

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-6170/22-23	Dated 29-Mar-23
Buyer (Bill to) COSMOS BANK - VEERA DESAI ROAD Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30679 / 46522	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) **Indian Rupee Four Thousand Seven Hundred Twenty Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 Mr. Ramesh P. Chettiar & Mrs. Revathi Ramesh Chettiar - Residential Flat No. C/3, 2nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.", Plot No. 142/2 -A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Ratto d
 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Ramesh P. Chettiar & Mrs. Revathi Ramesh Chettiar**

Residential Flat No. C/3, 2nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.", Plot No. 142/2-A & 2-B,
J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053
State – Maharashtra, Country – India.

Latitude Longitude - 19°07'45.7"N 72°49'19.6"E

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Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West)

Shop No. 7, Dhanashree Heights, Building No 42, Off Veera Desai Road, Andheri (West),
Mumbai - 400053, State - Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. C/3, 2nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.", Plot No. 142/2-A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Ramesh P. Chettiar & Mrs. Revathi Ramesh Chettiar.**

Boundaries of the property.

North	: J.P. Road
South	: Ratan Nagar Road
East	: Laxmi Ratan Building
West	: Juhu Varsova Link Road

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 banking purpose for **₹ 1,49,04,500.00 (Rupees One Crore Forty Nine Lakh Four Thousand Five Hundred 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=98223654ad35d631edcf3626865918490cf3d348413311
13279617a1803652, postalCode=400069, st=Maharashtra,
serialNumber=+1336566ad6c09052255af0c3c76b113134463
94e1807c29a327652586, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.30 08:54:24 +05'30'

Auth. Sign.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. C/3, 2nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.",
Plot No. 142/2-A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053
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 the Fair Market Value as on 29.03.2023 for Bank Loan Purpose
2	Date of inspection	28.03.2023
3	Name of the owner/ owners	Mr. Ramesh P. Chettiar & Mrs. Revathi Ramesh Chettiar
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. C/3, 2 nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.", Plot No. 142/2-A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Vipul Rajdeo (Tenant) Contact No. 9764995858
6	Location, street, ward no	K-West Ward, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053
	Survey/ Plot no. of land	Plot No. 142/2-A & 2-B, C.T.S No. 832 of Village Ambivali
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	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 548.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 558.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 650.00 (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	K-West Ward, J.P. Road, Near Bon Bon 7 Bungalows, Andheri (West), Mumbai – 400 053
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
21	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?	Tenant Occupied - Mr. Vipul Rajdeo
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 40,000.00 present 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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 1977 (As per Building

	year of completion	Completion Certificate)
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, Veera Desai Road Andheri (West) Branch to assess fair market value as on 29.03.2023 for Residential Flat No. C/3, 2nd Floor, Wing - C, "**Evershine No. II Co-Op. Hsg. Soc. Ltd.**", Plot No. 142/2-A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Ramesh P. Chettiar & Mrs. Revathi Ramesh Chettiar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 28.12.2020.
2	Copy of Building Completion Certificate No. CE / 4882 / BSII / AK Dated 27.05.1977 issued by Municipal Corporation of Greater Mumbai

LOCATION:

The said building is located at Plot No. 142/2-A & 2-B, C.T.S No. 832 of Village Ambivali, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 260 Mt. from Versova Metro station.

BUILDING:

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for residential purpose. 2nd Floor is having 2 Residential Flats. The Building having no lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + W.C. + Bath + Passage. (i.e. **2 BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 29th March 2023

The Built Up of the Residential Flat	:	650.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 1977 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	46 Years
Cost of Construction	:	650.00 X 3,000.00 = ₹ 19,50,000.00
Depreciation {(100-10) X46/ 60}	:	69.00%
Amount of depreciation	:	₹ 13,45,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,75,005.00 per Sq. M. i.e. ₹ 16,258.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,42,614.00 per Sq. M. i.e. ₹ 13,249.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,000 per Sq. Ft.
Value of property as on 29.03.2023	:	650.00 Sq. Ft. X ₹ 25,000.00 = ₹ 1,62,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 29.03.2023	:	₹ 1,62,50,000.00 - ₹ 13,45,500.00 = ₹ 1,49,04,500.00
Total Value of the property	:	₹ 1,49,04,500.00
The realizable value of the property	:	₹ 1,34,14,050.00
Distress value of the property	:	₹ 1,19,23,600.00
Insurable value of the property (650.00 X 3,000.00)	:	₹ 19,50,000.00
Guideline value of the property (650.00 X 13,249.00)	:	₹ 86,11,850.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C/3, 2nd Floor, Wing - C, "Evershine No. II Co-Op. Hsg. Soc. Ltd.", Plot No. 142/2-A & 2-B, J.P. Road, Near Bon Bon, Seven Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. for this particular purpose at ₹ 1,49,04,500.00 (Rupees One Crore Forty Nine Lakh Four Thousand Five Hundred Only). as on 29th March 2023.

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 **29th March 2023 is ₹ 1,49,04,500.00 (Rupees One Crore Forty Nine Lakh Four Thousand Five Hundred 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.

PART III- DECLARATION

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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1977 (As per Building Completion Certificate)
4.	Estimated future life	14 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

Site u/r



Latitude Longitude - 19°07'45.7"N 72°49'19.6"E

Note: The Blue line shows the route to site from nearest metro station (Versova – 260 Mt.)

Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूलांक विभाग महाराष्ट्र शासन													
<div style="display: flex; justify-content: space-between; align-items: center;"> Home Rate Calculator Logout </div>															
Location Details															
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: Mumbai													
District Name: मुंबई(उपनगर)		Zone Name: 47-आविचली (अचरी)													
Attribute: फ्लॉट नंबर		SubZone Name: मुभाग: उचरस व पुईस गा													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Open Land</th> <th>Residence</th> <th>Office</th> <th>Shop</th> <th>Industry</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">104590</td> <td style="text-align: center; border: 2px solid red;">194450</td> <td style="text-align: center;">223620</td> <td style="text-align: center;">244470</td> <td style="text-align: center;">194450</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>				Open Land	Residence	Office	Shop	Industry	Unit	104590	194450	223620	244470	194450	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit										
104590	194450	223620	244470	194450	Square Meter										

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
Reduced by 10% on Flat Located on 2 nd Floor	19,445.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,75,005.00	Sq. Mt.	16,258.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,590.00			
The difference between land rate and building rate (A – B = C)	70,415.00			
Depreciation Percentage as per table (D) [100% - 46%] (Age of the Building – 46 Years)	54%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,42,614.00	Sq. Mt.	13,249.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: 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

NOBROKER

1 BHK Flat In Rishabh Tower For Sale In Andheri West

₹ 1.4 Crores

₹ 80,240/Month

600 sq.ft

Ready To Move

1 Bedrooms

1 Bathrooms

₹ 23,556/sq.ft

Feb 25, 2023

Immediately

Instantly

Full

Wike and Car

Contact

Price trends by AEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building: Ready Constructed

Ownership Type: Self Owned

Carpet Area: 427 Sq.ft

Activity On This Property

Similar Properties

magicbricks

₹ 1.55 Cr

Get ₹ 45,500 cashback on Home Loan

1 BHK 658 Sq-ft Flat For Sale in Seven Bungalows, Mumbai

1 Bed 2 Baths Semi-Furnished

Super Built-up Area: 658 sqft - ₹ 23,556/sqft

Floor: 2 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: North East

Lifts: 2

Furnished Status: Semi-Furnished

Car Parking: 1 Open

Type Of Ownership: Co-operative Society

Contact Agent: Kamal Malkani - 9800000025

Your Name

Email

IND +91 - Mobile Number

I agree to Magicbricks Terms of Use

Get Contact Details

Last contact made 11 days ago

More Details

Price Breakup: ₹ 1.55 Cr | ₹ 7,75,000 Approx. Registration Charges | ₹ 3,300 Monthly

Booking Amount: ₹ 5.0 Lac

Address: Aashirwad society, rahaji complex, seven bungalows., Seven Bungalows, Mumbai - Western Mumbai, Maharashtra

Landmarks: Near 7 bungalows garden.

Furnishing: Semi-Furnished

Price Indicators

₹1.15 Cr Get ₹ 24,500 cashback on Home Loan

1 BHK, 489 Sq-Ft Flat For Sale in **Seven Bungalows, Mumbai**

1 Bed, 2 Baths, Unfurnished

Super Built-up Area: 489 sqft ₹23,57/sqft

Floor: 1 (Out of 4 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: North

Unit: NaN

Furnished Status: Unfurnished

Type of Ownership: Co-operative Society

Age of Construction: Above 20 years

Near bon bon metro station

Contact Agent: **Kamal Malkani** +91-98XXXXX28

More Details

Price Breakup: ₹1.15 Cr | ₹5,75,000 Approx. Registration Charges | ₹2,100 Monthly

Booking Amount: ₹5.0 Lac

Address: 108, arihant, near bon bon, metro station., Seven Bungalows, Mumbai - Western Mumbai, Maharashtra

Landmarks: Near bon bon metro station.

Furnishing: Unfurnished

Flooring: Marble

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Sales Instance

5618514	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 7
29-03-2023		दस्त क्रमांक : 5618/2021
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	15500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13508843.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं: एफ-23 एवरशाइन नं 2, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400053, रोड नं: जे पी रोड (C.T.S. Number : 832 ;)	
(5) क्षेत्रफळ	67.47 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:-चिराग फरदून डॉक्टर - - वय:-73 पत्ता:-प्लॉट नं: एफ-23, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: जे पी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400053 पॅन नं:-AAAPD8689G 2): नाव:-आदिल फरदून डॉक्टर तर्फे मुखत्यार चिराग फरदून डॉक्टर - - वय:-73 पत्ता:-प्लॉट नं: एफ-23, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: जे पी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400053 पॅन नं:-AMOPD1364Q 3): नाव:-रुस्तम फरदून डॉक्टर तर्फे मुखत्यार चिराग फरदून डॉक्टर - - वय:-73 पत्ता:-प्लॉट नं: एफ-23, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: जे पी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400053 पॅन नं:-AGZPD4758B 4): नाव:-अनु सरोश पटेल तर्फे मुखत्यार चिराग फरदून डॉक्टर - मान्यता देणार वय:-43 पत्ता:-प्लॉट नं: एफ-23, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: जे पी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400053 पॅन नं:- 5): नाव:-फिरोजा कैजाद श्राफ - मान्यता देणार वय:-38 पत्ता:-प्लॉट नं: एफ-23, माळा नं: 4, इमारतीचे नाव: एवरशाइन नं 2 सीएचएस लीमीटेड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: जे पी रोड, महाराष्ट्र, MUMBAL. पिन कोड:-400053 पॅन नं:-BXOPS8578M	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कार्तिकेय रमेशचंद्र देसाई वय:-43; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: गीतांजली, ब्लॉक नं: जे व्ही पी डी स्कीम, रोड नं: समर्थ रामदास मार्ग गुलमोहर क्रॉस रोड नं 11, महाराष्ट्र, MUMBAL. पिन कोड:-400049 पॅन नं:-AELPD9546F 2): नाव:-सुमुख रमेशचंद्र देसाई वय:-45; पत्ता:-प्लॉट नं: 126, माळा नं: -, इमारतीचे नाव: गीतांजली, ब्लॉक नं: जे व्ही पी डी स्कीम, रोड नं: समर्थ रामदास मार्ग गुलमोहर क्रॉस रोड नं 11, महाराष्ट्र, MUMBAL. पिन कोड:-400049 पॅन नं:-ACYPD4861C	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	15/04/2021	
(11) अनुक्रमक्रमांक,खंड व पृष्ठ	5618/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	465000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th March 2023**.

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 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 1,49,04,500.00 (Rupees One Crore Forty Nine Lakh Four Thousand Five Hundred Only).**

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

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMPN,
2.5.4.20=982246c1fac133d203a0c7942686913895f3d
3361333115274617a1e5e52, postalCode=400099,
st=Maharashtra,
serialNumber=1156a569b8c198762a55a8e1e1e24
1111ba2c994e492c296a327892284c, cn=MANOJ
BABURAO CHALIKWAR
Date: 2023.01.30 08:54:56 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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