

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Jinendrakumar Vanechand, Mrs. Mosambiben Jindendrakumar & Mr. Shailesh Jinendrakumar**

Residential Flat No. 502, 5th Floor, Building No. 3, "**Sumer Tower No. 3 Co-Op. Hsg. Soc. Ltd.**",
Plot No. 108, Seth Motisha Road (Love Lane), Mazgaon, Mumbai, PIN Code - 400 010,
State - Maharashtra, Country - India

Latitude Longitude - 18°58'21.1"N 72°50'14.7"E

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Valuation Done for:

Bank of Baroda

M. J. Market Branch

CCMC Airoli Branch Jai Ambe House, 1st Floor, Corner of Mirza Street & Sheikh Memon Street,
Opp. M. J. Market, Mumbai - 400 003.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: Bnak of Baroda / M. J. Market Branch / Mr. Jinendrakumar Vanechand (17963/33454)

Page 2 of 17.

Vastu/Mumbai/10/2020/1

23/05-167-S

Date: 23.10.2020

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5th Floor, Building No. 3, "**Sumer Tower No. 3 Co-Op. Hsg. Soc. Ltd.**", Plot No. 108, Seth Motisha Road (Love Lane), Mazgaon, Mumbai, PIN Code - 400 010, State - Maharashtra, Country - India belongs to **Mr. Jinendrakumar Vanechand, Mrs. Mosambiben Jindendrakumar & Mr. Shailesh Jinendrakumar.**

Boundaries of the property.

North	Sumer Tower No. 5
South	Sumer Tower No. 1 & Seth Moti Shah Road
East	Mount Road
West	Rustom Baug

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 **Fair Market Value** for this particular purpose at **₹ 2,65,80,000.00 (Rupees Two Crore Sixty Five Lakh Eighty 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	:	20.10.2020
2	Purpose of valuation	:	As per request from Bank of Baroda Bank, to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	:	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	:	1. Copy of Declaration dated 17.07.2015 2. Copy of Articles of Agreement dated 17.01.2002 between Mr. Narendra Kumar Otarmalji & Mr. Jinendrakumar Vanechand, Mrs. Mosambiben Jindendrakumar & Mr. Shailesh Jinendrakumar 3. Copy of Society Share Certificate No. 018 dated 05.02.2002 4. Copy of Society Maintenance Bill period January to March 2015
5	Details of enquiries made/ visited to government offices for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
8	Present/Expected Income from the property	:	₹ 55,000.00 Expected rental income per month.
	Property Details	:	
9	Name(s) of the Owner	:	Mr. Jinendrakumar Vanechand, Mrs. Mosambiben Jindendrakumar & Mr. Shailesh Jinendrakumar
	Address	:	Residential Flat No. 502, 5 th Floor, Building No. 3, "Sumer Tower No. 3 Co-Op. Hsg. Soc. Ltd.", Plot No. 108, Seth Motisha Road (Love Lane), Mazgaon, Mumbai, PIN Code - 400 010, State - Maharashtra, Country - India Contact Person: Mr. Shailesh Jinendrakumar Mobile No. 9320065280
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Joint Ownership
11	Brief description of the property.	:	Residential Flat The property is a Residential Flat located on 5 th Floor. The composition of Residential Flat is 2 Bedrooms + 1



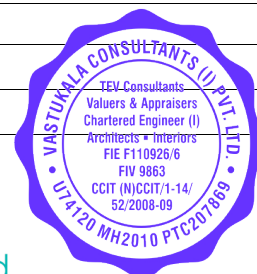
		Washroom converted into Bedroom + Hall + Kitchen + 2 Toilets + Dry Balcony. The property is at 1.7 Km. walking distance from nearest railway station Byculla	
	If under construction, extent of completion	: N.A.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	: C. S. No. 399 (Part) of Mazgaon Division, Mumbai City	
		:	
13	Boundaries	As on site	As per documents
	North	: Sumer Tower No. 5	Details not available
	South	: Sumer Tower No. 1 & Seth Moti Shah Road	Details not available
	East	: Mount Road	Details not available
	West	: Rustom Baug	Details not available
14	Matching of Boundaries	: N.A.	
15	Route map	: Enclosed	
16	Any specific identification marks	: Near Rustom Baug	
17	Whether covered under Corporation/ Panchayat/ Municipality.	: Municipal Corporation of Greater Mumbai (MCGM)	
18	Whether covered under any land ceiling of State/ Central Government.	: No	
19	Is the land freehold/ leasehold.	: Free Hold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	: As Per Agreement	
21	Type of the property	: Residential	
22	Year of acquisition/ purchase.	: 17.01.2002	
23	Purchase value as per document	: ₹ 16,95,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	: Owner Occupied	
25	Classification of the site	:	
	a. Population group	: Urban	
	b. High/ Middle/ Poor class	: Middle Class	
	c. Residential/ Non-Residential	: Residential	
	d. Development of surrounding area	: Developed	
	e. Possibility of any threat to the property (Floods, calamities etc.).	: No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	: All Available near by	
27	Level of the land (Plain, rock etc.)	: Plain	
28	Terrain of the Land.	: Levelled	
29	Shape of the land (Square/ rectangle etc.).	: Irregular	
30	Type of use to which it can be put (for construction of house, factory etc.).	: Residential purpose	



31	Whether the plot is under town planning approved layout?	:	Information not Available
32	Whether the building is intermittent or corner?	:	Intermittent
33	Whether any road facility is available?	:	Yes
34	Type of road available (B.T/Cement Road etc.).	:	B.T. Road
35	Front Width of the Road?	:	9.00 Mtr. Wide Road
36	Source of water & water potentiality.	:	Municipal Water Supply
37	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38	Availability of power supply.	:	Yes
39	Advantages of the site.	:	Located in developed area
40	Disadvantages of the site.	:	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
Valuation of the property :			
42	Total area of the Residential Flat	:	Carpet area = 754.00 Sq. Ft. (Area as per actual site measurement) Carpet Area = 738.00 Sq. Ft. (As per Agreement for Sale) Built up Area = 886.00 Sq. Ft. (Carpet area as per Declaration + 20%)
		:	
43	Prevailing market rate.	:	₹ 30,000.00 per Sq. Ft.
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 30,000.00 per Sq. Ft.
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,45,656.00 per Sq. M. i.e. ₹ 13,532.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	:	₹ 1,35,968.00 per Sq. M. i.e. ₹ 12,632.00 per Sq. Ft.
48	Value of the property	:	₹ 2,65,80,000.00
49	The realizable value of the property	:	₹ 2,39,22,000.00
50	Distress value of the property	:	₹ 2,12,64,000.00
51	Insurable value of the property	:	₹ 26,58,000.00
Technical details of the building :			
52	Type of building (Residential/ Residential/ Industrial).	:	Residential
53	Year of construction.	:	1995 (As per site information)
54	Future life of the property.	:	35 years Subject to proper preventive periodic maintenance and structural repairs.



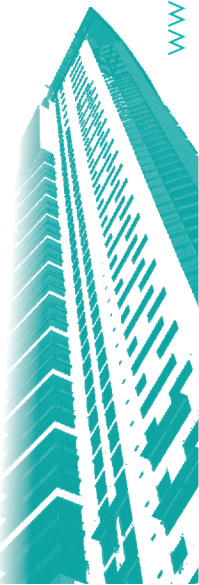
55	No. of floors and height of each floor including basement.	:	Stilt + 7 Upper Floors. 5 th Floor is having 4 Residential Flats. The Building is having 2 Lifts.
Type of construction			
56	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
Condition of the building.			
57	External (excellent/ good/ normal/ poor)	:	Good
58	Internal (excellent/ good/ normal/ poor).	:	Good
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	Approved Building plans were not provided and not verified.
	Remarks	:	As per site inspection washroom converted into Bedroom. For the purpose of valuation, we have considered the area as per agreement.
60 Specifications of Construction :			
sr.	Description	:	5th Floor
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	:	Teak Wood door with wooden door frame, Powder coated aluminium sliding windows
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering + POP finish
g	Flooring, Skirting	:	Vitrified tiles Flooring
h	Kitchen Platform	:	Granite Kitchen Platform
i	Whether any proof course is provided?	:	Yes
j	Drainage	:	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	:	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	:	Concealed
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed
n	Bore Well	:	Not Provided
o	Wardrobes, if any	:	No.
p	Development of open area	:	Stilt Parking, Chequered tile in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any :			
61	SUMMARY OF VALUATION :	:	



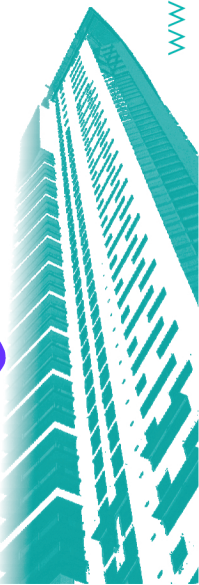
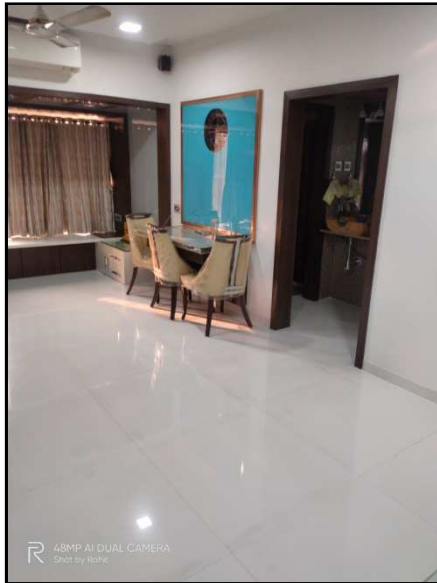
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 2,65,80,000.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	TOTAL.	:	₹ 2,65,80,000.00
Calculation:			
1	Construction	:	
1.01	Built up area of Residential Flat	:	886.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 3,000.00
1.03	Cost of Construction = (1.01x1.02)	:	₹ 26,58,000.00
2	Value of property	:	
2.01	Built up area of Residential Flat	:	886.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 30,000.00 per Sq. Ft.
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 30,000.00 per Sq. Ft.
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 2,65,80,000.00
3	The value of the property.	:	₹ 2,65,80,000.00



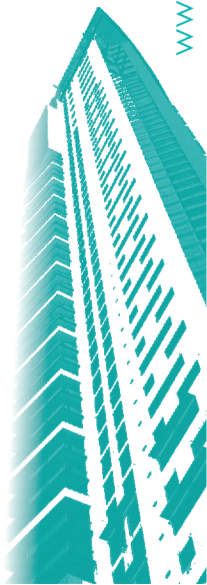
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Actual site photographs

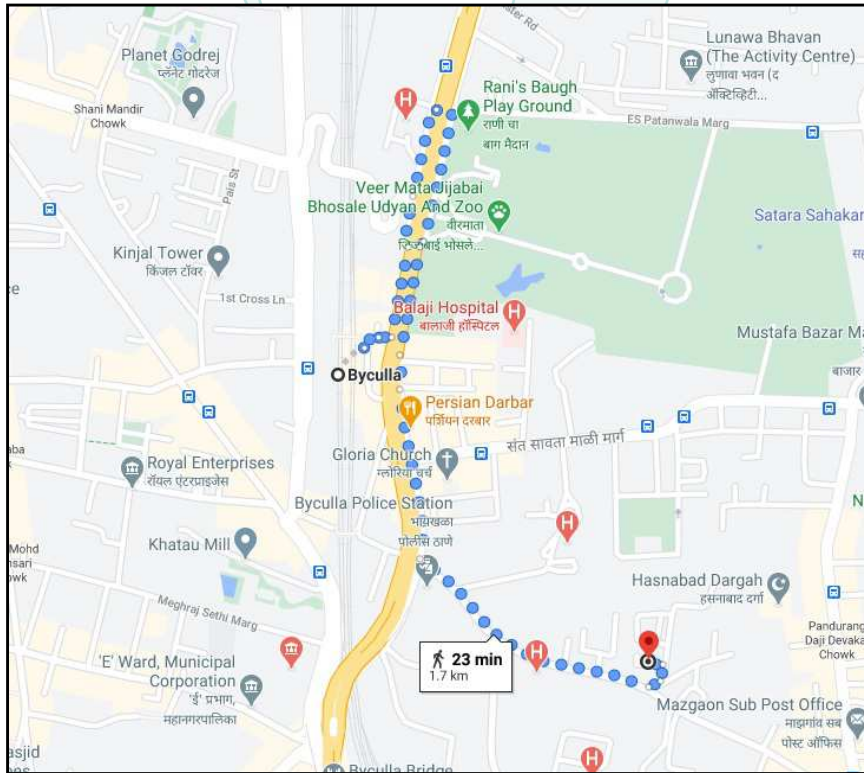


Actual site photographs



Route Map of the property

Site u/r

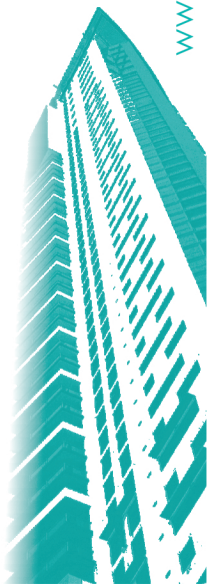


Latitude Longitude - 18°58'21.1"N 72°50'14.7"E


Note: The Blue line shows the route to site from nearest railway station (byculla) 1.7 Km.

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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20202021 English

Annual Statement of Rates

Selected District मुंबई(मेन)

Select Village माझगाव डिव्हीजन

Search By Survey No Location

Enter Survey No 399

उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/78 -भूभाग : पश्चिमेस मध्य रेल्वे लाईन, पुर्वेस शिवदास चापसी मार्ग व डॉ.मस्कारेन्हास रोड,उत्तरेस संत सावतामाळी मार्ग व दक्षिणेस दोडी मार्ग.	60900	138720	179600	208100	138720	चौरस मीटर	सि.टी.एस. नंबर



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Sale Indicator

सूची क्र.2		दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3
3411450 23-10-2020 Note -Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 3411/2020 नोंदणी : Regn:63m
गावाचे नाव : माझगाव		
(1)विक्रीचा प्रकार	करारनामा	
(2)मोबदला	17000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6091950	
(4) भू-मापन,पोटहिस्ता व धरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. फ्लॅट नं. 601, माळा नं. 6 वा मजला, इमारतीचे नाव: सुमेर टॉवर नं. 1 को-ऑपरेटिव हौ सो लिमिटेड, ब्लॉक नं: 108,सेठ मोतीशा रोड, रोड नं: लव लेन,माझगाव मुंबई 400010((C.T.S. Number : 399 ;))	
(5) क्षेत्रफळ	470 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सरोज कुशलराज पूनामिया -- वय:-55; पत्ता:-फ्लॅट नं.2801/02, 28 वा मजला, सुमेर टॉवर नं. 5 को-ऑपरेटिव हौ सो लिमिटेड, 108, सेठ मोतीशा रोड, लव लेन, माझगाव मुंबई, बॅंकाजई रोड, MAHARASHTRA, MUM.BAI, Non-Government. पिन कोड:-400010 पॅन नं:-AAFP9127N 2): नाव:-निकेश कुशलराज पूनामिया -- वय:-30; पत्ता:-फ्लॅट नं.2801/02, माळा नं: 28 वा मजला, इमारतीचे नाव: सुमेर टॉवर नं.5 को-ऑपरेटिव हौ सो लिमिटेड, ब्लॉक नं: 108, सेठ मोतीशा रोड, रोड नं: लव लेन, माझगाव मुंबई, महाराष्ट्र, MUM.BAI. पिन कोड:-400010 पॅन नं:-BEHPP1864H	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंजलबेन कांतिलाल जैन -- वय:-61; पत्ता:-8, , बाबला मसजिद बील्डींग, एन. एम. जोशी मार्ग, बीडीडी घाळेच्या समोर, दलित रोड मुंबई, दलित रोड, MAHARASHTRA, MUM.BAI, Non-Government. पिन कोड:-400013 पॅन नं:-AUPP1981E 2): नाव:-मैदुल कांतिलाल जैन -- वय:-27; पत्ता:-8, , बाबला मसजिद बील्डींग, एन.एम.जोशी मार्ग, बीडीडी घाळेच्या समोर, दलित रोड मुंबई, दलित रोड, MAHARASHTRA, MUM.BAI, Non-Government. पिन कोड:-400013 पॅन नं:-APXPJ1849Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2020	
(11)अनुक्रमीक,खंड व पृष्ठ	3411/2020	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	850000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

सूची क्र.2		दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3
167450 23-10-2020 Note -Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 167/2020 नोंदणी : Regn:63m
गावाचे नाव : माझगाव		
(1)विक्रीचा प्रकार	सेल डीड	
(2)मोबदला	13100000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	59685300	
(4) भू-मापन,पोटहिस्ता व धरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1201, माळा नं: 12 वा मजला,बिल्डींग नं.1, इमारतीचे नाव: सुमेर टॉवर नं. 1 को-ऑपरेटिव हाउसिंग सोसायटी ली, ब्लॉक नं: माझगाव,मुंबई-400010, रोड नं: 108,सेठ मोतीशा रोड,लव लेन ((C.T.S. Number : 399 ;))	
(5) क्षेत्रफळ	470 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सविता रमेश रायसोनी ऊर्फ सवितादेवी रमेशकुमार रायसोनी वय:-58; पत्ता:-फ्लॅट नं. 1201, माळा नं: 12 वा मजला,बिल्डींग नं.1, इमारतीचे नाव: सुमेर टॉवर नं. 1 को-ऑपरेटिव हाउसिंग सोसायटी ली, ब्लॉक नं: माझगाव मुंबई, रोड नं: 108,सेठ मोतीशा रोड,लव लेन, महाराष्ट्र, MUM.BAI. पिन कोड:-400010 पॅन नं:-AADPR1297H 2): नाव:-रमेश सोहनराज रायसोनी ऊर्फ रमेशकुमार सोहनराज रायसोनी वय:-62; पत्ता:-फ्लॅट नं: 1201, माळा नं: 12 वा मजला,बिल्डींग नं.1, इमारतीचे नाव: सुमेर टॉवर नं. 1 को-ऑपरेटिव हाउसिंग सोसायटी ली, ब्लॉक नं: माझगाव मुंबई, रोड नं: 108,सेठ मोतीशा रोड,लव लेन, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-AADPR1298J	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कांतिलाल सुमेरलाल जैन वय:-61; पत्ता:-वॉ 504, 5 वा मजला, पावापुरी अपार्टमेंट, माझगाव पूर्व,मुंबई, 85-87 सेठ मोतीशा लेन, बॅंकाजई रोड, MAHARASHTRA, MUM.BAI, Non-Government. पिन कोड:-400010 पॅन नं:-AAOPS4014L 2): नाव:-मंजूदेवी कांतिलाल जैन वय:-56; पत्ता:-फ्लॅट नं: वॉ 504, माळा नं: 5 वा मजला, इमारतीचे नाव: पावापुरी अपार्टमेंट, ब्लॉक नं: माझगाव पूर्व,मुंबई, रोड नं: 85-87 सेठ मोतीशा लेन, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-ABEPS3743D	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2020	
(11)अनुक्रमीक,खंड व पृष्ठ	167/2020	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	786000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



Price Indicator

NOBROKER
Pay Rent
Post Your Property

New Sai Niketan - 2 BHK In Mazgaon For Sale
New Sai Niketan, Mazgaon Circle Byculla Opp Mumbai Dar...

₹ 2.97 Crores
Negotiable

₹ 1.99 Lacs/Month
Estimated EMI

815
Sq. Ft.

Need Home Loan?
[Apply Loan](#)

Home / Mumbai / Byculla / 2 BHK / Property Details
< Previous Property - Next Property >

+10

2 Bedrooms <small>Vitrified Tiles</small>	2 Months Ago <small>Posted On</small>	
2 Baths <small>Vitrified Tiles</small>	Immediately <small>Possession</small>	
0 Balconies	New Sai Niketan <small>Apartment</small>	

Chat with Owner
Add to Shortlist
Get Owner Details

Nearby: Afzal Restaurant | Jai Hind Mukta A2 Cinemas | Chinese N Grill | McDonald's | Cotton Green Railway Station

NoBroker Services
NEW Create Agreement
 Check Loan Eligibility
NEW Estimate Interiors Cost
 Book Legal Services
 Book Home Services

Age of the Building	>10 years old
Ownership Type	Self Owned
Maintenance Charges	4.9 per sq.ft/m
Flooring	Vitrified Tiles

Builtup Area	815 sq.ft	Plot Area	NA
Furnishing Status	Full Furnish Now	Facing	West Check Vastu
Floor	Floor 5 / 13		

Flats in Building	0
Parking Available	Bike and Car
Power backup	None
Water Supply	Corporation

NOBROKER
Pay Rent
Post Your Property

Vaishali Apartments - 2 BHK In Mazgaon For ...
Vaishali Apartments, Mathibaug, Near To Roshan Bakery

₹ 3 Crores
Negotiable

₹ 2.01 Lacs/Month
Estimated EMI

980
Sq. Ft.

Need Home Loan?
[Apply Loan](#)

Home / Mumbai / Mazgaon / 2 BHK / Property Details
< Previous Property - Next Property >

+3

2 Bedrooms <small>Vitrified Tiles</small>	13 Days Ago <small>Posted On</small>	
3 Baths <small>Vitrified Tiles</small>	Immediately <small>Possession</small>	
1 Balcony	Vaishali <small>Apartments</small>	

Chat with Owner
Add to Shortlist
Get Owner Details

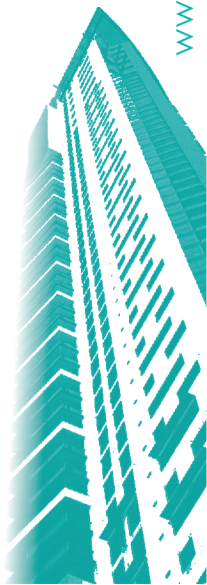
Nearby: Afzal Restaurant | Maratha Mandir Theatre | Jai Hind Mukta A2 Cinemas | Jaffer Bhai's Delhi Darbar | Cotton Green Railway Station

NoBroker Services
NEW Create Agreement
 Check Loan Eligibility
NEW Estimate Interiors Cost
 Book Legal Services
 Book Home Services

Age of the Building	>10 years old
Ownership Type	Self Owned
Maintenance Charges	8.2 per sq.ft/m
Flooring	Vitrified Tiles

Builtup Area	980 sq.ft	Plot Area	NA
Furnishing Status	Unfurnished Furnish Now	Facing	North-East Check Vastu
Floor	Floor 2 / 13		

Flats in Building	1
Parking Available	Bike and Car
Power backup	Full
Water Supply	Both



Price Indicator


magicbricks
Sign In My Activity | Post Property FREE

Property ID: 51295866

3.53 Cr | 2 BHK 1450 Sq-ft Flat for Sale in Maz...
See Other Charges for sale in [Mazgaon, Mumbai](#)

Agent: **Abbas Saria** | [Contact Now](#)

PROPERTY DETAILS



11 photos

Bedrooms: 2	Bathrooms: 2	Study Room: 1	Servant Room: 1
Super area: 1450 sqft <small>₹ 24,345/sqft</small>	Carpet area: 900 sqft <small>₹ 39,222/sqft</small>	Loading: 37%	
Status: Ready to Move	Transaction type: Resale	Floor: 4 (Out of 7 Floors)	Car parking: None
Furnished status: Furnished	Type of Ownership: Freehold	Facing: North - West	Overlooking: Garden/Park, Main Road

USP Opp St Mary's ICSE School

Contact Agent
Save for Later
Share Property Feedback

magicbricks
Sign In My Activity | Post Property FREE


Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mazgaon > 2 BHK Flats for Sale in Mazgaon > 700 Sq-ft

Property ID: 50771320

2.45 Cr | 2 BHK Flat for sale in Mazgaon, Mum...
for sale in Sarkar Residency, Mazgaon, Mumbai

Owner: **Zaheer** | [Contact Now](#)

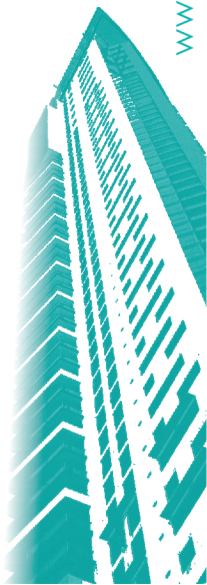
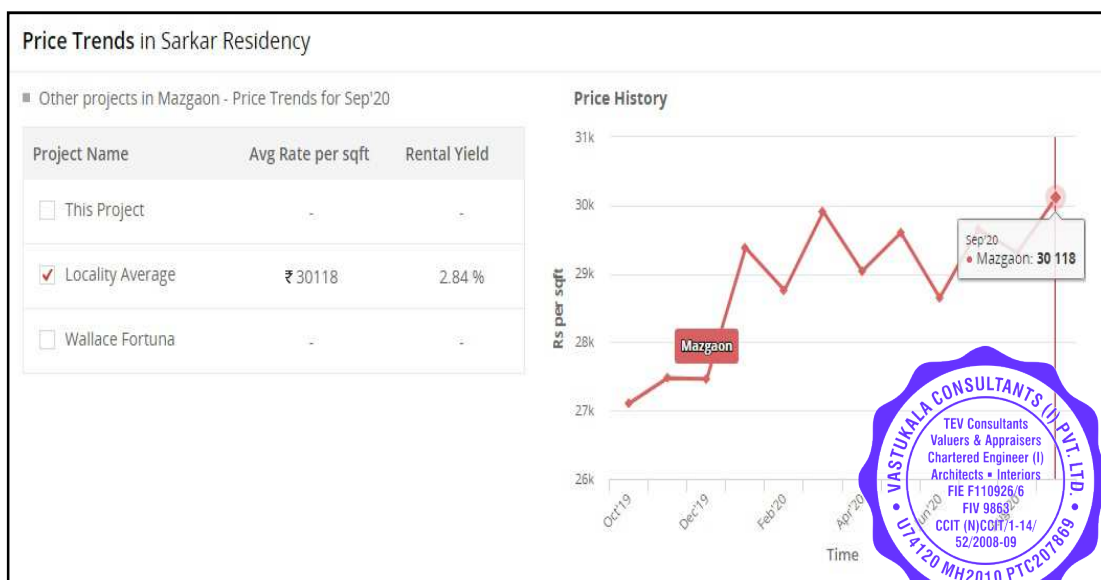
PROPERTY DETAILS



8 photos

Bedrooms: 2	Bathroom: 1	Study Room: 1	
Super area: 700 sqft <small>₹ 35,000/sqft</small>	Carpet area: 550 sqft <small>₹ 44,545/sqft</small>	Loading: 21%	
Developer: Sarkar Group	Project: Sarkar Residency		
Status: Ready to Move	Transaction type: Resale	Floor: 3 (Out of 8 Floors)	Car parking: 1 Open

Contact Owner
Save for Later
Share Property Feedback



Justification for price / rate

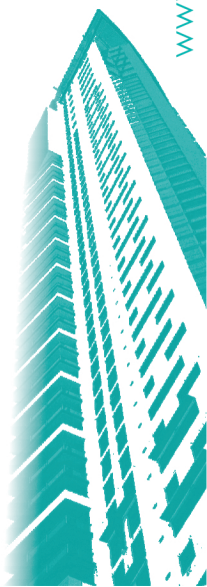
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **23rd October 2020**.

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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.
6. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Visa Application Purpose as on day for **₹ 2,65,80,000.00 (Rupees Two Crore Sixty Five Lakh Eighty Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.
Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Director



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