

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Priya Dinesh Dedhia w/o. Mr. Nikunj Chandrakant Shah & Mr. Nikunj Chandrakant Shah**

Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Heritage Apartment (3-D)**", 3-D Heritage Co-op. Hsg. Soc. Ltd., Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'10.6"N 72°56'56.5"E

### Valuation Done for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

#### **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, "Heritage Apartment (3-D)", "3-D Heritage Co-op. Hsg. Soc. Ltd", Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Priya Dinesh Dedhia w/o. Mr. Nikunj Chandrakant Shah & Mr. Nikunj Chandrakant Shah.**

Boundaries of the property.

North	:	Building No. 1-B
South	:	Slums
East	:	Building No. B2, Sai Shraddha CHSL
West	:	Building No. 3-B

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 **₹ 47,07,000.00 (Rupees Forty Seven Lakh Seven Thousand Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate

C.M.D.

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "Heritage Apartment (3-D)", "3-D Heritage Co-op. Hsg. Soc. Ltd", Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080,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 18.04.2023 for Banking Purpose
2	Date of inspection	14.04.2023
3	Name of the owner/ owners	<b>Mrs. Priya Dinesh Dedhia w/o. Mr. Nikunj Chandrakant Shah &amp; Mr. Nikunj Chandrakant Shah</b>
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	<b>Address:</b> Flat No. 203, 2 <sup>nd</sup> Floor, "Heritage Apartment (3-D)", "3-D Heritage Co-op. Hsg. Soc. Ltd", Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Priya Dedhia (Owner) Contact No: 7506484501
6	Location, street, ward no	T – Ward, Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
	Survey/ Plot no. of land	CTS No. 1115(Pt.), 1480(Pt.) & 1483(Pt.) of Village – Mulund (West)
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 248.00 Flowerbed Area in Sq. Ft. = 9.00 Total Carpet Area in Sq. Ft. = 257.00 (Area as per Actual Site measurement)  <b>Carpet Area in Sq. Ft. = 225.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 270.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
14	If freehold or leasehold land	Freehold
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.
	<b>IMPROVEMENTS</b>	
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?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Details not provided
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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.
	<b>SALES</b>	
38	Give instances of sales of immovable property	As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2003 (As per Part Occupancy 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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 18.04.2023 for Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Heritage Apartment (3-D)**", "3-D Heritage" Co-op. Hsg. Soc. Ltd", Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Priya Dinesh Dedhia w/o. Mr. Nikunj Chandrakant Shah & Mr. Nikunj Chandrakant Shah.**

### We are in receipt of the following documents:

1	Copy Agreement for sale dated 05.04.2023 between Mrs. Heena Jayesh Sheth & Mr. Jayesh Sukhalal Sheth (the Transferors) and Mrs. Priya Dinesh Dedhia W/O. Mr. Nikunj Chandrakant Shah & Mr. Nikunj Chandrakant Shah (the Transferees).
2	Copy of Part Occupancy Certificate No. SRA / ENG / 465 / T / MHL / AP dated 18.04.2003 issued by Slum Rehabilitation Authority.

### LOCATION:

The said building is located at CTS No. 1115(Pt.), 1480(Pt.) & 1483(Pt.) of Village – Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance of 1.2 Km. from Mulund railway station.

**BUILDING:**

The building under reference is having Ground + 7 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 7 Residential Flat. 1 Lift is provided in building.

**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Living Room + Kitchen + 1 Toilet (i.e., 1RK with 1 Toilet). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush shutter with MS safety door, Aluminum sliding windows & Concealed plumbing, Concealed electrification.

**Valuation as on 18<sup>th</sup> April 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>225.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 3,000.00 = ₹ 8,10,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation		₹ 2,43,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,32,680.00 per Sq. M. i.e. ₹ 12,326.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,18,992.00 per Sq. M. i.e. ₹ 11,055.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
<b>Value of property as on 18.04.2023</b>	<b>:</b>	<b>225.00 Sq. Ft. X ₹ 22,000.00 = ₹ 49,50,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 18.04.2023</b>	<b>:</b>	<b>₹ 49,50,000.00 - ₹ 2,43,000.00 = ₹ 47,07,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 47,07,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 42,36,300.00</b>

<b>Distress value of the property</b>	:	<b>₹ 37,65,600.00</b>
<b>Insurable value of the property (270.00 Sq. Ft. X ₹ 3,000.00)</b>	:	<b>₹ 8,10,000.00</b>
<b>Guideline value of the property (270.00 Sq. Ft. X 11,055.00)</b>		<b>₹ 29,84,850.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Heritage Apartment (3-D)**", "3-D Heritage"Co-op. Hsg. Soc. Ltd", Rohidas Nagar, Ganesh Gawade Road, Near Mulund Lions Club, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 47,07,000.00 (Rupees Forty Seven Lakh Seven Thousand Only)** as on **18<sup>th</sup> April 2023**.

### NOTES

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18<sup>th</sup> April 2023 is ₹ 47,07,000.00 (Rupees Forty Seven Lakh Seven Thousand 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**

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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 + 7 <sup>th</sup> 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 <sup>nd</sup> Floor
3	Year of construction	2003 (As per Part Occupancy Certificate)
4	Estimated future life	40 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 shutters with MS safety door & Aluminum sliding windows
10	Flooring	Vitrified & Ceramic flooring
11	Finishing	Cement plastering with POP finishing
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	
	(i) No. of water closets	As per Requirement
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	
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	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

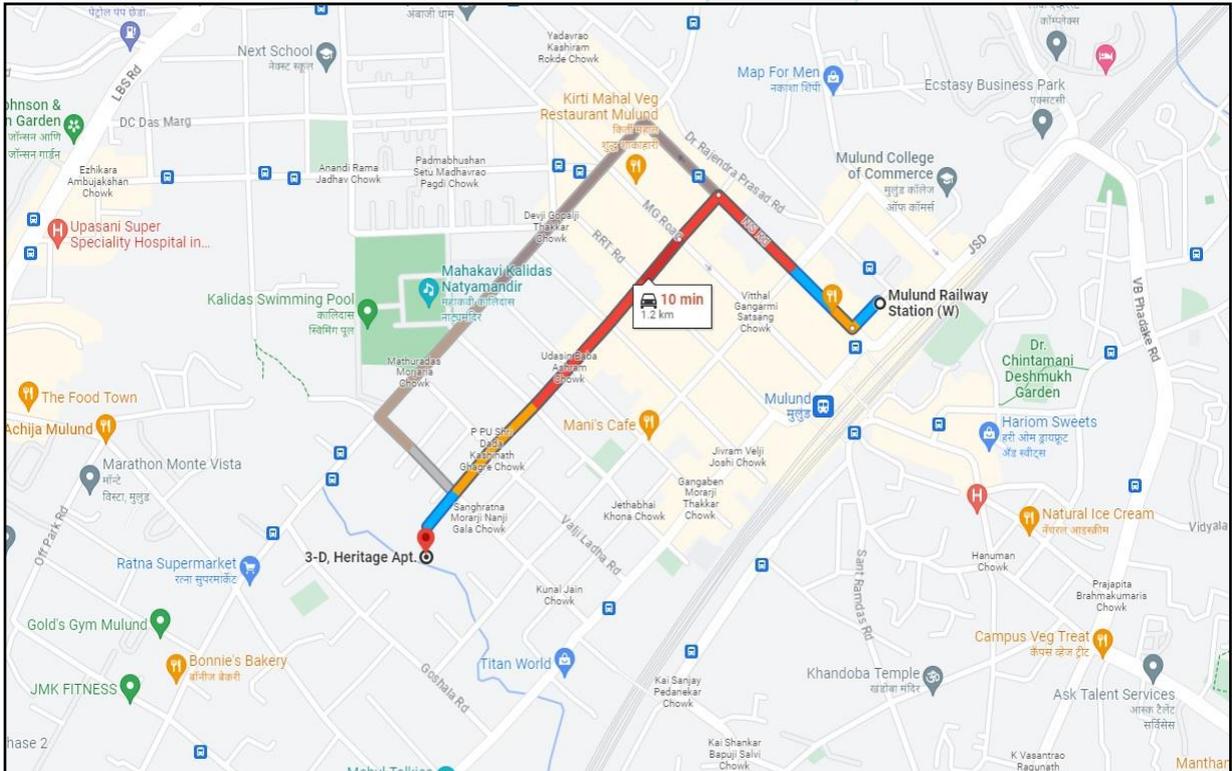
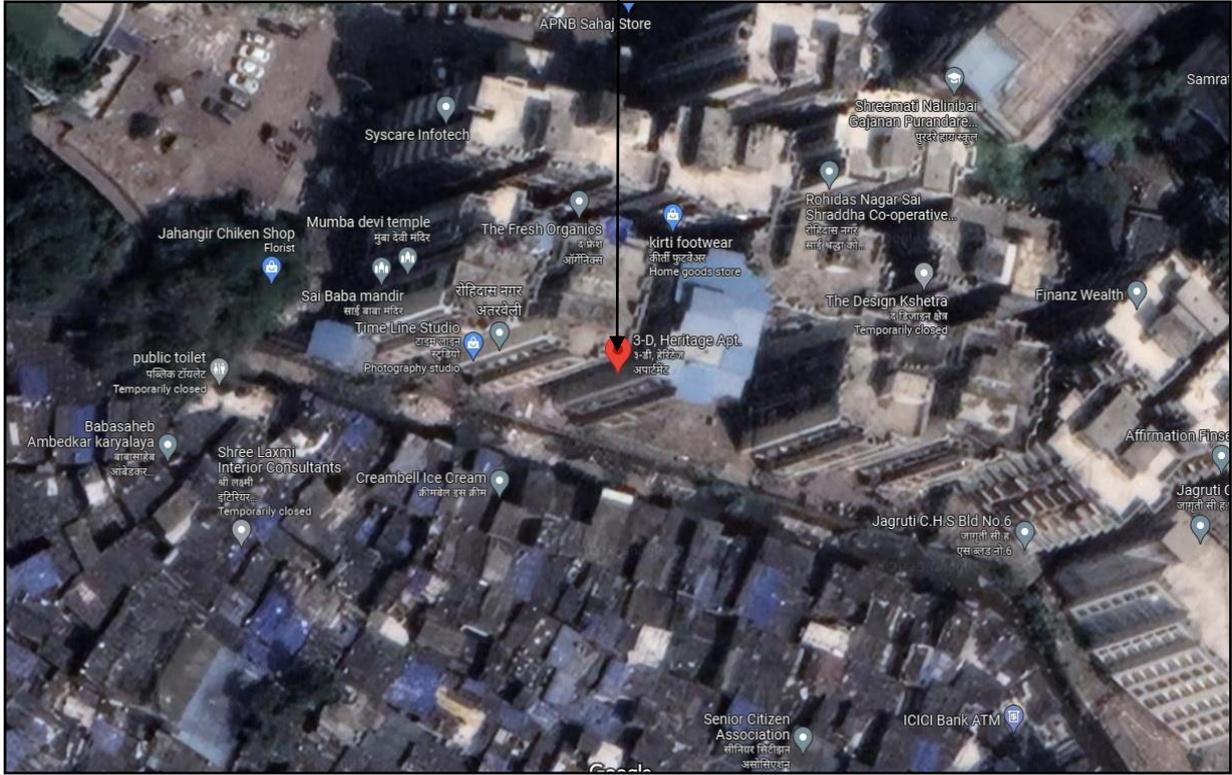


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## Route Map of the property

Site u/r



**Latitude Longitude - 19°10'10.6"N 72°56'56.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.2 Km.)**

## 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

Home
Valuation Rules
User Manual
Close

Year: 20232024
Language: English

**Annual Statement of Rates**

Selected District: मुंबई(उपनगर)

Select Village: मुसुंड ( प ) - कुर्ली

Search By:  Survey No  Location

Enter Survey No: 1115

उपविभाग	सूची नमबर	निवासी तदनिका	बॉकीस	डुफाने	बीचोगिक	एकक (Rs./)	Attribute
123/567 -पुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.	64240	132680	152580	176500	132680	चौरस मीटर	वि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,680.00			
No Reduced, Flat Located on 2 <sup>nd</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,32,680.00</b>	<b>Sq. Mt.</b>	<b>12,326.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	68,440.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,18,992.00</b>	<b>Sq. Mt.</b>	<b>11,055.00</b>	<b>Sq. Ft.</b>

### 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 RK Flat in Heritage Apartments For Sale in Mulund West  
 Mulund West, Mumbai-400080, Maharashtra, INDIA.

₹ 53 Lacs (Negotiable) | ₹ 30,376/Month (Estimated EMI) | 320 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1rk Flat for Sale in Mulund west / Property Details

Photos | Location

1 Bedroom (No. of Bedroom) | Feb 10, 2023 (Posted On)

1 Bathroom (No. of Bathroom) | Immediately (Possession)

1 Category | Heritage Apartments (Apartment)

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: O2 Business Commercial Park | Neptune Element | R Mall | D Mart | Runwal Greens

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.9 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	320 Sq.ft	Carpet Area	230 Sq.ft
Furnishing Status	Fully Furnished	Facing	North

Activity On This Property

338 Unique Views | 0 Shortlists

Similar Properties

1 RK Flat in Odhavram Krupa For Sale

**99acres**

Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund West > 1 BHK Flats in Mulund West

Posted on Feb 14, 2023 | Ready to move

₹46 Lac @ 20,444 per sq.ft. | 1BHK 1Bath  
 Estimated EMI ₹ 36,740  
 Flat/Apartment for Sale  
 in HERITAGE BLDG, Mulund West, Central Mumbai suburbs, Mumbai

REERA STATUS: NOT AVAILABLE | Website: https://maharera.mahaonline.gov.in

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recomr

Property (16)

Area: Carpet area: 225 sq.ft. (20.9 sq.m.)

Configuration: 1 Bedroom, 1 Bathroom, No Balcony

Price: ₹ 46 Lac+ Govt Charges & Tax @ 20,444 per sq.ft. (Negotiable)

Address: HERITAGE BLDG, Mulund West, Central Mumbai suburbs

Floor Number: 3<sup>rd</sup> of 7 Floors

Facing: East

Property Age: 10+ Year Old

Photos (1/16)

**Places nearby**  
 303, Mulund West, Central Mumbai suburbs, Mumbai

View All (50)

Fire Brigade Ganapati Temple | Shiva Temple | Sai Darbar Sai Mandir | Ambaji Dham | Nirvaneshwar Mahadev Mandir

# Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund West > 1 BHK Flats in Mulund West > 50 to 55 Lakh

Posted on Mar 13, 2023 | Ready to move

**₹55 Lac** @ 20,370 per sq.ft.  
Estimated EMI ₹ 43,929

**1BHK 1Bath**  
Flat/Apartment for Sale  
in HDIL The Nest, Mulund West, Central Mumbai suburbs, Mumbai

REERA STATUS: NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in>

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recom

**Property (8)**

**Area**  
Carpet area: 270 sq.ft. (25.08 sq.m.)

**Configuration**  
1 Bedroom , 1 Bathroom, No Balcony

**Price**  
₹ 55 Lac @ 20,370 per sq.ft. [View Price Details](#)

**Address**  
HDIL The Nest  
Mulund West, Central Mumbai suburbs

**Floor Number**  
8<sup>th</sup> of 8 Floors

**Possession in**  
undefined

Photos (1/8)

**Places nearby**  
Mulund West, Mulund West, Central Mumbai suburbs, Mumbai [View All \(50\)](#)

- Fire Brigade Ganapati Temple
- Shiva Temple
- Ambaji Dham
- Sai Darbar Sai Mandir
- Nirvaneshwar Mahadev Mand

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## Sales Instances

5810391 17-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 5810/2023 नोदणी : Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4960000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3495388.26	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 607, माळा नं: 6 वा मजला,बिल्डींग नं. 3/डी, इमारतीचे नाव: हेरिटेज अपार्टमेंट,3-डी हेरिटेज को ऑप हौ सो लि, ब्लॉक नं: रोहिदास नगर,गणेश गावडे रोड, रोड : मुलुंड पश्चिम,मुंबई-400080, इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 225 चौ. फुट कारपेट.( ( C.T.S. Number : 1115 (part), 1480 (Part) and 1483 (Part) of Village Mulund (West) ; ) )	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सतीश नामदेव निकम वय:-34 पत्ता:-प्लॉट नं: 3-डी/607, माळा नं: 6 वा मजला, इमारतीचे नाव: हेरिटेज अपार्टमेंट, ब्लॉक नं: रोहिदास नगर, गणेश गावडे रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGVFN9925A 2): नाव:-आतिश नामदेव निकम वय:-36 पत्ता:-प्लॉट नं: 3-डी/607, माळा नं: 6 वा मजला, इमारतीचे नाव: हेरिटेज अपार्टमेंट, ब्लॉक नं: रोहिदास नगर, गणेश गावडे रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGWPN8271A 3): नाव:-जयश्री नामदेव निकम वय:-54 पत्ता:-प्लॉट नं: 3-ड/607, माळा नं: 6, इमारतीचे नाव: हेरिटेज अपार्टमेंट, ब्लॉक नं: रोहिदास नगर,गणेश गावडे रोड, रोड नं: मुलुंड पश्चिम,मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AEFPN3430C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरीश श्रीधर हल्लंगडी वय:-42; पत्ता:-प्लॉट नं: रूम नं. 1/16, माळा नं: -, इमारतीचे नाव: गोविंद नगर, ब्लॉक नं: गाँवदेवी रोड, नित्यानंद मंदिर जवळ, रोड नं: भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ACYPH4076M 2): नाव:-गीता हरीश हल्लंगडी पूर्वश्रीमीची गीता शिवानंद जेप्पु वय:-39; पत्ता:-प्लॉट नं: रूम नं. 1/16, माळा नं: -, इमारतीचे नाव: गोविंद नगर, ब्लॉक नं: गाँवदेवी रोड, नित्यानंद मंदिर जवळ, रोड नं: भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AMYJP5158N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5810/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	298000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> April 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 **₹ 47,07,000.00 (Rupees Forty Seven Lakh Seven Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D. Auth. Sign

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

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