

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-612/23-24	Dated 16-May-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 Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

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. Prakash Ganpat Bhatkar - Residential Flat No. 404, 4th Floor, Wing – A, Building No. 34, "Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.", Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 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

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Prakash Ganpat Bhatkar**

Residential Flat No. 404, 4th Floor, Wing – A, Building No. 34, “Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.”,
Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 400 053,
State – Maharashtra, Country – India.

Latitude Longitude - 19°07'46.8"N 72°50'09.8"E

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Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

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 Report Prepared For: Cosmos Bank / Veera Desai Road Andheri (West) Branch / Mr. Prakash Ganpat Bhatkar (31303/2300614) Page 2 of 16

Vastu/Mumbai/05/2023/31303/2300614
16/09-231-NIPA
Date: 16.05.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 404, 4th Floor, Wing – A, Building No. 34, “Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.”, Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 400 053, State – Maharashtra, Country – India belongs to **Mr. Prakash Ganpat Bhatkar**.

Boundaries of the property.

North	: UK Sangfroid CHSL
South	: Shivalay Heights
East	: Road
West	: Mumbai Football Arena

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 **₹ 1,10,10,300.00 (Rupees One Crore Ten Lakh Ten Thousand Three 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.

Sharadkumar
B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
serial=CMD, email=cmr@vastukala.org, c=IN
Date: 2023.05.16 11:33:32 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl. Valuation Report



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti 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. 404, 4th Floor, Wing – A, Building No. 34, "Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.", Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 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 16.05.2023 for Bank Loan Purpose
2	Date of inspection	09.05.2023
3	Name of the owner/ owners	Mr. Prakash Ganpat Bhatkar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 404, 4 th Floor, Wing – A, Building No. 34, "Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.", Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Prakash Ganpat Bhatkar
6	Location, street, ward no	Veera Desai Road
7	Survey/ Plot no. of land	Survey No. 133 (Part), CTS No. 837 (pt) 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. = 331.00 Flowerbed Area in Sq. Ft. = 37.00 Total Carpet Area in Sq. Ft. = 368.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 343.00 (Area as per Documents) Built Up Area in Sq. Ft. = 412.00 (Carpet Area as per documents + 20%)
13	Roads, Streets or lanes on which the land is	Veera Desai Road

	abutting	
14	If freehold or leasehold land	Leasehold
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	MHADA As per Agreement
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? If the property owner occupied, specify portion and extent of area under owner-occupation	Tenant Occupied – Mrs. Suchitra Devi Moirangite Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Mrs. Suchitra Devi Moirangite
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not available
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,	N. A.

	cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	
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	Year of Completion – 2020 (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.
	Remark: <i>As per Actual site measurement, the total carpet area is 368.00 Sq. Ft. (Including F.B.Area) which is more than the Carpet Area 343.00 Sq. Ft. mentioned in the documents provided to us. Hence, to give proper weightage to the value of the property higher rate i.e. 32,100.00 per Sq. Ft. is considered for valuation.</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess Fair Market Value as on 16.05.2023 for Residential Flat No. 404, 4th Floor, Wing – A, Building No. 34, “**Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.**”, Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 400 053, State – Maharashtra, Country – India belongs to **Mr. Prakash Ganpat Bhatkar.**

We are in receipt of the following documents:

1	Copy of Agreement dated 22.06.2011 b/w Azad Nagar Arunodaya CHSL (The Society) and Keemaya Build Private Limited (The Developer)
2	Copy of Second Schedule mentioning Carpet Area (Sr. No. 20, Flat No. 404, in the name of the flat owner Shri. Prakash Ganpat Bhatkar)
3	Copy of 7/12 Extracts
4	Copy of Society Registration Certificate dated 19.07.1984
5	Copy of Consent Letter dated 03.06.2011
6	Copy of Society Share Certificate No. 39 dated 17.11.2006
7	Copy of Part Occupancy Certificate Document No. MH / EE / (B.P.) / GM / MHADA – 106 / 080 / 2020 dated 27.11.2020 issued by Building Permission Cell, Greater Mumbai / MHADA
8	Copy of Society Maintenance Bill Document No. 20 dated 01.04.2023 in the name of Prakash G. Bhatkar
9	Copy of Electricity Bill No. 101983446625 dated 03.05.2023 in the name of Prakash Ganpat Bhatkar

LOCATION:

The said building is located at Survey No. 133 (Part), CTS No. 837 (pt) of village Ambivali. It is at a walking distance of 450 Mts. from Azad Nagar Metro station. The surrounding locality is Residential.

BUILDING:

The building under reference is having Stilt + 8 upper floors. It is a R.C.C. Framed Structure framed Structure with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 4th floor is having 4 Residential Flats. 1 Lift is provided in the building.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. + Flowerbed Area. (i.e. **1 BHK + Bath + W.C.**). The Residential Flat is finished with Vitrified tile flooring, Teak Wood door frame with Flush doors, Cement paint type, Acrylic OBD painting, Powder Coated Aluminium Sliding windows & Concealed electrification.

Valuation as on 16th May 2023

The Carpet Area of the Residential Flat	:	343.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	3 Years
Cost of Construction	:	412.00 Sq. Ft. X ₹ 2,800.00 = ₹ 11,53,600.00
Depreciation	:	Nil, as the age of the building is below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,09,630.00 per Sq. M. i.e. ₹ 19,475.00 per Sq. Ft.
Prevailing market rate	:	₹ 32,100.00 per Sq. Ft.
Value of property as on 16.05.2023	:	343.00 Sq. Ft. X ₹ 32,100.00 = ₹ 1,10,10,300.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 16.05.2023	:	₹ 1,10,10,300.00
Total Value of the property	:	₹ 1,10,10,300.00
The Realizable value of the property	:	₹ 99,09,270.00
Distress value of the property	:	₹ 88,08,240.00
Insurable value of the property	:	₹ 11,53,600.00
Guideline value of the property	:	₹ 80,23,700.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing – A, Building No. 34, "Azad Nagar Arunodaya Co-op. Hsg. Soc. Ltd.", Behind Sports Complex, Azad Nagar No. 2, Veera Desai Road, Andheri (East), Mumbai, PIN – 400 053, State – Maharashtra, Country – India. for this particular purpose at **₹ 1,10,10,300.00 (Rupees One Crore Ten Lakh Ten Thousand Three Hundred Only)** as on **16th May 2023**.

NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16th May 2023 is ₹ 1,10,10,300.00 (Rupees One Crore Ten Lakh Ten Thousand Three 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

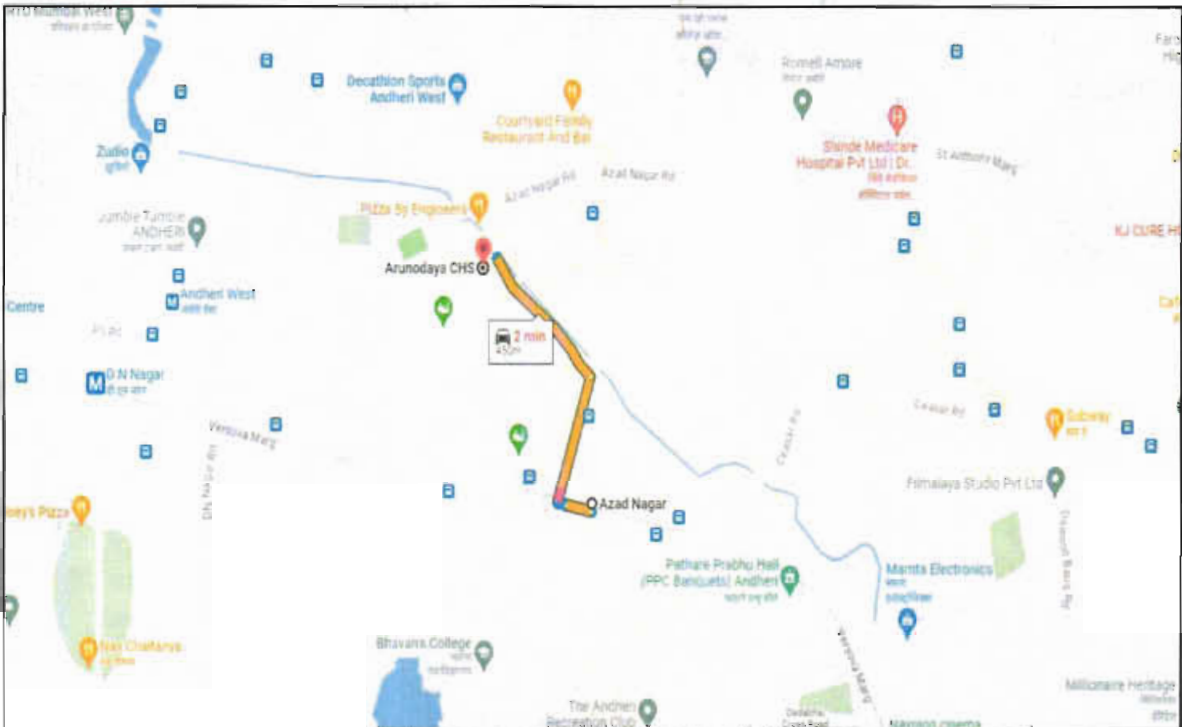
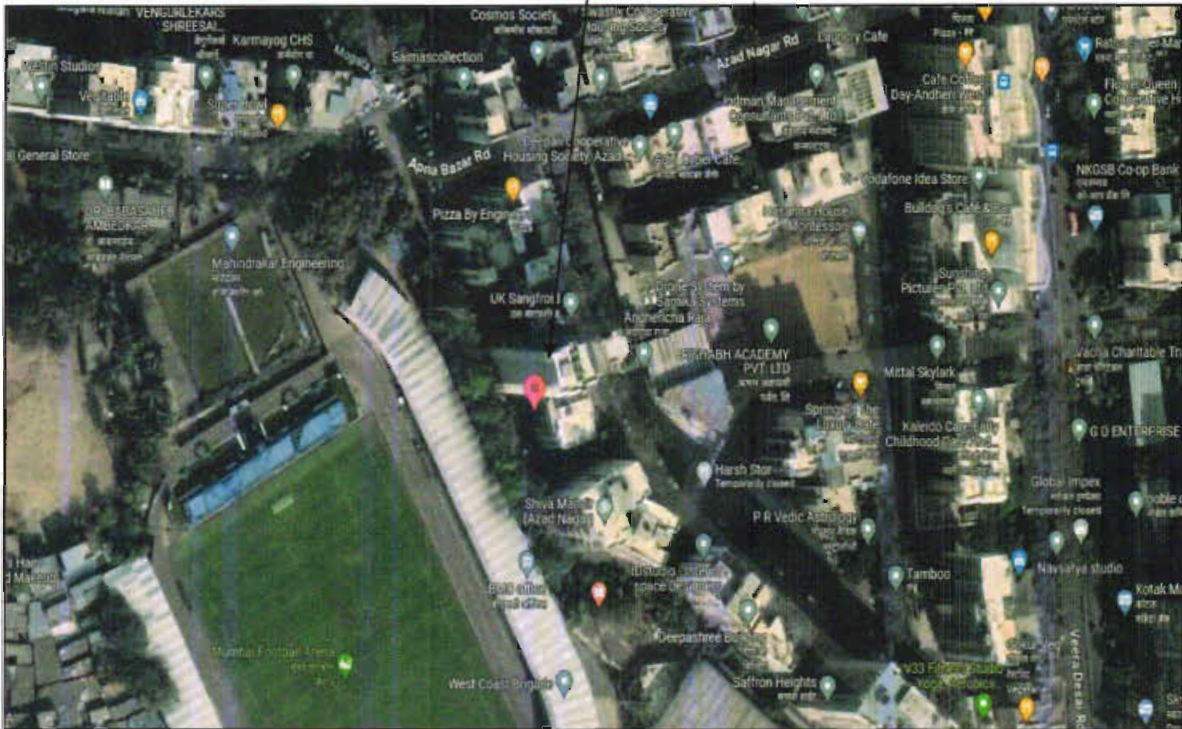
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 8 upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4th Floor
3	Year of construction	Year of Completion – 2020 (As per Part Occupancy Certificate)
4	Estimated future life	57 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 + POP finish
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	Provided
18	No. of lifts and capacity	1 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°07'46.8"N 72°50'09.8"E

Note: The Blue line shows the route to site from nearest metro station (Azad Nagar – 450 Mts.)

Ready Reckoner Rate

DIVISION / VILLAGE : AMBIVALI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type		Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Veera Desai Marg to the East, Village Boundary to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
47	47/232	112550	209630	241080	262040	209630
<p>C. T. S. No. 1pt. 1A/1, 1A/2, 244, 638, 639, 640, 641, 642, 643, 809A, 814, 815, 816, 817, 818, 819, 820, 822/1, 822/2, 822/3, 822/4, 822/5, 822/6, 822/8, 834, 834/1, 834/2, 835, 836, 837, 838PT, 839/1, 839/2, 839/3, 844, 844/1, 844/2, 844/3, 844/4, 844/5, 844/6, 844/7, 844/8, 844/9, 844/10, 844/11, 844/12, 844/13, 844/14, 844/15, 844/16, 844/17, 844/18, 844/19, 844/20, 844/21, 844/22, 844/23, 844/24, 844/25, 844/26, 844/27, 844/28, 844/29, 844/30, 844/31, 844/32, 844/33, 844/34, 844/35, 844/36, 844/37, 844/38, 844/39, 844/40, 844/41, 844/42, 844/43, 844/44, 844/45, 844/46, 844/47, 844/48, 844/49, 844/50, 844/51, 844/52, 844/53, 844/54, 845</p>						

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

99acres Buy ▾ Enter locality / Project / Society / Landmark


Posted on Mar 24, 2023 | Ready to move

₹1.2 Cr ₹31,578 per sq.ft. **1BHK 1Bath**
Estimated EM ₹25,844 ₹124 Management fee/yr

NEED STATUS ● **NOT AVAILABLE** Website: <https://maharashtra.gov.in>

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#)

Property (1) **Society (1)**

 Photos (1/8)

Area
 Super Built up area: 600 sq.ft.
 Built up area: 500 sq.ft.
 Carpet area: 380 sq.ft.

Price
 ₹ 1.2 Crone+ Govt Charges & Tax @ 31,578 per sq.ft. (negotiable)

Floor & Unit
 4th of 10 Floors

Configuration
 1 Bedroom, 1 Bathroom, No Balcony

Address
 Usha Kiran Apartment, Azad Nagar, Mumbai Andheri-Dahisar

Facing
 North-East

Ready to Move
 10+ Year Old

99acres Buy ▾ Enter locality / Project / Society / Landmark


Posted on May 04, 2023 | Ready to move

₹1.99 Cr ₹31,893 per sq.ft. **2BHK 2Baths**
Estimated EM ₹1,58,942 ₹124 Management fee/yr

NEED STATUS ● **NOT AVAILABLE** Website: <https://maharashtra.gov.in>

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#)

Property (1) **Society (2)**

 Photos (1/8)

Area
 Super Built up area: 900 sq.ft.
 Carpet area: 640 sq.ft.

Price
 ₹ 1.99 Crone+ Govt Charges & Tax @ 31,893 per sq.ft. (negotiable)

Floor & Unit
 4th of 7 Floors

Configuration
 2 Bedrooms, 2 Bathrooms, 3+ Balconies

Address
 Sukmini Vaibhav, Azad Nagar, Mumbai Andheri-Dahisar

Ready to Move
 10+ Year Old



Price Indicators

magicbricks
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Home ▾ Property for sale in Mumbai ▾ Flats for Sale in Mumbai ▾ Flats for Sale in Azad Nagar 2 ▾ 2 BHK Flats for Sale in Azad Nagar 2 ▾ 725 Sq Ft

₹1.72 Cr Get ₹ 21,600 cashback on Home Loan PREMIER LOCALITY

2 BHK 725 Sq-ft Flat For Sale In:

2 Beds **2 Baths** **3 Balconies** **Unfurnished**

Carpet Area
550 sqft + ₹2,23,500/sqft

Floor
4 (Out of 7 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Age Of Construction
10 to 15 years

✔ East Facing Property ✔ NE DN Nagar metro,WE Highway ,Hospital, School,Market, close to station

Contact Agent
Get Phone No.

Contact Agent
Manoj Batra +91-98211XXXXX

Your Name:

Email:

IN (+91) Mobile Number:

Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup ₹1.72 Cr | ~~₹6.60,000~~ Approx. Registration Charges | ₹3,400 Monthly

Booking Amount ₹3.0 Lac

Address J.P. Road, Andheri West, Mumbai, Maharashtra, India., Azad Nagar 2, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property 3232

Home ▾ Property for Sale in Mumbai ▾ Flats for Sale in Mumbai ▾ Flats for Sale in Azad Nagar 2 ▾ 1 BHK Flats for Sale in Azad Nagar 2 ▾ 539 Sq Ft

₹1.26 Cr Get ₹ 17,600 cashback on Home Loan PREMIER LOCALITY ✓ VEEERA METRO NEARBY

1 BHK 539 Sq-ft Flat For Sale In:

1 Bed **2 Baths** **Unfurnished**

Super Built-Up Area
539 sqft + ₹23,26,500/sqft

Floor
5 (Out of 9 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
2

Furnished Status
Unfurnished

Car Parking
1 Open

Type Of Ownership
Co-operative Society

✔ Near azad nagar metro station.

Contact Agent
Get Phone No.

Last contact made 20 days ago

Contact Agent
Kamal Malkani +91-98211XXXXX

Your Name:

Email:

IN (+91) Mobile Number:

Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup ₹1.26 Cr | ~~₹6,30,000~~ Approx. Registration Charges | ₹3,500 Monthly

Booking Amount ₹5.5 Lac

Address 54, ceepail, veera ceepail road, andheri west., Azad Nagar 2, Mumbai - Western Mumbai, Maharashtra

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th May 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 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 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 neighbourhood 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 **₹ 1,10,10,300.00** (Rupees One Crore Ten Lakh Ten Thousand Three Hundred Only).

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
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Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
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