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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya**

Residential Flat No. 705, 7th Floor, Wing - B, Building No. 1, "**Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd.**", Shanti Nagar, S.V. Road, Near Sardar Vallabhbhai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 068, State - Maharashtra, Country - India.

Latitude Longitude : 19°14'58.9"N 72°51'53.8"E

Intended User:

Cosmos Bank
Colaba Branch

8, SHree Sadan, Lala Nigam Road, Colaba Mumbai 400005

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 705, 7th Floor, Wing - B, Building No. 1, "**Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd.**", Shanti Nagar, S.V. Road, Near Sardar Vallabh Bhai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 068, State - Maharashtra, Country - India belongs to **Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya**.

Boundaries of the property

North	: Wing - C
South	: Internal Road
East	: Sardar Vallabh Bhai Patel School
West	: Northern Heights

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 33,88,008.00 (Rupees Thirty Three Lakhs Eighty Eight Thousands Eight Only)**.

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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- | | | | |
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Residential Flat No. 705, 7th Floor, Wing - B, Building No. 1, "Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd.", Shanti Nagar, S.V. Road, Near Sardar Vallabhbai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 12.02.2025 for Bank Loan Purpose.
1	Date of inspection	10.02.2025
3	Name of the owner / owners	Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 705, 7 th Floor, Wing - B, Building No. 1, "Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd. ", Shanti Nagar, S.V. Road, Near Sardar Vallabhbai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India. Contact Person : Mr. Mangilal R. Pandya (Owner) Contact No. 9702922603
6	Location, Street, ward no	Shanti Nagar, S.V. Road, Near Sardar Vallabhbai Patel School Village - Dahisar, Dahisar (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1625, 1643, 1644 & others of Village - Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 300.32 (Area as per Site measurement) Carpet Area in Sq. Ft. = 269.00 Flower Bed Area in Sq. Ft. = 31.00 Carpet Area in Sq. Ft. = 269.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 322.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Dahisar, Dahisar (East) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 068
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,400.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (Allotment Letter)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Colaba Branch Branch to assess Fair Market Value as on 12.02.2025 for Residential Flat No. 705, 7th Floor, Wing - B, Building No. 1, "Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd. ", Shanti Nagar, S.V. Road, Near Sardar Vallabhbai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India belongs to **Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.- Dated 05.09.2006 between M/s. Reliance Construction Company (The Seller) And Mr. Mangilal R. Pandya & Mrs. Bhagwati Mangilal Pandya (The Purchasers).
2)	Copy of Society Allotment Letter Dated 16.08.2013 between Jankalyan SRA Building no. 1-A/B Wing Co-Op. Hsg. Soc. Ltd. (The Society) And Mr. Mangilal R. Pandya(The Purchaser).
3)	Copy of Share Certificate No.347 dated 08.08.2007 in the name of Mr. Mangilal R. Pandya issued by Jankalyan SRA Building no. 1-A/B Wing Co-Op. Hsg. Soc. Ltd.

Location

The said building is located at Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068. The property falls in Residential Zone. It is at a traveling distance 280 Mtrs. from Dahisar East Metro Station.

Building

The building under reference is having Ground + 16 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 7th



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Floor is having 12 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

Valuation as on 12th February 2025

The Carpet Area of the Residential Flat	:	269.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (Allotment Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	322.80 Sq. Ft. X ₹ 2,800.00 = ₹ 9,03,840.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 1,62,792.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,00,475/- per Sq. M. i.e. ₹ 9,334/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 92,672/- per Sq. M. i.e. ₹ 8,610/- per Sq. Ft.
Value of property	:	269.00 Sq. Ft. X ₹ 13,200 = ₹35,50,800
Total Value of property as on 12th February 2025	:	₹35,50,800.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 12th February 2025	:	₹ 35,50,800.00 - ₹ 1,62,792.00 = ₹ 33,88,008.00
Total Value of the property	:	₹ 33,88,008.00
The realizable value of the property	:	₹30,49,207.00
Distress value of the property	:	₹27,10,406.00
Insurable value of the property (322.80 X 2,800.00)	:	₹9,03,840.00
Guideline value of the property (322.80 X 8610.00)	:	₹27,79,308.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 705, 7th Floor, Wing - B, Building No. 1, "Jankalyan SRA Building No. 1-A/B Wing Co-Op. Hsg. Soc. Ltd. ", Shanti Nagar, S.V. Road, Near Sardar Vallabhbhai Patel School, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India for this particular purpose at **₹ 33,88,008.00 (Rupees Thirty Three Lakhs Eighty Eight Thousands Eight Only)** as on 12th February 2025



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NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th February 2025** is **₹ 33,88,008.00 (Rupees Thirty Three Lakhs Eighty Eight Thousands Eight Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

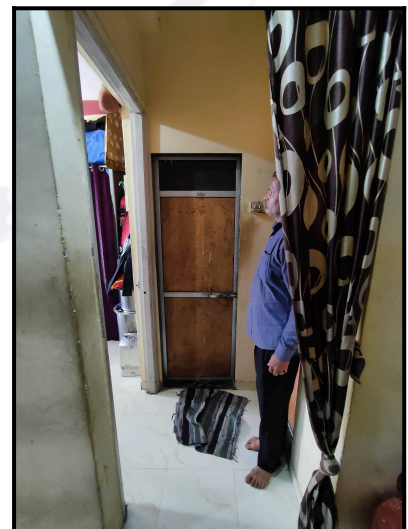
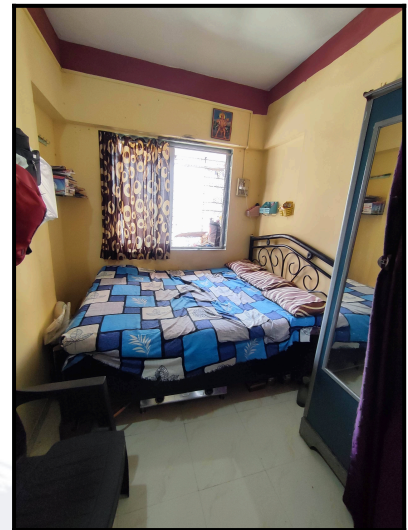
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

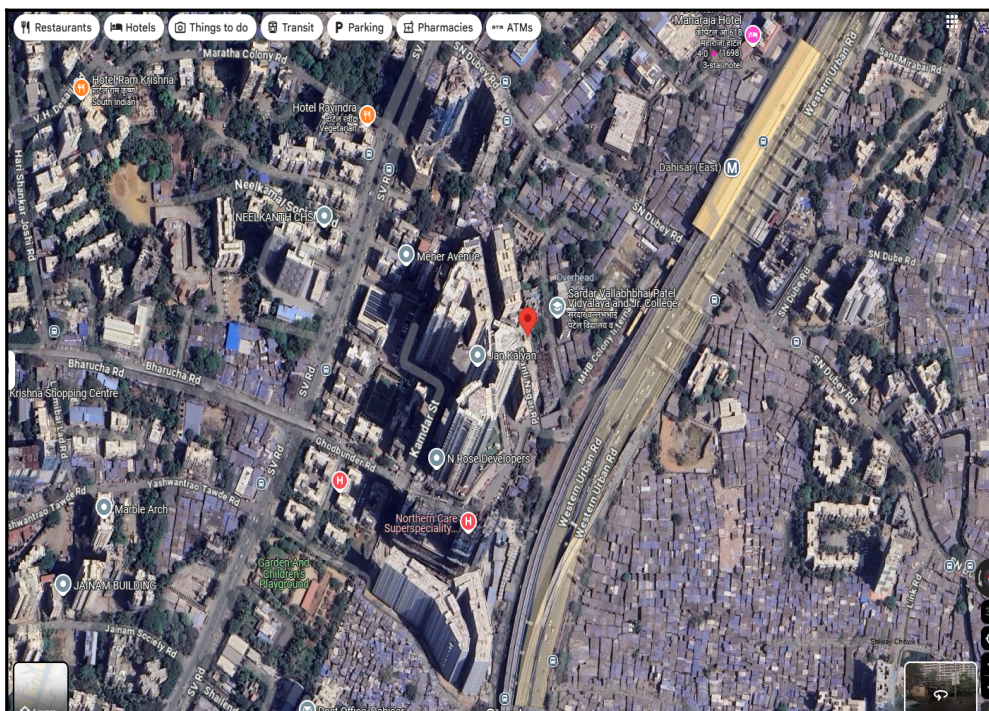
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 16 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 th Floor				
3	Year of construction	: 2013 (Allotment Letter)				
4	Estimated future life	: 48 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

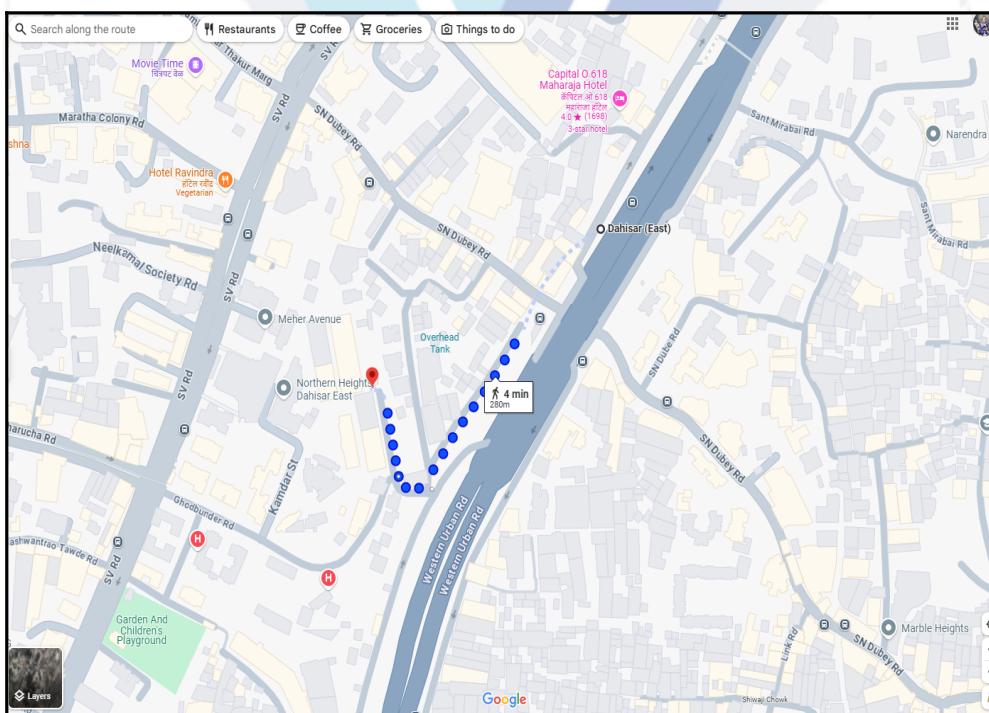
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°14'58.9"N 72°51'53.8"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Dahisar East - 280 Mtrs.).

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: To the North Link Road, Swami Vivekanand Road (S.V. Road), Express Highway and Land Enclosed to River.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/412	35450	95690	110050	130800	95690
CTS No. 1443A/4, 1488/4, 1569B, 1572, 1573, 1584, 1588, 1588/1, 1588/2, 1588/3, 1588/6, 1588/7, 1588/8, 1589, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1606, 1607, 1608, 1609, 1610, 1611A, 1611B, 1611C, 1611D, 1611F, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625PT, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1644B, 1645, 1646, 1647, 1648, 1649A, 1654/1, 1654/2, 1654/3, 1654/4, 1654/5, 1654/6, 1654/7, 1654/8, 1654/9, 1654/10, 1654/11, 1654/12, 1654pt, 1654PT, 1655, 1663, 1663B, 1664, 1664A, 1664B, 1665, 1665A, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1762, 1763, 1764, 1765,						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	95690			
Increase by 5% on Flat Located on 7 th Floor	4784.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,00,475.00	Sq. Mtr.	9,334.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	35450			
The difference between land rate and building rate(A-B=C)	65,024.50			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	92,672.00	Sq. Mtr.	8,610.00	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

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,857.00	₹10,714.00	-



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1 BHK Flat In Jankalyan Society For Sale In Dahisa...
6VX7+XRK, Mumans, Shanti Nagar, Dahisar East, Mumbai, Maharas...

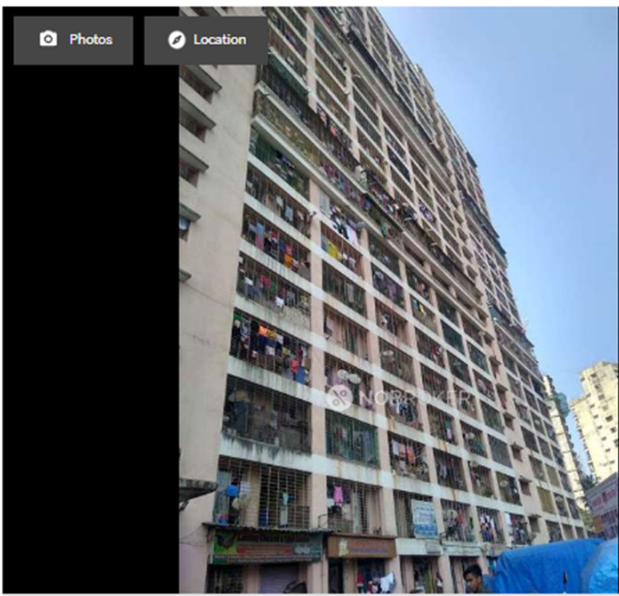
₹ 45 Lacs
Non-negotiable

₹ 25,791/Month
Estimated EMI

420
Sq.Ft

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Shortlist

1 Bedroom <small>No. of Bedroom</small>	Dec 26, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Jankalyan Society <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


Price trends by NBEstimate Check Now

Nearby: Central Bank Of India - Dahisar West Branch I.C. Colony Vasant Sagar Complex Intervention Clinic Pvt Ltd Kandivali (West)


Overview

Age of Building: 1-3 Years	Ownership Type: Self Owned
Maintenance Charges: ₹4.8 Per Sq.Ft/M	Flooring: NA
Builtup Area: 420 Sq.Ft	Furnishing Status: Unfurnished Furnish Now
Facing: East	Floor: 5/15
Parking: Bike	Gated Security: No

Similar Properties



1 BHK Flat In Jankalyan ...
shanti nager, ganesh nager
Within 5 km
Price: ₹45 Lacs Builtup Area: 410 sqft




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 Valuers & Appraisers
 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Leader's Engineer
 U/1720 MH2010 PTC201789

Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	270.00	324.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,963.00	₹10,802.00	-

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Shreenivas Koli

Jankalyan CHS Dahisar

1 Bedroom 270 Sq.Ft. Apartment in Dahisar East Mumbai

Listing ID #7360855

₹ 35 L

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 270 Sq.Ft. (Carpet Area)
- Road View
- 4th Floor out of 16 Floors

Recent Registered Sale
Jan 2025 ₹ 37 L 300 Sq.ft

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- 50+ Banks, Max Loan Amount
- Lowest ROI

Get CIBIL-Linked Estimate

Interiors Package

- Made to Order
- Lowest Prices, 10-Year Warranty

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Professional Valuation Report in ₹999

- Market Value
- Govt. Value, Rental Value

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- Transaction Every 15 Minutes

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Key Highlights

Looking for a cozy 1 BHK apartment in the highly sought-after locality of Dahisar East, Mumbai.

- Look no further! This unfurnished property located in the prestigious Jankalyan CHS Dahisar is a fantastic opportunity for first-time homebuyers or those looking to downsize. With a spacious area of 270 square feet, this apartment offers a compact yet comfortable living space.
- The property is situated on the ground floor, making it easily accessible for all age groups. One of the highlights of this apartment is its road-facing view, allowing you to enjoy the buzz of the city from the comfort of your own home.
- The natural light that streams into the apartment throughout the day creates a cheerful and inviting ambiance. The Jankalyan CHS Dahisar is a well-maintained residential project with modern amenities and

Enjoy ₹25,000 Off on Interior Services for a Limited Time.

- Lowest Prices Guaranteed
- 10-Year Warranty
- Timely Delivery Assurance

Get Offer

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,524.00	₹9,603.00	-

1233389 16-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 1233/2025 नोंदणी : Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2)मोबदला	3100000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2885520	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका नं: फ्लॉट क्र. 1108,माळा नं: ग्यारहवा मजला,बिल्डिंग नंबर 1,विंग ए इमारतीचे नाव: जनकल्याण दहिसर एसआरए सहकारी गृहनिर्माण संस्था लिमिटेड,शांती नगर,एस वी रोड,सरदार वल्लभ भाई पटेल स्कूल समोर,दहिसर पूर्व 400068,इमारत नोंदणी क्रमांक एम.यु. एम./एस.आर. ए./एच.एस.जी./टी.सी. 11358 वर्ष 2007,गांव दहिसर,सदनिकेचे एकूण क्षेत्रफळ 269 चौरस फूट कार्पेट एरिया आहे. आणि इमारतीचे बांधकाम वर्ष 2011,घसारा 13 टक्के,इतर माहिती दस्ताद नमुद व वर्णन केल्याप्रमाणे.((C.T.S. Number : 1648 ;))	
(5) क्षेत्रफळ	30 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुनिल जयवंत हिरे वय:-51 पत्ता:-प्लॉट नं: फ्लॉट क्र. ११०८,, माळा नं: ग्यारहवा मजला बिल्डिंग नंबर १, विंग ए, इमारतीचे नाव: जनकल्याण दहिसर एसआरए सहकारी गृहनिर्माण संस्था लिमिटेड,शांती नगर, ब्लॉक नं: एस वी रोड, सरदार वल्लभ भाई पटेल स्कूल समोर, , रोड नं: दहिसर पूर्व 400060, महाराष्ट्र, MUMBAL. पिन कोड:-400068 पॅन नं:-ALHPH4542E	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल चंद्रकांत चव्हाण वय:-35; पत्ता:-प्लॉट नं: खोली क्रमांक ५,, माळा नं: व्यवहारे चाळ,, इमारतीचे नाव: एस वी रोड अँपॉसिट, ब्लॉक नं: हिल पार्क इमारतीजवळ,, रोड नं: ओवरी पाडा, दहिसर पूर्व,मुंबई-400068,, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AJUPC4313P	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1233/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	186000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,152.00	₹9,294.00	-

16544368
29-12-2024

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3
दस्त क्रमांक : 16544/2024
नोंदणी :
Regn:63m

गावाचे नाव : दहिसर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2916690
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ., इतर माहिती: सदनिका नं: फ्लॅट क्र. 604,माळा नं: सहावा मजला,इमारत क्रमांक 2,विंग ए,इमारतीचे नाव: जनकल्याण(दहिसर)एसआरए सहकारी गृहनिर्माण संस्था लिमिटेड,शांती नगर,एस वी रोड,जवळ सरदार वल्लभभाई पटेल स्कूल दहिसर पूर्व 400068,इमारत नोंदणी क्रमांक एम .यु . एम./एस.आर. ए./एच.एस.जी./टी.सी . 11358 वर्ष 2007,गांव दहिसर सध्याचे फ्लॅट एकूण एसआरए क्षेत्रफळ 269 चौरस फूट कार्पेट एरिया आहे. आणि इमारतीचे बांधकाम वर्ष 2012,इतर माहिती दस्ताद नमुद व वर्णन केल्याप्रमाणे.((C.T.S. Number : 1648 ;))
(5) क्षेत्रफळ	30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमृताबेन कांजी पटेल वय:-58 पत्ता:-प्लॉट नं: फ्लत नं 604 , माळा नं: सहावा मजला, इमारत क्रमांक २,विंग ए , इमारतीचे नाव: जनकल्याण (दहिसर) एसआरए सहकारी गृहनिर्माण संस्था लिमिटेड , ब्लॉक नं: शांती नगर,एस वी रोड,जवळ सरदार वल्लभभाई पटेल स्कूल , रोड नं: दहिसर पूर्व 400068,, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-GOTPP7862E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल रमेश आदवडे वय:-24; पत्ता:-प्लॉट नं: घर क्रमांक 291,, माळा नं: ,, इमारतीचे नाव: मठवाडी,, ब्लॉक नं: सोन गांव,, रोड नं: खेड,रत्नागिरी, महाराष्ट्र, RATNAGIRI. पिन कोड:-415722 पॅन नं:-DEOPA1583P
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16544/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th February 2025**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 33,88,008.00 (Rupees Thirty Three Lakhs Eighty Eight Thousands Eight Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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