

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Anand Muddu Shetty & Mrs. Vidya Anand Shetty**

Residential Flat No. 1202, 12<sup>th</sup> Floor, "Victoria Classic Co-Op. Hsg. Soc. Ltd.", Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West),  
Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'06.3"N 72°56'32.7"E

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### Valuation Prepared for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602  
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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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📍 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
📠 TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1202, 12<sup>th</sup> Floor, "Victoria Classic Co-Op. Hsg. Soc. Ltd.", Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Anand Muddu Shetty & Mrs. Vidya Anand Shetty**.

Boundaries of the property.

North : Indus Construction Company  
South : K. Kamarajar Road  
East : A-3 Minerva Industrial Estate  
West : 02 Twin Towers

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 **₹ 3,58,65,895.00 (Rupees Three Crore Fifty Eight Lakh Sixty Five Thousand Eight Hundred Ninety Five 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=98228f5e46d33edc79e2688913490c7d33d413331  
15279b17a18b5652; postalCode=400069, st=Maharashtra,  
serialNumber=41a56a56ab0cc0989b2a55abf9c3cfb31f31ba12e3  
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.19 16:12:28 +05'30'

Anand



**Director**

**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

Encl. Valuation Report



**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

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mumbai@vastukala.org

Valuation Report of Residential Flat No. 1202, 12<sup>th</sup> Floor, "Victoria Classic Co-Op. Hsg. Soc. Ltd.", Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, 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 19.10.2023 for Bank Loan Purpose
2	Date of inspection	06.10.2023
3	Name of the owner/ owners	<b>Mr. Anand Muddu Shetty &amp; Mrs. Vidya Anand Shetty</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> Residential Flat No. 1202, 12 <sup>th</sup> Floor, "Victoria Classic Co-Op. Hsg. Soc. Ltd.", Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Vidhya Anand Shetty (Owner) Contact No. 9820908925
6	Location, street, ward no	T – Ward, Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai
	Survey/ Plot no. of land	Survey No. 551/60, 115(Part), 116(Part), 117(Part) Of Village - Nahur
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. = 1,350.00 Terrace Area in Sq. Ft. = 340.00 Total Carpet Area in Sq. Ft. = 1,690.00 (Area as per Actual Site Measurement)

		<b>Built Up Area in Sq. Ft. = 1,160.00</b> <b>Open Terrace Area in Sq. Ft. = 1,015.00</b> <b>(Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai
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.
	<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?	Owner Occupied
	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	<b>RENTS</b>	
	(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	₹ 89,000.00 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.
	<b>SALES</b>	
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 upon, 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 – 2000 (As per Full Occupation 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 19.10.2023 for Residential Flat No. 1202, 12<sup>th</sup> Floor, “**Victoria Classic Co-Op. Hsg. Soc. Ltd.**”, Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Anand Muddu Shetty & Mrs. Vidya Anand Shetty.**

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

1	Copy of Sale Deed dated 20.11.2014 between Mr. Navnitrai Ratilal Shah (Vendor / Transferor) and Mr. Anand Muddu Shetty & Mrs. Vidya Anand Shetty (the Purchaser / Transferee).
2	Copy of Commencement Certificate No. CE / 4153 / BPES / AT dated 22.10.1996 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Full Occupancy Certificate No. CE / 4153 / BPES / AT dated 11.10.2000 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Society Letter dated 18.11.2014 issued by Victoria Classic Co-Op. Hsg. Soc. Ltd.
5	Copy of Property Tax Assessment No. TX0315570370000 dated 04.06.2014 in the name of Victoria Classic Co-Op. Hsg. Soc. Ltd for the year 2014-2015 issued by Municipal Corporation of Greater Mumbai.

**LOCATION:**

The said building is located at Survey No. 551/60, 115(Part), 116(Part), 117(Part) Of Village - Nahur, Mulund (West), Mumbai – 400 080. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Mulund railway station.

**BUILDING:**

The building under reference is having Stilt + 12 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 is used for residential purpose. 12<sup>th</sup> Floor is having 2 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 12<sup>th</sup> Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Pooja Room + Terrace (i.e., **3 BHK with 3 Toilets + Terrace**). The residential flat is finished with Italian Marble & Wooden flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 19<sup>th</sup> October 2023**

<b>The Built Up Area of the Residential Flat</b>	:	<b>1,160.00 Sq. Ft.</b>
<b>The Open Terrace Area</b>	:	<b>1,015.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2000 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	1,160.00 X 2,600.00 = ₹ 30,16,000.00
Depreciation $\{(100-10) \times 23 / 60\}$	:	34.50%
Amount of depreciation	:	₹ 10,40,520.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,64,945.00 per Sq. M. i.e. ₹ 15,324.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,44,251.00 per Sq. M. i.e. ₹ 13,401.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,800.00 per Sq. Ft.
<b>Value of property as on 19.10.2023</b>	:	<b>1,160.00 Sq. Ft. X ₹ 23,800.00 = ₹ 2,76,08,000.00</b>

(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)

<b>Depreciated fair value of the property as on (A) 19.10.2023</b>	:	<b>₹ 2,76,08,000.00 - ₹ 10,40,520.00 = ₹ 2,65,67,480.00</b>
Rate for flat comes to	:	₹ 22,903.00 per Sq. Ft.
Rate for terrace (40% of ₹ 22,903.00 per Sq. Ft.)	:	₹ 9,161.00 per Sq. Ft.
<b>Open Terrace Area (B)</b>	:	<b>1,015.00 Sq. Ft. X ₹ 9,161.00 = ₹ 92,98,415.00</b>
<b>Total Value of the property (A+B)</b>	:	<b>₹ 3,58,65,895.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 32,279,306.00</b>
<b>Distress value of the property</b>	:	<b>₹ 28,692,716.00</b>
<b>Insurable value of the property (1,160 X 2,600.00)</b>	:	<b>₹ 30,16,000.00</b>
<b>Guideline value of the property (1,160X 13,401.00)</b>	:	<b>₹ 1,55,45,160.00</b>



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1202, 12<sup>th</sup> Floor, “**Victoria Classic Co-Op. Hsg. Soc. Ltd.**”, Opp. Asha Nagar, 35/38 Dalmia Estate, Off. P. K. Extension Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 3,58,65,895.00 (Rupees Three Crore Fifty Eight Lakh Sixty Five Thousand Eight Hundred Ninety Five Only)** as on **19<sup>th</sup> October 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 **19<sup>th</sup> October 2023 is ₹ 3,58,65,895.00 (Rupees Three Crore Fifty Eight Lakh Sixty Five Thousand Eight Hundred Ninety Five 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:

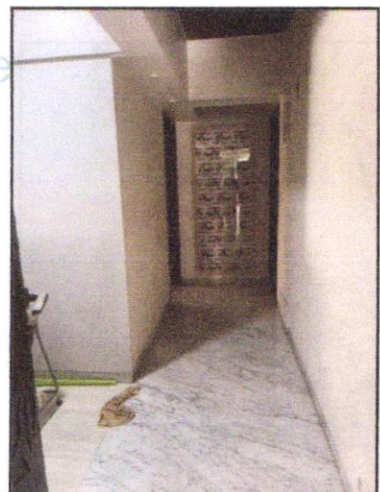
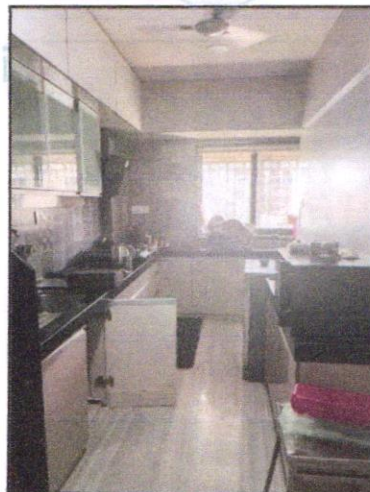
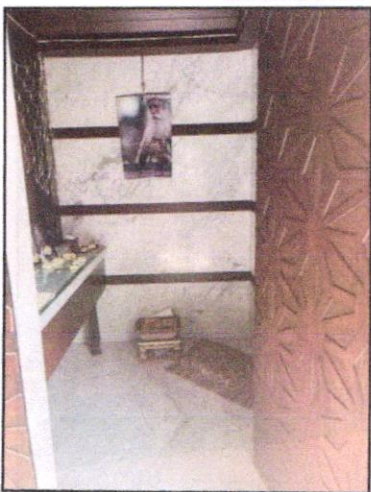
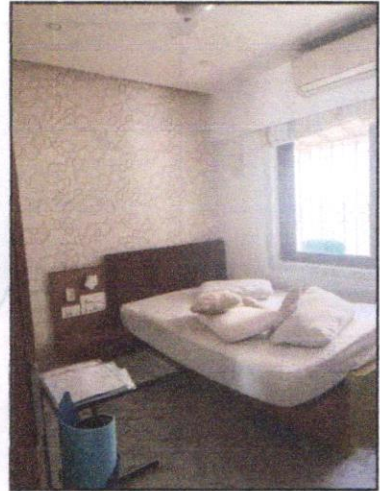
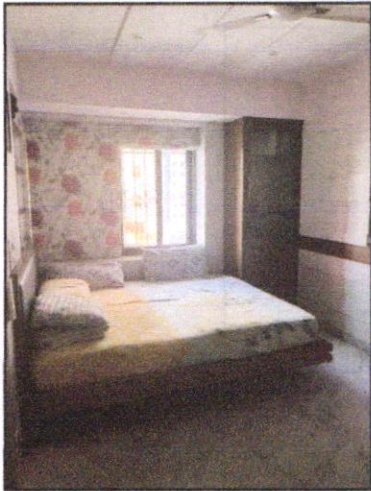
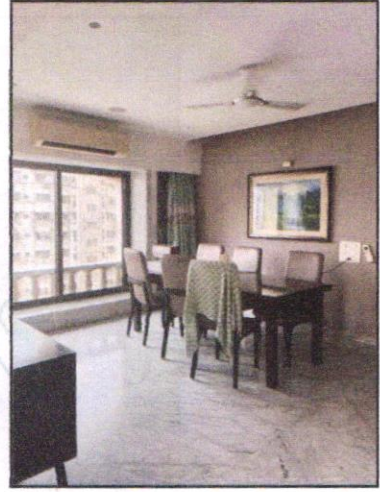
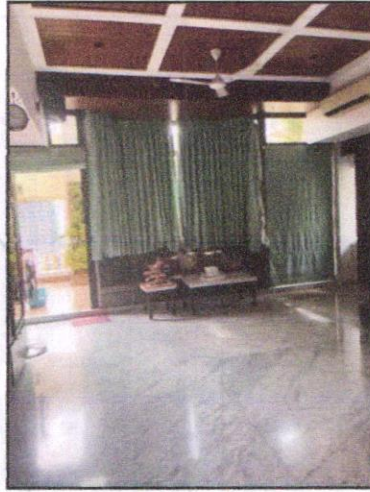


**ANNEXURE TO FORM 0-1**

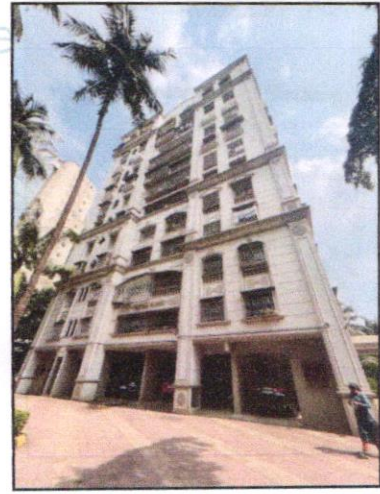
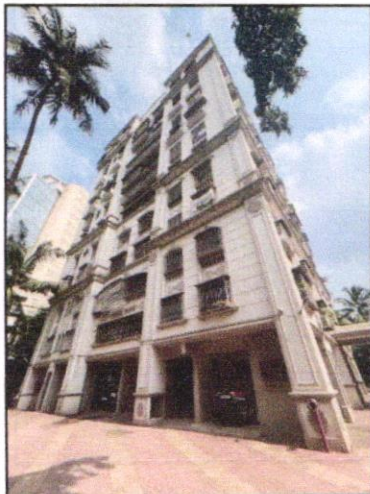
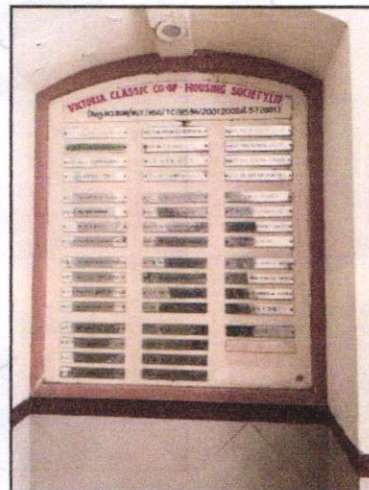
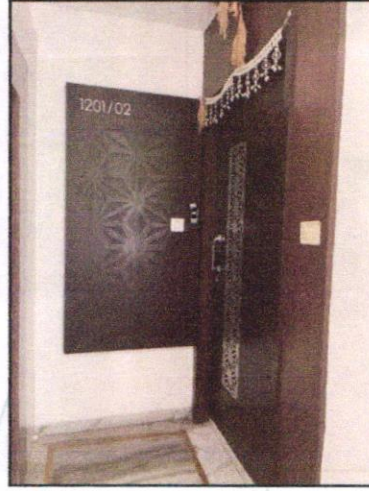
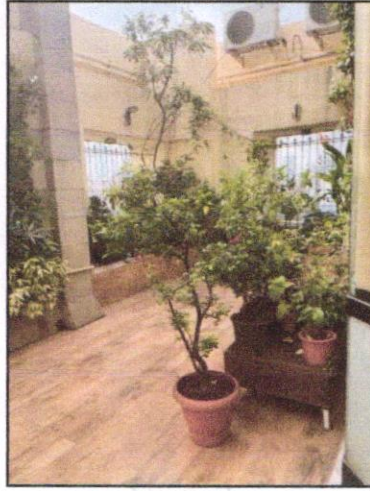
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 12 <sup>th</sup> Floor
3.	Year of construction	2000 (As per Full Occupancy Certificate)
4.	Estimated future life	37 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 safety door, Powder Coated Aluminum sliding windows
10.	Flooring	Italian Marble & Wooden flooring
11.	Finishing	Cement plastering with POP false ceiling
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 Capping 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	2 Lifts
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

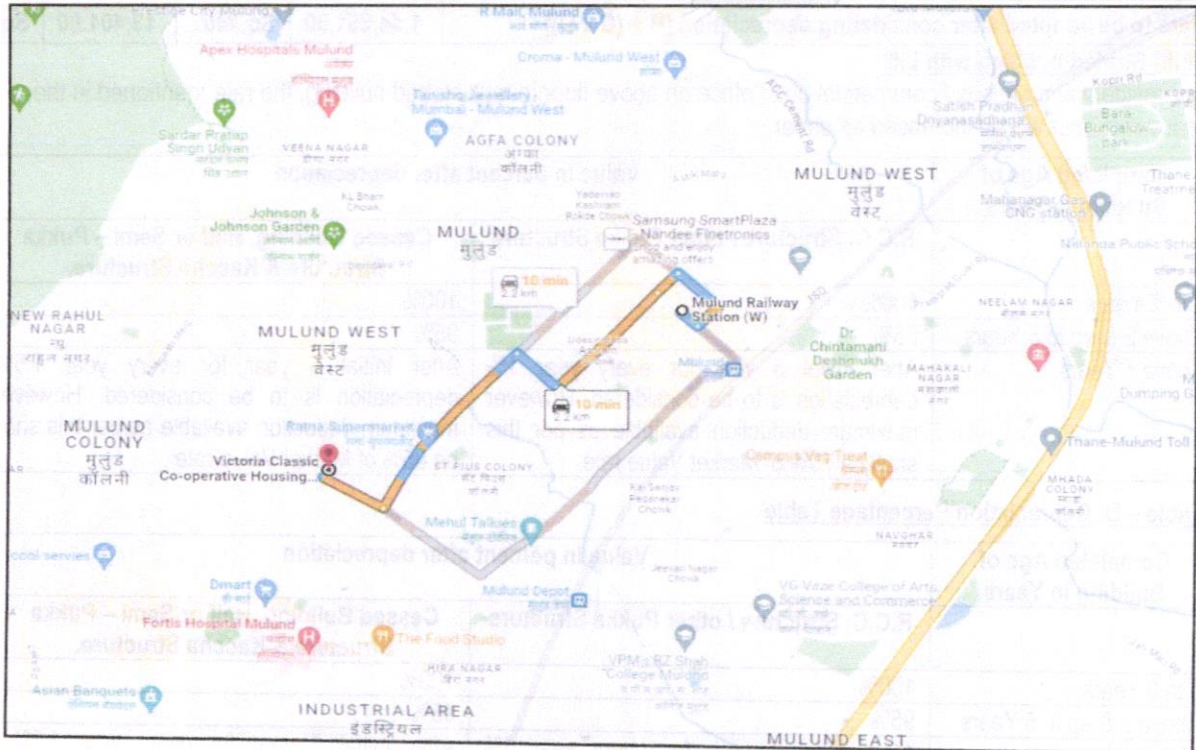


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°10'06.3"N 72°56'32.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mulund – 2.2 Km.)



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## Ready Reckoner Rate

Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: साठुर - कुर्ली

Search By:  Survey No.  Location

Select	उपविभाग	पूची अधीन	निवारीत सहनिष्ठा	बीडिंग दुबाने	बीडिंगदर (Rs./)	एकक
SurveyNo	122/564 शुभाम: पूर्व इतगरी महात्माजीबा पूर्वकीर्त सावलीत सर्व मिळकती.	22220	52470	60340	80800	52470 चौ. मीटर
SurveyNo	122/565 रस्ता: सात ब्रह्मदुर भाडी मार्ग.	74020	157090	180650	196360	157090 चौ. मीटर
SurveyNo	122/561A शुभाम: मध्यवर्गका पश्चिमका अस्तित्वा पालीत इमीकित्वा मिळकती.	71670	148500	234400	293800	174800 चौ. मीटर
SurveyNo	122/561B शुभाम: उत्तरका व पूर्वका मध्यका पूर्वक विक रोड, पश्चिमका एम. बी. एम. रोड, पश्चिमका अक्षय सावली इतर बांधणीत मिळकती.	74970	149950	172440	249300	149950 चौ. मीटर
SurveyNo	122/561C शुभाम: उत्तरेक मुजुर (प) नी दुबरे, पश्चिमेक मीनाक-मुजुर निकरीत, पूर्वका मध्य रोड, पश्चिमेक मीना अवाट्टकात नेट रोड बांधणीत मिळकती.	71280	161400	185610	213400	161400 चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,49,950.00			
Increase by 10% on Flat Located on 12 <sup>th</sup> Floor	14,995.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,64,945.00</b>	<b>Sq. Mtr.</b>	<b>15,324.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	74,970.00			
The difference between land rate and building rate (A – B = C)	89,975.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,44,251.00</b>	<b>Sq. Mtr.</b>	<b>13,401.00</b>	<b>Sq. Ft.</b>

### 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.

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

**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**  
2 BHK Flat In Sakinaka (apartment) For Sale In Mulund West  
New Home Construction In Phase 1 In Sakinaka West

₹ 2.34 Crores  
₹ 2.45 Lacs/Worth  
1,314 sq.ft.

1 Bedroom  
2 Bathrooms  
NA  
Bike and Car

Sep 12, 2021  
Sep 11, 2021  
Sakinaka  
New

Overview

Apartment Building	Apartment Building	2 BHK	2 BHK
Construction Status	Under Construction	Ready to Move	Ready to Move
Price	₹ 2.34 Cr	₹ 2.45 Cr	₹ 2.34 Cr
Area	1,314 sq.ft.	1,314 sq.ft.	1,314 sq.ft.
Bedrooms	1	2	2
Bathrooms	2	2	2
Parking	1 Covered Parking	1	1
Age	30 days ago	30 days ago	30 days ago

**HOUSING.COM** Buy in Mumbai  
Mulund West  
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OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORD

Property Location  
**Marathon Monte Vista, Asha Nagar, Mulund West, Mumbai**

Around This Property  
Food and Drink  
New Chaitany Restaurant  
Pharmacy  
Raj Pharmacy  
Beverages  
Coffee Shop

View more on Maps

Property Overview

Project Name	Marathon Monte Vista	Area	₹ 2.4 Cr
Price	₹ 2.4 Cr	Project Area	451 sq.ft.
Bedrooms	3	Bathrooms	3
Parking	1 Covered Parking	Stickers	1
Age	30 days ago		

Assessment: Better priced property in this area

Contact Seller  
Ajay Singh  
vishwa...

Please share your contact  
Name  
Phone  
+91  
Email  
I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc  
I am interested in Home Loans  
Get Contact Details

Still looking?  
I am interested in Home Loans  
Share Report

## Price Indicators

The screenshot shows the Ghar.tv website interface. At the top, there is a search bar and navigation links. The main content area features a property listing for a 3 BHK flat in S Square Rudraksh Heritage, located in Andheri West, Mumbai. The listing includes a price of ₹ 1.77 Cr and a carpet area of 1292 Sqft. Key details include: 3 BHK, 3 Bathrooms, 2 Balconies, and a possession date around March 2021. The property is currently under construction. A 'Connect Now' button is visible next to the agent's profile. Below the listing, there is an 'About Property' section with details on ownership (Freehold), location (East), and other specifications. An 'Enquire Now' button is also present.

The screenshot displays the NOBROKER website for a 2 BHK flat in Mahalaxmi Tulip Cooperative Housing Society, located in Mahalaxmi West. The listing features two bedrooms, two bathrooms, and a carpet area of 712 Sqft. The price is listed as ₹ 1.15 Crores. The possession date is set for October 4, 2021. The property is ready to move in. The listing includes several interior photographs of the flat. A 'Get Details' button is prominent. Below the listing, there is an 'Overview' section with various filters and an 'Activity On This Property' section showing 4,387 views and 15 shares. A 'Similar Properties' section is also visible at the bottom.

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

This exercise is to assess **Fair Market Value** of the property under reference as on **19<sup>th</sup> October 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 **₹ 3,58,65,895.00 (Rupees Three Crore Fifty Eight Lakh Sixty Five Thousand Eight Hundred Ninety Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adms,  
2.5.4.20=9622b0c4fad85dc03e0cf9626865913490cf3d33d413331  
15279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=A1c36c066ab2c289d8b2a55a8f0e3cfe91131bd2e95  
4e282a29a327ba2bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.19 10:12:51 +05'30'

*Avinal*

Auth. Sign.

Director

**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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