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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, 5<sup>th</sup> 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.

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| 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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: IDBI Bank Ltd. / Prahlad Nagar Branch / Mrs. Vijaya Ganesh Gurjar (011210/2308225) Page 2 of 20

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Vastu/Mumbai/09/2024/011210/2308225  
18/19-231-PASH  
Date: 18.09.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5<sup>th</sup> 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.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**Auth. Sign.**



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## Valuation Report of Immovable Property

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

	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><b>Carpet Area in Sq. Ft. = 460.00</b> <b>(Area as per Agreement for Sale)</b></p> <p><b>Built up Area in Sq. Ft. = 552.00</b> <b>(Area as per Agreement for Sale)</b></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>
	<b>Boundaries of the Flat</b>	<b>As per Site</b>
	North	Lift
	South	Flat No. 504 & Staircase
	East	Lobby
	West	Flat No. 503
	<b>Boundaries of the Building</b>	<b>As per Site</b>
	North	Sunderbaug Building
	South	Internal Road & Slum Area
	East	S. V. Road
	West	Mukti Kamal Building
<b>3. Town Planning parameters</b>		
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	-
<b>4. Document Details and Legal Aspects of Property</b>		
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> <b>Mrs. Vijaya Ganesh Gurjar &amp; Mr. Ganesh U. Gurjar</b>
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	-
<b>5. Economic Aspects of the Property</b>		
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.
<b>6. Socio-cultural Aspects of the Property</b>		
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
<b>7. Functional and Utilitarian Aspects of the Property</b>		
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	-
<b>8. Infrastructure Availability</b>		
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
<b>9. Marketability of the Property</b>		
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
<b>10. Engineering and Technology Aspects of the Property</b>		
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		
<b>11. Environmental Factors</b>				
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		
<b>12. Architectural and aesthetic quality of the Property</b>				
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Normal		
<b>13. Valuation</b>				
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.		
<b>i. Government Value</b>				
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	Built up Area	552.00	10,126.00	55,89,552.00
<b>ii. Fair Market Value</b>				
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Fair Market Value in ₹</b>
	Carpet Area	460.00	24,000.00	1,10,40,000.00
<b>Summary of Valuation</b>				
	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.

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](mailto: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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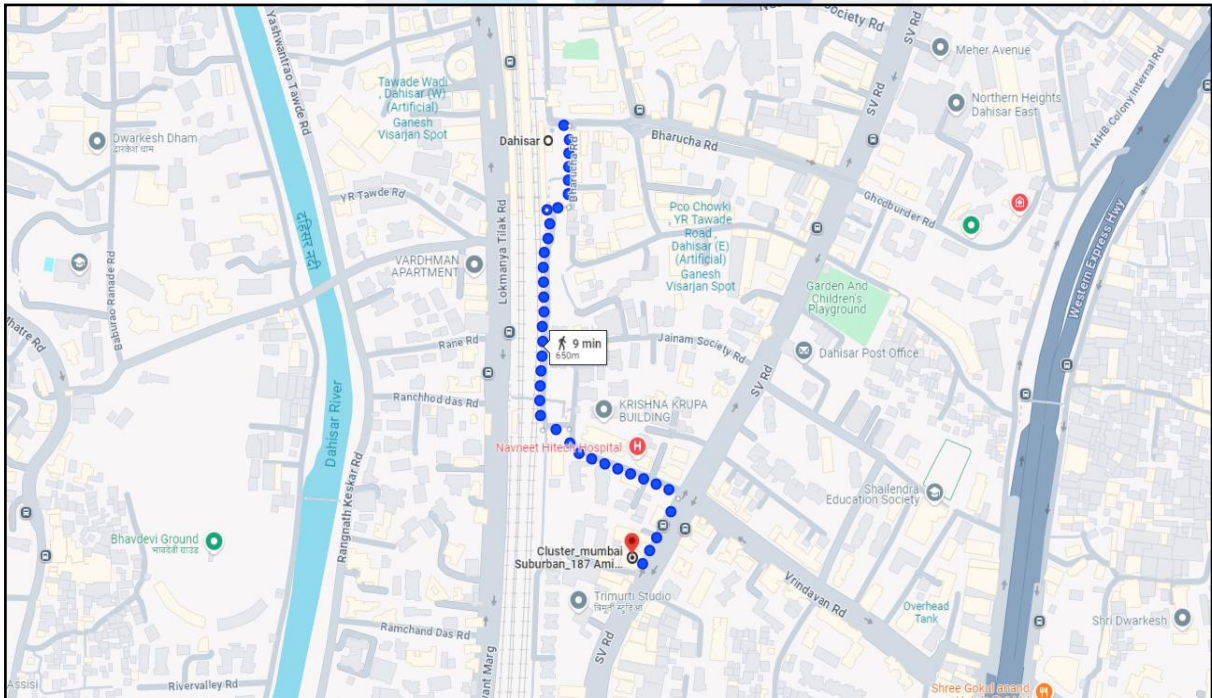
## Actual Site Photographs





## 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.)**



## 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 <span style="color: blue; text-decoration: underline;">Mumbai</span>					
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
<b>CTS No.</b> 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 <sup>th</sup> Floor	5,654.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,18,734.00</b>	<b>Sq. Mtr.</b>	<b>11,031.00</b>	<b>Sq. Ft.</b>
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%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,08,999.00</b>	<b>Sq. Mtr.</b>	<b>10,126.00</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



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**1 BHK Flat In Amiraj Co-Hos. Soc. Ltd., D...** Loan Verified

15, Swami Vivekanand Rd, Western Railway Colony, M...

**₹ 95 Lacs**  
Negotiable

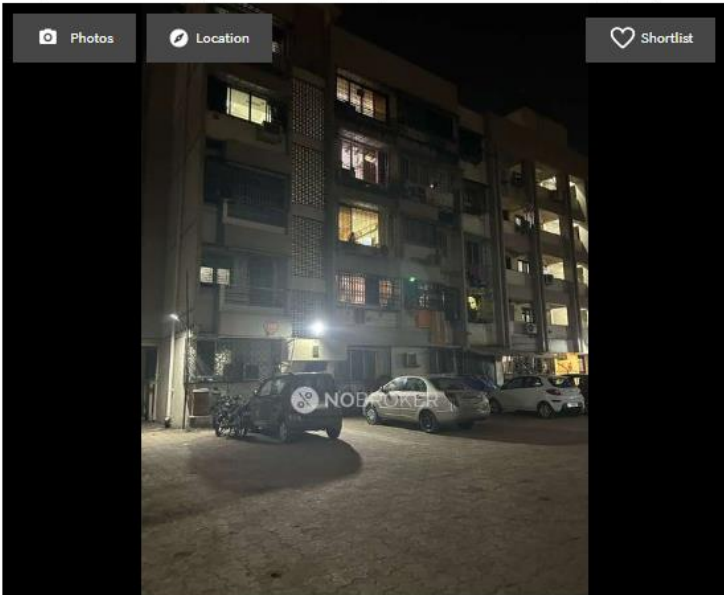
**₹ 54,448/Month**  
Estimated EMI

**540**  
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

Photos
Location
Shortlist



<b>1 Bedroom</b> No. of Bedroom	<b>Aug 11, 2024</b> Posted On
<b>1 Bathroom</b> No. of Bathroom	<b>Immediately</b> Possession
<b>NA</b> Balcony	<b>Amiraj Co-hos. Soc...</b> Apartment
<b>Bike and Car</b> Parking	<b>Full</b> Power Backup

Get Owner Details
Chat

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	>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		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	370.00	444.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 25,676.00	₹ 21,396.00	-

## Price Indicators



Pay Rent
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**1 BHK Flat In Advent Advent Neel Residency For ...**  
dahisar east

**₹ 1.1 Crores**  
Negotiable

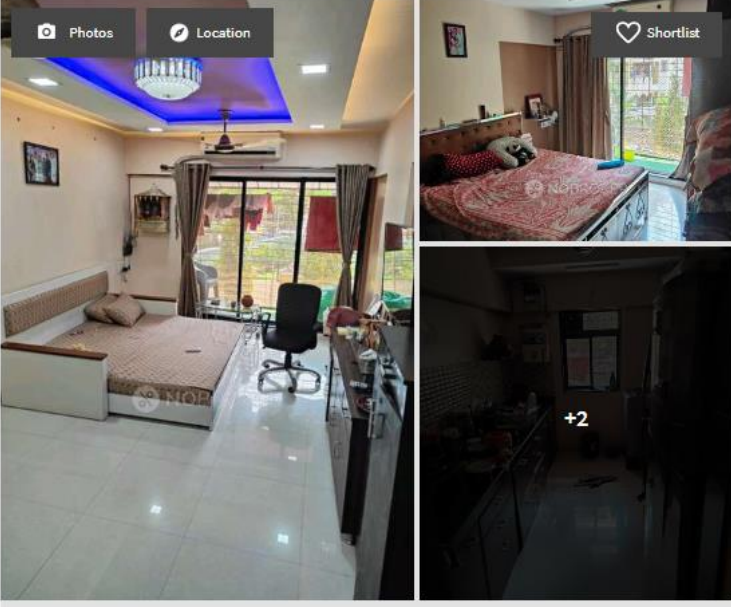
**₹ 63,045/Month**  
Estimated EMI

**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

Photos
Location



Shortlist

1 Bedroom <small>No. of Bedroom</small>	May 20, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Advent Advent Nee... <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

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No chats found


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



**Overview**


Age of Building: 5-10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹4.9 Per Sq.Ft/M	Flooring: NA
Builtup Area: 550 Sq.Ft	Furnishing Status: Semi <span style="border: 1px solid #008000; padding: 1px 5px;">Furnish Now</span>

Property	Flat		
Source	<a href="https://nobroker.com">Nobroker.com</a>		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	458.00	550.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 24,000.00	₹ 20,000.00	-

## Price Indicators



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**1 BHK Flat In Chandak Nishchay, Dahisar East Fo...**

Swami Vivekanand Rd, Ambawadi, Dahisar East, Mumbai, Mahara...

**₹ 95 Lacs**

Negotiable

**₹ 54,448/Month**

Estimated EMI

**450**

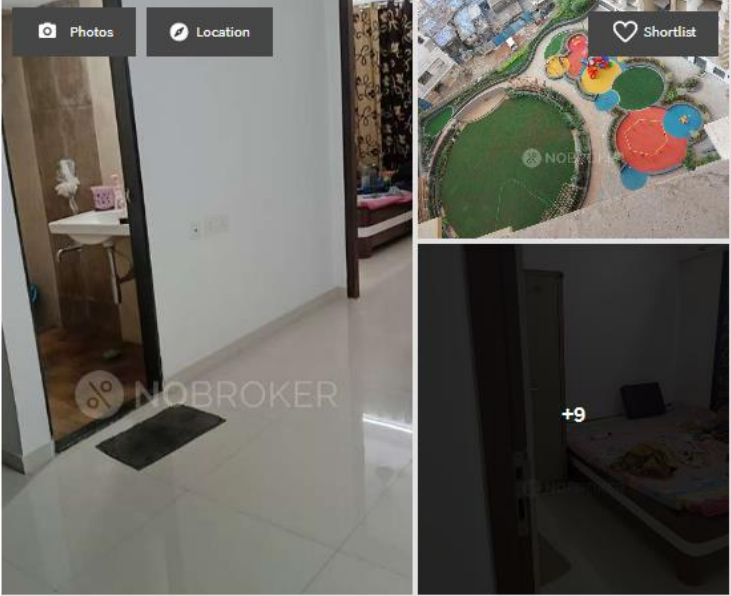
Sq. Ft

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Photos
Location



Nearby: [Central Bank Of India - Dahisar West Branch](#) [I.C. Colony](#) [SANCHAITI SUPERSPECIALITY HOSPITAL](#)

[Kandivali \(West\)](#) [Carnival Cinemas Annex Mall, Borivali](#)

**1 Bedroom**

No. of Bedroom

**2 Bathroom**

No. of Bathroom

**NA**

Balcony

**Bike**

Parking

**Aug 1, 2024**

Posted On

**Immediately**

Possession

**Chandak Nishchay, ...**

Apartment

**Full**

Power Backup

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Report what was not correct in this

← **NOBROKER Inbox**

No chats found

**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	<a href="#">Nobroker.com</a>		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	342.00	410.4	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,778.00	₹ 23,148.00	-



## Sale Instances

11866368 11-09-2024 Note: -Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 11866/2024 नोदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	11000000	
(3) बाजार भाव (भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार तो नमुद करावे)	8268188.79	
(4) भू. मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 703 ई विंग, माळा नं: सातवा मजला, इमारतीचे नाव: निश्चय, मानचंद चुन्नीलाल 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) दस्तावेज करून देणा. या सिद्धान् ठेवणा. 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: निश्चय, मानचंद चुन्नीलाल कंपाऊन्ड, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: परबत नगर, एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड: 400068 पॅन नं: AAYPS9791C	
(8) दस्तावेज करून देणा. 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: इक्करा कॉम्प्लेक्स को ऑप हो सोसा लि, 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: इक्करा कॉम्प्लेक्स को ऑप हो सोसा लि, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड: 400068 पॅन नं: CKGPS0859H	
(9) दस्तावेज करून दिल्याचा दिनांक	10/09/2024	
(10) दस्त नोदणी केल्याचा दिनांक	10/09/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	11866/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	660000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शीरा		
मुद्रांक नासाठी विचारात 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		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
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 **18<sup>th</sup> 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 knowledgeably and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

**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.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.