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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: **Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U. Gurjar**

Residential Flat No. 503, 5th Floor, "Ami Drasti Co-Op. Hsg. Soc. Ltd.", Dahisar (East), Mumbai,
PIN Code – 400 068, State – Maharashtra, Country – India

Longitude Latitude - 19°14'43.5"N 72°51'37.9"E

Intended User:

IDBI Bank Ltd.

Prahlad Nagar Branch

Shop No. 4A, Pinnacle Business Park, Opp Royal Orchid, Prahlad Nagar,
Ahmedabad, Gujrat – 380 015.

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 Form Road,
Powai, Andheri East, **Mumbai** 400072, (M.S), India

☎ +91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: IDBI Bank Ltd. / Prahad Nagar Branch / Mrs. Vijaya Ganesh Gurjar (011210/2308225)

Page 2 of 20

Vastu/Mumbai/09/2024/011210/2308225

18/19-231-PASH

Date: 18.09.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5th Floor, "Ami Drasti Co-Op. Hsg. Soc. Ltd.", Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India belongs to **Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U. Gurjar.**

Boundaries of the property	Flat	Building
North	Lift	Sunderbaug Building
South	Flat No. 504 & Staircase	Internal Road & Slum Area
East	Lobby	S. V. Road
West	Flat No. 503	Mukti Kamal Building

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 this particular purpose at **₹ 1,10,40,000.00 (Rupees One Crore Ten Lakh Forty Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
IDN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.19 10:17:24 +05'30'

Auth. Sign.



Our Pan India Presence at :

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- Jaipur

Regd. Office

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Powai, Andheri East, Mumbai: 400072, (M.S), India

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Valuation Report of Immovable Property

1. Introduction	
a)	<p>Name of the Property Owner (With address & phone nos.)</p> <p><u>Name of Owner / Developer:</u> Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U. Gurjar.</p> <p>Address – Residential Flat No. 503, 5th Floor, “Ami Drasti Co-Op. Hsg. Soc. Ltd.”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.</p> <p><u>Contact Details</u> Mrs. Vijaya Ganesh Gurjar (Owner) Contact No.: 9920799709</p>
b)	<p>Purpose of Valuation</p> <p>As per request from IDBI Bank Ltd., Prahlad Nagar Branch to assess fair market value of the property for bank loan purpose</p>
c)	<p>Date of Inspection of Property</p> <p>16.09.2024</p>
d)	<p>Date of Valuation Report</p> <p>18.09.2024</p>
e)	<p>Name of the Developer of Property (in case of developer built properties)</p> <p>M/s. Shree Rushabh Developers.</p>
2. Physical Characteristics of the Property	
a)	<p>Location of the Property</p> <p>Residential Flat No. 503, 5th Floor, “Ami Drasti Co-Op. Hsg. Soc. Ltd.”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.</p>
<p><u>Brief description of the property</u></p> <p>The property is a residential flat. The Flat is location on 5th floor. The property is located in a developed area having good infrastructure, well connected by road and train. It is located at the Walking distance of 650 M. from Dahisar Railway Station.</p> <p>The immovable property comprises of residential flat located on 5th floor. The building is constructed with Ground + 7 Upper floors.</p> <p>At the time of visit, the bedroom was locked. Hence, physical measurement, inspection & internal photographs could not be taken. The composition of the flat as per previous valuation report is 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets).</p>	
	<p>Nearby landmark</p> <p>Near Taste of Maratha Resto</p>
	<p>Postal Address of the Property</p> <p>Residential Flat No. 503, 5th Floor, “Ami Drasti Co-Op. Hsg. Soc. Ltd.”, Dahisar (East), Mumbai, PIN Code – 400 068, State – Maharashtra, Country – India.</p>
	<p>Area of the plot/land (supported by a plan)</p> <p>N.A., the property under consideration is Residential flat in an apartment.</p>
	<p>Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.</p> <p>Solid land</p>
	<p>Independent access/approach to the property etc.</p> <p>Yes</p>
	<p>Google Map Location of the Property with a neighborhood layout map</p> <p>Provided</p>
	<p>Details of roads abutting the property</p> <p>30' wide B.T. Road</p>

	Description of adjoining property	Located in Middle class locality
	Plot No. Survey No.	Survey No. 243, Hissa No. D, Part 1,2 & 3, Survey No. 244, Tikka No. 92 & 101, CTS No. 950 & 950 / 1 to 22 of Village – Dahisar
	Ward/Village/Taluka	Village – Dahisar, Taluka - Borivali
	Sub-Registry/Block	Borivali No. 5
	District	Mumbai Suburban District
	Any other aspect	-
b)	Plinth Area, and saleable are to be mentioned separately and clarified	<p>Carpet Area in Sq. Ft. = 488.00 (Area as per Previous Valuation Report)</p> <p>Carpet Area in Sq. Ft. = 460.00 (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 552.00 (Area as per Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
	Boundaries of the Flat	As per Site
	North	Lift
	South	Flat No. 504 & Staircase
	East	Lobby
	West	Flat No. 503
	Boundaries of the Building	As per Site
	North	Sunderbaug Building
	South	Internal Road & Slum Area
	East	S. V. Road
	West	Mukti Kamal Building
3. Town Planning parameters		
a)	Master Plan provisions related to property in terms of land use	Residential use
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As per MCGM norms
	Ground coverage	N.A.
	Comment on whether OC- Occupancy Certificate has been issued or not	N.A.
	Comment on unauthorized constructions if any	N.A., the property under consideration is Residential flat in an apartment.

	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	As per Documents
	Planning area/zone	Residential
	Developmental controls	Municipal Corporation of Greater Mumbai
	Zoning regulations	Residential
	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information is not available
	Any other Aspect	-
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Agreement for Sale dated 24.12.2007 b/w M/s. Shree Rushabh Developers (Promoters) and Mrs. Vijaya G. Gurjar & Mr. Ganesh U. Gurjar (Purchasers)	
	2. Copy of Commencement Certificate dated 03.08.2008 Documents No. CHE / A – 3191 / BP (WS) / AP Issued by Municipal Corporation of Greater Mumbai	
	3. Copy of Approved Plan dated 04.05.2009 issued by Municipal Corporation of Greater Mumbai	
	4. Copy of Title Search Report dated 18.07.2006 issued by P. G. Vora & Co.	
	5. Copy of 7/12 Extract	
	6. Copy of Society Share Certificate No. 17 Dated 31.12.2010	
	7. Copy of Previous Report dated 11.07.2023	
	TIR of the Property	Provided
b)	Name of the Owner/s	<u>Name of Owner / Developer:</u> Mrs. Vijaya Ganesh Gurjar & Mr. Ganesh U. Gurjar
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Free hold land
d)	Agreement of easement if any	Details not available
e)	Notification of acquisition if any	Details not available
f)	Notification of road widening if any	Details not available
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	N. A
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	N. A
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same

k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan dated 04.05.2009 issued by Municipal Corporation of Greater Mumbai
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Residential Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	As per Title Investigation Report
p)	Qualification in TIR/mitigation suggested if any.	<u>As per TIR Report</u>
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A., as the property is owner occupied.
	If property is occupied by tenant	N.A.
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	₹ 23,000.00 Expected rental income per month
	Taxes and other outings	N.A.
	Property Insurance	N.A.
	Monthly maintenance charges	N.A.
	Security charges	N.A.
	Any other aspect	N.A.
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential Locality, Middle Class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	

	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Covered Parking Space
	Balconies, etc.	Yes
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal water supply
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to Municipal sewer
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Yes
	Road and public transport connectivity	All well connected with public transport like bus, auto and private vehicles.
	Availability of other public utilities nearby	All available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
9. Marketability of the Property		
a)	Marketability of the property in terms of	
	Locational attributes	Developed Residential Area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Price indicators attached
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	As per Brief Description
b)	Material & technology used	Good
c)	Specifications,	I.S. specifications
d)	Maintenance issues	No
e)	Age of the building	2010 (Approx.)
f)	Total life of the building	60 years
g)	Extent of deterioration	46 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	Normal
i)	Protection against natural disaster viz. earthquakes,	Normal

j)	Visible damage in the building	No	
k)	System of air-conditioning	Information not available	
l)	Provision of firefighting	Information not available	
m)	Copies of the plan and elevation of the building to be included	Yes	
11. Environmental Factors			
a)	Use of environment friendly building materials, Green Building techniques if any	No	
b)	Provision of rain water harvesting	No	
c)	Use of solar heating and lightening systems, etc.,	No	
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No	
12. Architectural and aesthetic quality of the Property			
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Normal	
13. Valuation			
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.	
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 23,000.00 To ₹ 25,000.00 per Sq. Ft.	
c)	Government Rate obtained from the online government records	₹ 1,18,734.00 Per Sq. M. i.e. ₹ 11,031.00 Per Sq. Ft.	
	Government Rate (after Depreciation)	₹ 1,08,999.00 Per Sq. M. i.e. ₹ 10,126.00 Per Sq. Ft.	
i. Government Value			
	Particulars	Area in Sq. Ft.	Rate in ₹
	Built up Area	552.00	10,126.00
ii. Fair Market Value			
	Particulars	Area in Sq. Ft.	Rate in ₹
	Carpet Area	460.00	24,000.00
Summary of Valuation			
	Total Value of the Property	₹ 1,10,40,000.00	
	Realizable Value	₹ 99,36,000.00	
	Forced/ Distress Sale value	₹ 88,32,000.00	
	Insurable value of the property	₹ 16,56,000.00	
e)	Remarks:		

1. At the time of visit, the bedroom was locked. Hence, physical measurement, inspection & internal photographs could not be taken.
2. As per Approved Plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Enclosed Balcony Area + Dry Balcony Area. But as per Site Inspection, Balcony Area is enclosed with Living Room & Dry Balcony Area enclosed with Kitchen.
3. The Carpet area as per Agreement is 460.00 Sq. Ft. but as per actual site measurement, Carpet area is 488.00 Sq. Ft. Hence, for the purpose of valuation, we have considered lower side area i.e. 460.00 Sq. Ft. as per Agreement.

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative, has inspected the subject property on 16.09.2024
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.19 10:17:38 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Address:

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road,

Powai, Andheri (East), Mumbai – 400 072.



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Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 18.09.2024

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – indore@vastukala.org

15. Enclosures

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
h)	Any other relevant documents/ extracts	No



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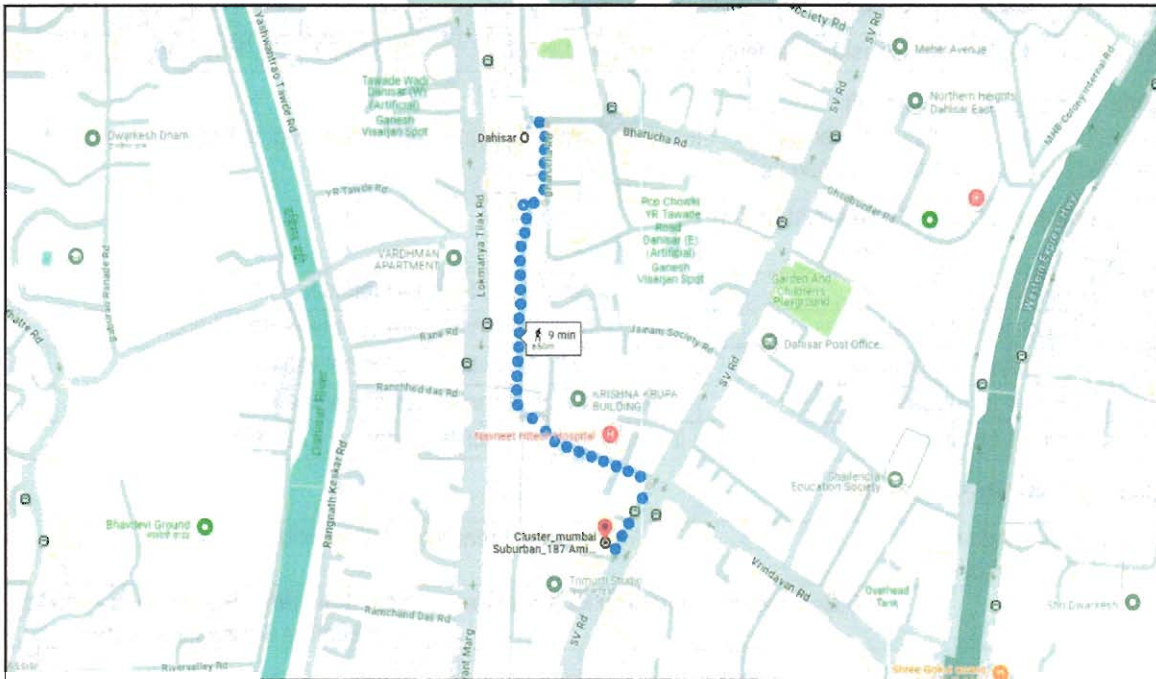


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude - 19°14'43.5"N 72°51'37.9"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 650 Mt.)



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Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR 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 Mumbai					
Land Mark	Terrain: Link Road to the North, Swami Vivekanand Road (S.V. Road) to the East, River to the South, Railway Line to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/411	49200	113080	135100	176700	113080
CTS No. 145, 458, 821, 822, 823, 824, 825, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1041A, 1041B, 1041C, 1041D, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051.						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,13,080.00			
5% increase on Flat Located on 5 th Floor	5,654.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,18,734.00	Sq. Mtr.	11,031.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	49,200.00			
The difference between land rate and building rate (A – B = C)	69,534.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,08,999.00	Sq. Mtr.	10,126.00	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

Depreciation Percentage Table

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

Price Indicators

The screenshot shows a property listing on the Nobroker website. The main heading is "1 BHK Flat In Amraj Co-Hos. Soc. Ltd., D...". The price is listed as ₹ 95 Lacs, which is negotiable, and the estimated EMI is ₹ 54,448 per month. The flat is 540 Sq. Ft. and is located at 15, Swami Vivekanand Rd, Western Railway Colony, M... The listing is marked as "Loan Verified".

Key details from the listing:

- 1 Bedroom** (No. of Bedroom)
- 1 Bathroom** (No. of Bathroom)
- NA** (Balcony)
- Bike and Car** (Parking)
- Aug 11, 2024** (Possession)
- Immediately** (Possession)
- Amiraj Co-hos. Soc...** (Apartment)
- Full** (Power Backup)

Overview details:

- Age of Building:** >10 Years
- Ownership Type:** Self Owned
- Maintenance Charges:** ₹2.2 Per Sq.Ft/M
- Flooring:** Vitrified Tiles
- Builtup Area:** 540 Sq.Ft
- Carpet Area:** 370 Sq.Ft

Property	Amiraj, SV Road, Dahisar East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	370.00	444.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 25,676.00	₹ 21,396.00	-



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Price Indicators

NOBROKER | Pay Rent | Post Your Property | Sign up | Log in | Menu

1 BHK Flat In Advent Advert Neel Residency For ...
 dahisar east | ₹ 1.1 Crores | ₹ 63,045/Month | 550 Sq. Ft. | Need Home Loan? | Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dahisar east / 1bhk Flat for Sale in Dahisar east / Property Details

1 Bedroom (No. of Bedroom)
2 Bathroom (No. of Bathroom)
 NA (Balcony)
 None (Parking)

May 20, 2024 (Posted On)
 Immediately (Possession)
 Advent Advert Neel... (Apartment)
 None (Power Backup)

Get Owner Details

Report what was not correct in this

← NOBROKER Inbox

Nearby: DMart | INOX | Banjara Dhaba | The Fusion Kitchen | I.C. Colony

Overview

- Age of Building: 5-10 Years
- Maintenance Charges: ₹4.9 Per Sq.Ft/M
- Builtup Area: 550 Sq.Ft
- Ownership Type: Self Owned
- Flooring: NA
- Furnishing Status: Semi [Furnish Now](#)

Property	Flat		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	458.00	550.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 24,000.00	₹ 20,000.00	-



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Price Indicators

NOBROKER

Pay Rent Post Your Property Signup Login Menu

1 BHK Flat In Chandak Nishchay, Dahisar East Fo... ₹ 95 Lacs ₹ 54,448/Month 450 Need Home Loan ?
 Resale Swami Vivekanand Rd, Ambawadi, Dahisar East, Mumbai, Mahara... Negotiable Estimated EMI ✓ Sq. Ft. Apply Loans

Home / Flats for Sale in Mumbai / Flats for Sale in Dahisar east / 1bhk Flat for Sale in Dahisar east / Property Details

Photos Location Shortlist

1 Bedroom 1 of Bedroom Aug 1, 2024 Posted On
 2 Bathroom 2 of Bathroom Immediately Possession
 NA Balcony Chandak Nishchay, ... Apartments
 Bike Parking Full Power Backup

Get Owner Details

Report what was not correct in this

NOBROKER Inbox

Nearby: Central Bank Of India - Dahisar West Branch I.C. Colony SANCHAITI SUPERSPECIALITY HOSPITAL
 Kandivali (West) Carnival Cinemas Annex Mall, Borivali

Overview

Age of Building Newly Constructed Ownership Type Self Owned
 Maintenance Charges ₹6.0 Per Sq.Ft/M Flooring Marble/Granite
 Builtup Area 450 Sq.Ft Carpet Area 342 Sq.Ft

Property	Nishchay, SV Road, Dahisar East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	342.00	410.4	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,778.00	₹ 23,148.00	-

Sale Instances

सूची क्र.2		दुपम निबंधक : सह दु.नि. बोरीवली 3
11866368		दस्ता क्रमांक : 11866/2024
11-09-2024		नोदणी :
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		Regn.63rn
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11000000	
(3) बाजार भाव/भाडेपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देतो की पट्टेदार तो नमुद करावे	8268188.79	
(4) भू.मापन,फोटोहिस्ता व घरप्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 703 ई विंग, माळा नं: सातवा मजला, इमारतीचे नाव: निधय,मानचंद सुनीलाल कंपाऊन्ड, ब्लॉक नं: दहिसर पूर्व मुंबई 400068, रोड : परबत नगर,एस व्ही रोड, इतर माहिती: एकूण क्षेत्रफळ 46.17 चौ.मी. रेरा कारपेटसोबत एक कार पार्किंग स्पेस नं बी 2-16((C.T.S. Number : 1778,1778/1 to 3,1779,1779/1 to 23,1780,1780/1 to 11,1781,1781/1 to 8,1782,1782/1 to 4,1783,1783/1 to 6,1785,1807A,1807/1/A ;))	
(5) क्षेत्रफळ	50.79 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणः फोटोहिस्त देवणा या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:उत्तम भुदरमल शाह वय:54 पत्ता: प्लॉट नं: 703 ई विंग, माळा नं: सातवा मजला, इमारतीचे नाव: निधय, मानचंद सुनीलाल कंपाऊन्ड, ब्लॉक नं: दहिसर पूर्व मुंबई , रोड नं: परबत नगर, एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400068 पॅन नं: AAYPS9791C	
(8)दस्तऐवज करून देणः फोटोहिस्त देवणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव: मेघनाथ बळवंत सुर्वे वय:46; पत्ता: प्लॉट नं: बी 306, माळा नं: तिसरा मजला, इमारतीचे नाव: इळकरा कॉम्प्लेक्स को ऑप ही सोसा टि., ब्लॉक नं: दहिसर पूर्व मुंबई , रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड: 400068 पॅन नं: BDPPS8822K 2): नाव: श्रद्धा मेघनाथ सुर्वे वय:39; पत्ता: प्लॉट नं: बी 306, माळा नं: तिसरा मजला, इमारतीचे नाव: इळकरा कॉम्प्लेक्स को ऑप ही सोसा टि., ब्लॉक नं: दहिसर पूर्व मुंबई , रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड: 400068 पॅन नं: CKGPS0859H	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024	
(10)दस्त नोदणी केल्याचा दिनांक	10/09/2024	
(11)अनुक्रमीक खंड व पृष्ठ	11866/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	660000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)श्रीरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील :		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

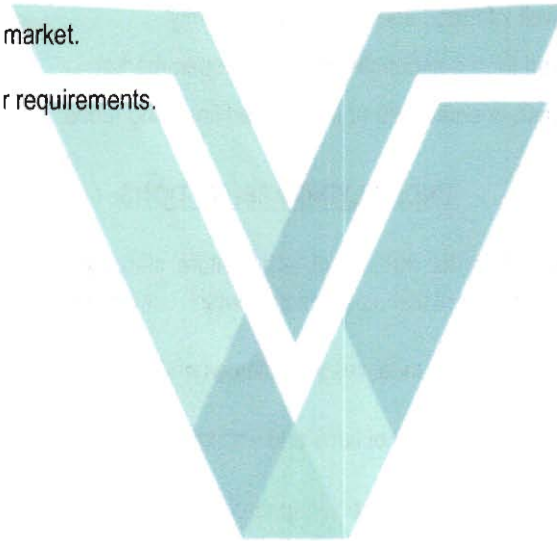
Property	Flat, Nishchay, SV Road, Dahisar East		
Source	Index - II		
Floor	7		
	Carpet	Built Up	Saleable
Area	497.00	596.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 22,133.00	₹ 18,444.00	-

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We Hope this will satisfy your requirements.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th September 2024**.

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

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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.



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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 this particular purpose at **₹ 1,10,40,000.00 (Rupees One Crore Ten Lakh Forty Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.19 10:17:51 +05'30'

Auth. Sign.



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