



# Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

REF.NO. PMA/VAL/SBI/NOV.-137

2<sup>nd</sup> November 2021

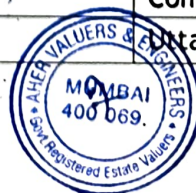
To,  
The Chief Manager,  
State Bank of India,  
P.M. Road Branch  
Mumbai.

## “Valuation Report of Immovable property”

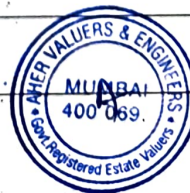
I	GENERAL	:	
1.	Purpose for which the valuation is made	:	For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	:	02-11-2021
	b. Date on which the valuation is made	:	02-11-2021
3.	List of documents produced for perusal document	:	Sale Agreement dt. 10-06-2005 between M/S. Salasar Developers (Developer) & Mr. Rakesh P. Surana & Mr. Shailesh P. Surana (Purchaser) (Regn. No.TNN-7/3813/2005)  CC dt. 28-05-2003 Ref. No. Javak No. MB/MNP/NR/278/1398/2003-2004  Society Regd. No. TNA/(TNA)/HSG/(TC)/20760/ Year 2009-10 Maintenance Receipt dt. 01-06-2021 Bill No. 1281 in the name of Mr. Rakesh Surana
4.	Name of the Owner's/Seller/ Purchaser and his/their addresses with phone no.(details of share of each owner in case of joint ownership)	:	MR. RAKESH P. SURANA & MR. SHAILESH P. SURANA
5.	Brief descriptions of the property	:	Flat No. 201, 2 <sup>nd</sup> Floor, Bldg. No. 4, VRINDAVAN, SALASAR BRIJ BHOOMI, situated at Land bearing Survey No. 274/5, Village Bhayander, Temba Road, Flyover Bridge, Bhayander (West), Dist. Thane.  Land Mark : Near Maxus Mall  It is about 2.0 kms distance away from Bhayander Railway Station.
6.	Location of property	:	
	a. Plot No. / Survey No.	:	Land bearing Survey No. 274/5



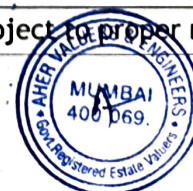
	b. Door No.	:	Flat No. 201
	c. T.S. No. / Village	:	Village Bhayander
	d. Ward / Taluka	:	Mira Bhayandar Municipal Corporation
	e. Mandal / District	:	Thane
	f. Date of issue and validity of layout of approved map / plan	:	Approved plans not provide
	g. Approved map / plan issuing author	:	Refer point 6(f)
	h. Whether genuineness or authenticity of approved map / plan is verified	:	Refer point 6(f)
	i. Any other comments by our empanelled valuers on authentic of approved plan	:	Refer point 6(f)
7.	Postal address of the property	:	Flat No. 201, 2 <sup>nd</sup> Floor, Bldg. No. 4, VRINDAVAN, SALASAR BRIJ BHOOMI, situated at Land bearing Survey No. 274/5, Village Bhayander, Temba Road, Flyover Bridge, Bhayander (West), Dist. Thane.
8.	City / Town	:	City
	Residential Area	:	Residential
	Commercial Area	:	Commercial
	Industrial Area	:	---
9.	Classification of the Area	:	
	i. High / Middle / Poor	:	Middle Class
	ii. Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit Village Panchayat/ Municipality	:	Mira Bhayandar Municipal Corporation limits
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	Details not provided
12.	Boundaries of the property		
	North	:	Salasar Brij Bhoomi Complex
	South	:	Uttan Road
	East	:	Salasar Anjani Ashish Complex
	West	:	Maxus Mall / Temba Road
13.	Dimensions of the site		
		A	B
		As per the Deed	Actuals
	North	--	Salasar Brij Bhoomi Complex
	South	--	Uttan Road



	East	--	Salasar Anjani Ashish Complex
	West	--	Maxus Mall / Temba Road
14.	Extent of the site	:	NA
14.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude : 19.29518 Longitude : 72.84951
15.	Extent of the site considered for valuation : N.A. (least of 13a & 13b)	:	NA
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	<b>APARTMENT BUILDING</b>	:	
1	Nature of the apartment	:	Residential Flat
2	Location	:	
	T.S. No.	:	Land bearing Survey No. 274/5
	Block No.	:	---
	Ward No.	:	---
	Village / Municipality / Corporation	:	Mira Bhayandar Municipal Corporation limits
	Door No., Street Road (Pin code)	:	Temba Road, Flyover Bridge, Bhayander (West), Dist. Thane.
3	Descriptions of the locality Residential/Commercial /Mixed	:	Residential
4	Year of Construction	:	Year 2007
5	Number of Floors	:	Stilt + 07 Upper floors
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling flats in the building	:	5 flats per floor
8	Quality of Construction	:	Good
9	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	Facilities available	:	
	Lifts	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car parking - Open / Covered	:	Yes
	Is compound wall existing?	:	Yes
	Is pavement laid around the building?	:	Yes
III	<b>FLATS</b>	:	
1	The floor in which the flat is situated	:	2 <sup>nd</sup> Floor



			<p>populated stations on the Western railway circuit. Mira Bhayandar Municipal Transport (MBMT) has recently increased the frequency of bus services provided in the Mira-Bhayandar City. Mahanagar Gas (MGL) pipeline service is available. Tata Power as well as Adani Power provides 24-hour electricity supply in the city. Multiplex and Hyper Market called Maxus Mall, which includes a six-screen multiplex and Big Bazaar are located in Bhayander West. D-Mart and Sahakari Bhandar have made a mark in the suburb. Bhayandar has witnessed a hike in property rates in a short time.</p> <p>All basic facilities like Hospital, School, Market and Transportation Services are available within 1 km radius.</p>
3	Any negative factors that are observed which affect the market value in general?	:	N.A.
<b>V</b>	<b>RATE</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs. 13,000/- to Rs. 16,000/- per sq.fts of Built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specification and other factors with the flat under comparison (given details)	:	Around Rs. 14,500/- plus per sq.fts of Built up area.
3	Break - up for the rate		
	i) Building + Services		Rs. 2,200/-
	ii) Land + Others		Rs. 12,300/-
4	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed	:	Rs. 5,388/-per sq.ft. of Built Up Area
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a.</b>	Depreciation building rate	:	Rs. 440/-
	Replacement cost of flat with services (v(3)i)	:	Rs. 2200/-
	Age of the building	:	14 years
	Life of the building estimated	:	46 Years (Subject to proper repair and



			maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	:	20%
	Depreciation Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	
	Depreciation building rate VI (a)	:	Rs. 1,760/-
	Rate for land & other V (3) ii	:	Rs. 12,300/-
	Total Composite Rate	:	Rs. 14,060/-
VII	<b>DETAILS OF VALUATION</b>	:	
	Present value of the flat	:	787 sq.ft. x Rs. 14,060/- per sq.ft. = Rs. 1,10,65,220/-
	Add for car parking	:	---
	Wardrobe	:	---
	Showcase	:	---
	Kitchen arrangements	:	---
	Superfine finish	:	---
	Interior Decoration	:	---
	Electricity deposits/electrical fittings	:	---
	Extra collapsible gates/ grill works etc.	:	---
	Potential value, if any	:	---
	<b>TOTAL VALUE</b>	:	= Rs. 1,10,65,220/-
	<b>REALIZABLE VALUE</b>	:	= Rs. 99,58,698/-
	<b>DISTRESS VALUE</b>	:	= Rs. 88,52,176/-
	<b>RENTAL INCOME</b>	:	= Rs. 23,052/-
	<b>INSURANCE VALUE</b>	:	= Rs. 17,31,400/-

Date - 02-11-2021

Place - Mumbai



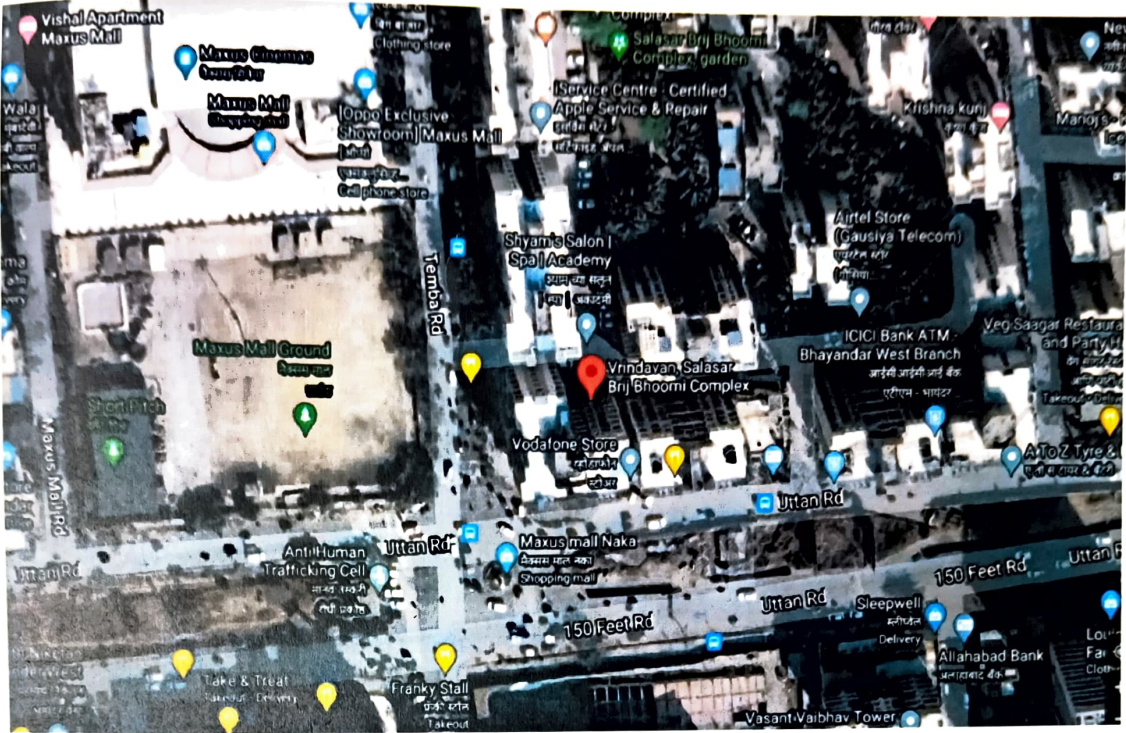
*Prahlad M. Aher*  
**Prahlad M. Aher**  
**Valuers & Engineers**

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is, Rs. 1,10,65,220/- (Rupees One Crore Ten Lakh Sixty Five Thousand Two Hundred Twenty Only), realizable value Rs. 99,58,698/- (Rupees Ninety Nine Lakh Fifty Eight Thousand Six Hundred Ninety Eight Only), the distress value Rs. 88,52,176/- (Rupees Eighty Eight Lakh Fifty Two Thousand One Hundred Seventy Six Only).

Place : Mumbai  
Date : 02-11-2021



  
Prahlad M. Aher  
Valuers & Engineers



DIVISION / VILLAGE : BHAYANDER						
Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban	Local Body Type	Corporation - Class "D"			
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land Zone : H-2) Properties of Village Bhayander on West of Railway Line, Except above mentioned Zones "A" to "G" and "H-1".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/11	22250	58000	65500	98500	65500

Survey No. 140, 141A, 141B, 142, 143, 144, 145A, 145B, 155 to 179, 198, 200 to 224, 231, 236 to 254, 261 to 277, 377




Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Bhayandar West > 2 BHK Flats for Sale in Bhayandar West > 1150 Sq.ft

Property ID: 5795889

**₹ 1.30 Cr** **2 BHK 1150 Sq-ft Flat**  
 For Sale 150 Feet Road, Mumbai  
[See Other Charges](#)

Agent **Tejas Shah**

[Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS	
	<b>Bedrooms</b> 2 <a href="#">See Dimensions</a>	<b>Bathrooms</b> 2	<b>Balconies</b> 3	<b>Puja Room</b> 1	
	<b>Super area</b> 1150 sqft ~ ₹ 11,304/sqft	<b>Carpet area</b> 765 sqft ~ ₹ 16,999/sqft	<b>Loading</b> ⓘ 33%		
	<b>Project</b> Salasar Brij Bhoomi Phase III	<b>Status</b> Ready to Move	<b>Transaction type</b> Resale <a href="#">Get Documents Verified</a>	<b>Floor</b> 7 (Out of 7 Floors)	<b>Car parking</b> 1 Open
					Posted on Nov 18, 21

Home > Property in Mumbai > Bhayander (West) > Apartments > 2 BHK > 1.25 to 1.3 Cr > 900 to 1000 sq.ft

**₹ 1.28 Cr** @ 13,513 per sq.ft.  
 Estimated EMI ₹ 1,02,234

**2BHK 2Baths**  
 Residential Apartment for Sale  
 In Salasar Brij Bhoomi, Bhayander (West), Mira Road And Beyond, Mumbai

Website: <https://maharera.t.mahaonline.gov.in>  
 Overview Owner Details Recommendations Price Trends



**Area**  
 Super Built up area 925 sq.ft. (85.94 sq.m.)  
 Built Up area: 800 sq.ft. (74.32 sq.m.)  
 Carpet area: 680 sq.ft. (63.17 sq.m.)

**Price**  
 ₹ 1.28 Crore  
 @ 13,513 per sq.ft. (All Inclusive) [View Price Details](#)

**Floor Number**  
 1<sup>st</sup> of 7 Floors

**Configuration**  
 2 Bedrooms, 2 Bathrooms, No Balcony

**Address**  
 Salasar Brij Bhoomi  
 Bhayander (West), Mira Road And Beyond

**Facing**  
 North

