furnishing Status | Semi <a href="#">Furnish Now</a> |
| Facing              | Don't Know       | Floor             | 2/4                              |
| Parking             | Bike             | Gated Security    | Yes                              |

**Activity On This Property**

251 Unique Views    0 Shortlists    1 Contacted Powered By: NBEstimate

**Similar Properties**

**1 RK Flat In Sasitte Building For Sale In Andheri East,**  
40/44/50/5, Sarawati Bldg, Salsette Parsi Colony, Parsi Colony, Andheri East...

White & km

Price: ₹45 Lacs    Builtup area: 230 sqft

**1 RK Flat In Salsette Chs Ltd, Buldg No. 7, Parsi Colony...**  
manish park, opp. jain densar

White & km

1 new

**NoBroker Services**

[NEW](#)

[NEW](#)

[NEW](#)

[NEW](#)

|                  |   |                 |                 |
|------------------|---|-----------------|-----------------|
| Property         | 1 RK Flat In Sasitte Building For Sale In Andheri East, |                 |                 |
| Source           | Nobroker.com  |                 |                 |
| Floor            | -   |                 |                 |
|                  | <b>Carpet</b>   | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 225.00  | 270.00          | -               |
| Percentage       | -   | 20%             | -               |
| Rate Per Sq. Ft. | ₹20,000.00  | ₹16,667.00      | -               |

**NOBROKER**

1 RK Flat In Sasette Building For Sale In Andheri East,  
 4VH4+9W5, Saraswati Bldg, Sasette Parsi Colony, Parsi Colony, Andheri East, Mumbai, Maharashtra 400093

₹ 45 Lacs Negotiable | ₹ 25,791/Month Estimated EMI | 250 Sq.Ft | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Western express highway/jogeshwari east / 1rk Flat for Sale in Western express highway/jogeshwari east / Property Details

**Overview**

|                     |                                  |                |            |
|---------------------|----------------------------------|----------------|------------|
| Age of Building     | >10 Years                        | Ownership Type | Self Owned |
| Maintenance Charges | ₹12.0 Per Sq.Ft/M                | Flooring       | Mosaic     |
| Builtup Area        | 250 Sq.Ft                        | Carpet Area    | 225 Sq.Ft  |
| Furnishing Status   | Semi <a href="#">Furnish Now</a> | Facing         | Don't Know |
| Floor               | 2/7                              | Parking        | Bike       |
| Gated Security      | No                               |                |            |

**Activity On This Property**

0 Unique Views | 0 Shortlists | 0 Contacted

**Similar Properties**

- 1 RK Flat In Sasette Building For Sale In Andheri East  
 Parsi Colony, near Shree Nagshaher Parshwanath Shivrambhai Jain Mandi  
 Price ₹42 Lacs | Builtup Area 199 sqft
- 1 RK Flat In Sasette Chs Ltd, Buldg No. 7, Parsi Colony ...  
 manish park, opp. jain darsan  
 Price ₹42 Lacs

|                  |   |                 |                 |
|------------------|---|-----------------|-----------------|
| Property         | 1 RK Flat In Adarsh Janseva For Sale andheri (East), Mumbai |                 |                 |
| Source           | Nobroker.com  |                 |                 |
| Floor            | -   |                 |                 |
|                  | <b>Carpet</b>   | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 208.00  | 250.00          | -               |
| Percentage       | -   | %               | -               |
| Rate Per Sq. Ft. | ₹22,596.00  | ₹18,800.00      | -               |

**NOBROKER**

1 RK Flat In Adarsh Janseva For Sale In Room Number 9, Adarsh Janseva, Entry From, Behind Vas...  
Pump House, Jijamata Rd, opposite Salsette Parsi Colony, Saraswati Baug, Parsi Colony, Andheri East, Mumbai, Maharashtra 400...

₹ 47 Lacs Negotiable | ₹ 26,937/Month Estimated EMI | 250 Sq.Ft | Need Home Loan? Apply Loan

1 Bedroom (No. of Bedroom) | Feb 24, 2024 (Posted On) | 1 Bathroom (No. of Bathroom) | Immediately (Possession) | NA (Saloon) | Adarsh Janseva (Apartment) | Bike and Car (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

Overview

|                     |                  |                |                |
|---------------------|------------------|----------------|----------------|
| Age of Building     | >10 Years        | Ownership Type | Self Owned     |
| Maintenance Charges | ₹4.0 Per Sq.Ft/M | Flooring       | Vitrified Tile |
| Builtup Area        | 250 Sq.Ft        | Carpet Area    | 225 Sq.Ft      |
| Furnishing Status   | Fully Furnished  | Facing         | Don't Know     |
| Floor               | 4/7              | Parking        | Bike And Car   |
| Gated Security      | Yes              |                |                |

NoBroker Services

Activity On This Property: 653 Unique Views, 2 Shortlist

Similar Properties

- 1 RK Flat In O... Near Amerdeep Ho... ₹51 Lacs
- 1 RK Flat In Bi... BNDRA Lotus Meh... ₹1.1 Lacs

NoBroker Support: Live Support Customer Support. Chat started with Natasha. Messages: "Hi, I can help you find a preferred house. What is your buying budget?", "Hi, I can help you with selection of the right property. What is your budget?".

## Sale Instances

|                  |   |                 |                 |
|------------------|---|-----------------|-----------------|
| Property         | 1 RK Flat In Salsette Building For Sale In Andheri East |                 |                 |
| Source           | Index no.2  |                 |                 |
| Floor            | -   |                 |                 |
|                  | <b>Carpet</b>   | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 458.00  | 550.14          | -               |
| Percentage       | -   | %               | -               |
| Rate Per Sq. Ft. | ₹24,454.00  | ₹20,358.00      | -               |

|   |   |                                   |
|---|---|-----------------------------------|
| 7/27/24, 12:17 PM   |   | igr_9133                          |
| 9133322   | <b>सूची क्र.2</b>   | द्वयम निबंधक : सह दु.नि. अंधेरी 1 |
| 21-06-2024  |   | दस्त क्रमांक : 9133/2024          |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office.   |   | नोंदणी :<br>Regn:63m              |
| <b>गावाचे नाव : मोगरा</b>   |   |                                   |
| (1)विलेखाचा प्रकार  | सेल डीड   |                                   |
| (2)मोबदला   | 11200000  |                                   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 8396504.13  |                                   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 701,बीर्डींग नं 1,ब्लॉक ए, माळा नं: सातवा मजला, इमारतीचे नाव: पारसी साल्सेट बिल्डिंग नं 1 को ओप हो सो ली, ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड : पंप हाउस, इतर माहिती: 31 मार्च 2021 चे शासन आदेश क्र मुद्रांक 2021/अनै.स.क्र.12/ व्य.क्र. 107/ मे-1(धोरण)आणी सुधारित आदेश दिनांक 26 मे 2023 असाधरण क्रमांक 208 या नुसार दस्तावेजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.(( C.T.S. Number : 339,341, 341/1 to 341/7 & 388 ; )) |                                   |
| (5) क्षेत्रफळ   | 51.11 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:-अस्मी फ्रामरोझ सरकारी वय:-68 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी43 कुसरोबाग, ब्लॉक नं: कोलाबा मुंबई, रोड नं: शहिद भगतसिंह मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAHPS4191B<br>2): नाव:-केटापुन अस्मी सरकारी वय:-67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी43 कुसरोबाग, ब्लॉक नं: कोलाबा मुंबई, रोड नं: शहिद भगतसिंह मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-BIWPS0244M   |                                   |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-खुरशीद ब्रमनशाह नोबल वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला, इमारतीचे नाव: 151,नोबल बिल्डिंग, ब्लॉक नं: मुंबई, रोड नं: नानुभाई देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AABPNS177E   |                                   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 19/06/2024  |                                   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 19/06/2024  |                                   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 9133/2024   |                                   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 560000  |                                   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |                                   |
| (14)शेरा  |   |                                   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |   |                                   |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |                                   |



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th July 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 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 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 **₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

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

An ISO 9001 : 2015 Certified Company

