

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Gurpreet Joginder Singh**

Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No. 4, "**Malad Satguru Sadan Co-Op. Hsg. Soc. Ltd.**", 8/1-17/1,  
Rebello Compound, Subhash Nagar, Opp. Seepz, Near Floral Deck Plaza, Andheri (East),  
Mumbai – 400 093, State – Maharashtra, Country – India.

Think.Innovate.Create

Longitude Latitude: 19°07'30.1"N 72°52'05.9"E

### Valuation Prepared for:


**State Bank of India  
SARB Churchgate**

6<sup>th</sup> Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai – 400 020,  
State - Maharashtra, Country - India.



#### Our Pan India Presence at :

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|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **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

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No. 4, "Malad Satguru Sadan Co-Op. Hsg. Soc. Ltd.", 8/1-17/1, Rebello Compound, Subhash Nagar, Opp. Seepz, Near Floral Deck Plaza, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India belongs to **Mr. Gurpreet Joginder Singh**.

Boundaries of the property.

North : Subhash Nagar Road  
South : Slum Area  
East : Rebello Enclave  
West : Trans Residency – 3

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 SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 1,32,98,250.00 (Rupees One Crore Thirty Two Lakh Ninety Eight Thousand Two Hundred Fifty 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

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  
Date: 2023.10.21 16:25:46 +05'30'

Auth. Sign.



Director

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 :

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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivalli, Feroz Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd21/.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Chief Manager,**  
**State Bank of India**  
**SARB Churchgate**  
 6<sup>th</sup> Floor, International 16, Maharshi Karve Road,  
 Churchgate, Mumbai – 400 020,  
 State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)**

I	General	
1.	Purpose for which the valuation is made	: <b>To assess fair market value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose.</b>
2.	a)	Date of inspection : 19.10.2023
	b)	Date on which the valuation is made : 21.10.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 18.09.2008 Between Mr. Gyan Singh Khokhar (The Transferor) and Mr. Gurpreet Joginder Singh (The Transferee). 2) Copy of Occupancy Certificate No. CE / 6301 / WS / AK dated 26.08.2004 issued by Municipal Corporation of Greater Mumbai. 3) Copy of Commencement Certificate dated 14.02.2002 issued by Municipal Corporation of Greater Mumbai.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Gurpreet Joginder Singh</b>  <u>Address:</u> Residential Flat No. 203, 2 <sup>nd</sup> Floor, Building No. 4, "Malad Satguru Sadan Co-Op. Hsg. Soc. Ltd.", 8/1-17/1, Rebello Compound, Subhash Nagar, Opp. Seepz, Near Floral Deck Plaza, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.  <u>Contact Person:</u> Mr. Manoj Zha (Staff of Mandated Asset Possession and Solutions Pvt. Ltd. Company) Mobile No. 7498996888  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is Residential Flat located on 2 <sup>nd</sup> Floor. The Composition of Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., <b>2 BHK + 2 Toilets</b> ). The property is at 2.00 Km. travelling distance from nearest Metro station Mogra.
6.	Location of property	:

	a)	Plot No. / Survey No.	:	Survey No. 98 & Hissa No. 1
	b)	Door No.	:	Residential Flat No. 203
	c)	C. T.S. No. / Village	:	C.T.S. No. 17 of Village - Vyaravali
	d)	Ward / Taluka	:	Taluka – Andheri
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N. A
7.		Postal address of the property	:	Residential Flat No. 203, 2 <sup>nd</sup> Floor, Building No. 4, "Malad Satguru Sadan Co-Op. Hsg. Soc. Ltd.", 8/1-17/1, Rebello Compound, Subhash Nagar, Opp. Seepz, Near Floral Deck Plaza, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.
8.		City / Town	:	Andheri (East), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Vyaravali Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per Agreement</b>
		North	:	Subhash Nagar Road                      Details is not available
		South	:	Slum Area                                      Details is not available
		East	:	Rebello Enclave                              Details is not available
		West	:	Trans Residency – 3                      Details is not available
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
				A                                      B
				As per the Deed                      Actuals
		North	:	-                                      -
		South	:	-                                      -
		East	:	-                                      -
		West	:	-                                      -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 574.00

		(Area as per Actual site Measurement) <b>Built Up Area in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for Sale)</b>
14.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°07'30.1"N 72°52'05.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Possession of SBI Bank
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C. T.S. No.	: C.T.S. No. 17 of Village - Vyaravali
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Vyaravali Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 203, 2 <sup>nd</sup> Floor, Building No. 4, " <b>Malad Satguru Sadan Co-Op. Hsg. Soc. Ltd.</b> ", 8/1-17/1, Rebello Compound, Subhash Nagar, Opp. Seepz, Near Floral Deck Plaza, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2004 (As per Occupancy Certificate)
5.	Number of Floors	: Stilt + 5 <sup>th</sup> Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	: 4 Flats on 2 <sup>nd</sup> Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking	: Stilt / Open Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the Comm is situated	: 2 <sup>nd</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 203
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab

	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement plastering
	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mr. Gurpreet Joginder Singh</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built Up Area in Sq. Ft. = 750.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 574.00 (Area as per Actual site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Possession of SBI Bank
15	If rented, what is the monthly rent?	:	₹ 27,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 18,500.00 per Sq. Ft. on Built Up Area ₹ 17,731.00 per Sq. Ft. (After Depreciation)

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 15,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 1,43,670.00 per Sq. M. i.e., ₹ 13,347.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,29,722.00 per Sq. M. i.e., ₹ 12,051.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus, the rates differ from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	19 Years
	Life of the building estimated	:	41 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,931.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 17,731.00 per Sq. Ft.</b>
	<b>Remark:</b> At present the property is vacant and in the possession of bank. Possession Notice dated 16.05.2023 of State Bank of India pasted on main door of the flat.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Residential Flat (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	750.00 Sq. Ft.	17,731.00	1,32,98,250.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
	<b>Present market value of the property</b>			<b>1,32,98,250.00</b>
	<b>The Realizable value of the property</b>			<b>1,13,03,513.00</b>
	<b>The Distress value of the property</b>			<b>93,08,775.00</b>

<b>Insurable value of the property (750.00 Sq. Ft. X ₹ 2,700.00)</b>	<b>20,25,000.00</b>
<b>Guideline Value of the property (750.00 Sq. Ft. X ₹ 12,051.00)</b>	<b>90,38,250.00</b>

### **Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### **Method of Valuation / Approach**

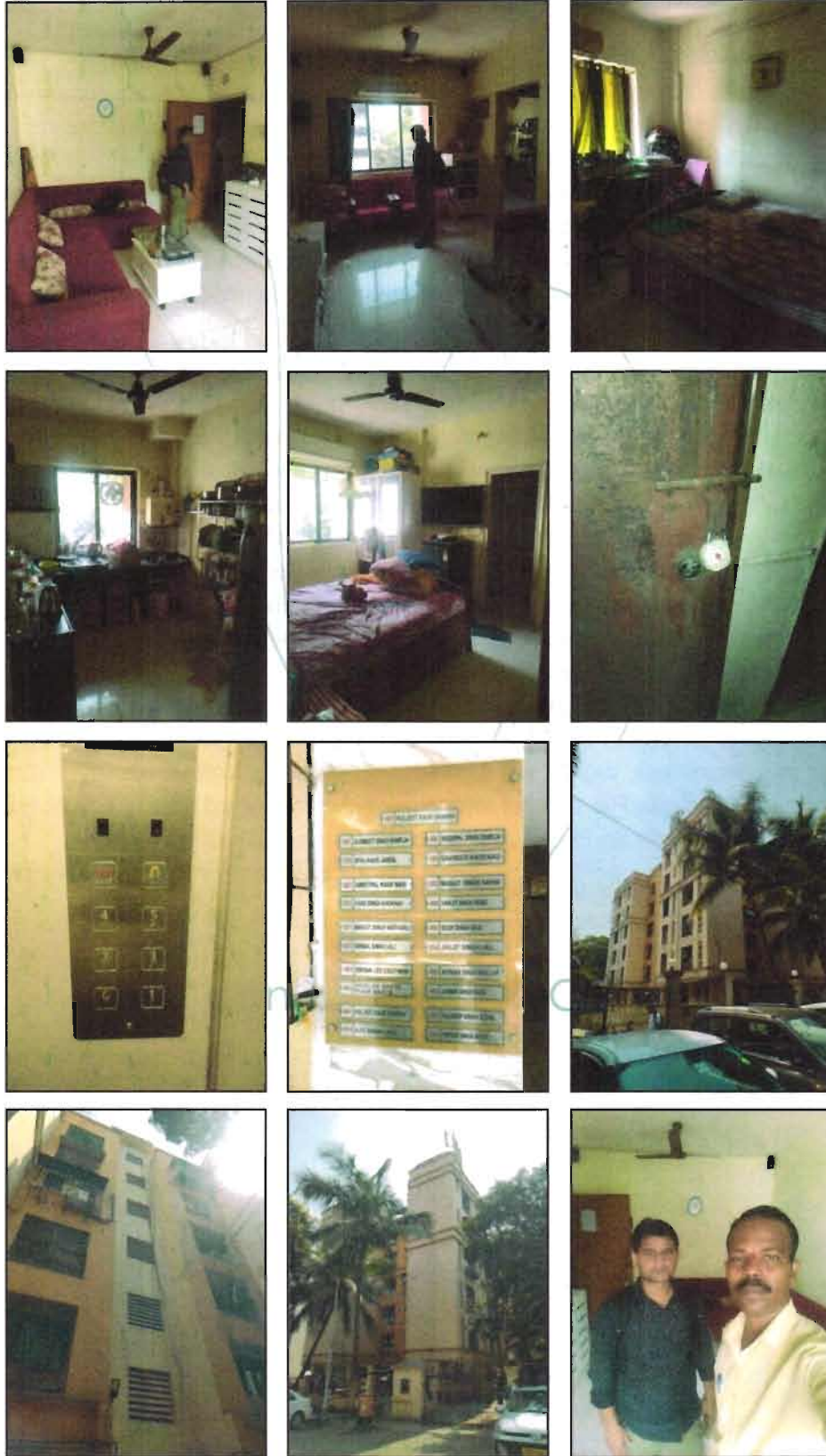
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 17,731.00 per Sq. Ft. on Built Up Area (After Deprecation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 27,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income


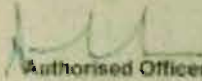




## Actual Site Photographs



## Bank Possession Notice


	भारतीय स्टेट बैंक भारतीय स्टेट बैंक STATE BANK OF INDIA		
<b>POSSESSION NOTICE</b> (See Rule 8(1)) (For Immovable Property)			
<p><b>Whereas</b></p> <p>The undersigned being the Authorized officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 09/07/2020 calling upon Borrower/Guarantor Mr. Gurpreet Joginder Singh, Mr. Sushor Singh, Gyan Singh Khojkar, to repay the amount mentioned in the notice being <b>Rs. 1,11,52,538.00 (Rupees One Crore Eleven Lakhs Fifty Two thousand five Hundred and Thirty Eight only)</b> as on <b>07.07.2020</b> plus further interest to be compounded on monthly basis and other charges due till date of payment within 60 days from the date of receipt of the said notice.</p> <p>The borrowerguarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on them under section 13(8) of the said Act read with rule 8 on the 16<sup>th</sup> day of May of the year 2022.</p> <p>The borrowerguarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the State Bank of India for an amount of <b>Rs. 1,11,52,538.00 (Rupees One Crore Eleven Lakhs Fifty Two thousand five Hundred and Thirty Eight only)</b> as on <b>07.07.2020</b> and further interest thereon at the contractual rates and other charges thereon till the date of payment.</p> <p>The Borrower's attention is invited to Provisions of Section 13 (8) of the Act, in respect of time available, to redeem the secured assets.</p> <p><b>Description of immovable property:</b></p> <div style="border: 1px solid black; padding: 5px; text-align: center;">       Equitable Mortgage of Flat No.203, 2<sup>nd</sup> Floor, Maled Sat-Guru Sadeh CHS Ltd.8/1-17/1, Vyaravali Village, Building No.4, Rebelo Compound, Subhash Nagar, Opp. Seep, Near Floral Deck Plaza, Andhari(East) Mumbai - 400 093     </div> <p style="text-align: center;">         Authorized Officer     </p> <p>       State Bank of India        Date - 16/05/2022        Place - Mumbai     </p>			
© bank, cbi T: +91 22 2355 2300 / 24 C: +91 22 2355 2344 E: sbi@sbicbi.com.in	भारतीय स्टेट बैंक 4, टॉरेंट, "B इन्व्हेस्ट", 11, मालदेव रोड, मुंबई, ४०० ०२४	भारतीय स्टेट बैंक 4, टॉरेंट, "B इन्व्हेस्ट", 11, मालदेव रोड, मुंबई, ४०० ०२४	Secured Asset Recovery Branch 80 Feet, "The International" 11, Malabar Corna Road, Churchgate, Mumbai - 400 002








## 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 )

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: आरवली (अंधेरी)

Search By:  Survey No.  Location

Enter Survey No: 17 Search

वपनिका	वपन नंवी	निवासी वपनिका	संकीर्ण	इकाई	केन्द्रीय दर (Rs.)	Attribute
46/221-पुभाग: आरवली गावतील सर्व पिककरी.	70260	143670	169530	207300	147800	श्री. मंडळ सि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,43,670.00			
No Increase by Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,43,670.00</b>	<b>Sq. Mtr.</b>	<b>13,347.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	70,260.00			
The difference between land rate and building rate (A – B = C)	73,410.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19Years)	81%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,29,722.00</b>	<b>Sq. Mtr.</b>	<b>12,051.00</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:


	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**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

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**2 BHK Flat in Malad Sadguru Sadan Co-Operative Society For Sale in Andheri East**

W/Flat/11/1002/1, Sector 2, Malad Sadguru Sadan, Andheri East, Mumbai, Maharashtra 400025


Home | Flats for Sale in Mumbai | Flats for Sale in Andheri East | 2BHK Flat for Sale in Andheri East | Property Details

**₹ 1.3 Crores**

₹ 85,971/Month

750

Photos
Location



2 Bedrooms
May 12, 2023

2 Bathrooms
Immediately

NA
Malad Sadguru Sad

Bike and Car
None

**Get Owner Details**

**Price trends by NB Estimate**

Report what was not correct in this property

Labelled by Broker | Sold Out | Wrong Info

**Overview**


Age of Building	+26 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.3 Per Sq.Ft/M	Flooring	NA
Bathrooms	2 No. Bath	Furnishing Status	None <span style="border: 1px solid #ccc; padding: 2px;">Transferable</span>

**Activity On This Property**

147 View All | 0 View All | 0 View All

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**2 BHK Flat in Poonam Pragati For Sale in Andheri East**

W/Flat/11/1002/1, Sector 2, Malad Sadguru Sadan, Andheri East, Mumbai, Maharashtra 400025


Home | Flats for Sale in Mumbai | Flats for Sale in Malad Sadguru Sadan | 2BHK Flat for Sale in Malad Sadguru Sadan | Property Details

**₹ 1.45 Crores**

₹ 81,100/Month

760

Photos
Location



2 Bedrooms
011 21, 2023

2 Bathrooms
Immediately

NA
Poonam Pragati

Bike and Car
Full

**Contact**

**Price trends by NB Estimate**

Report what was not correct in this property

Labelled by Broker | Sold Out | Wrong Info

**Overview**

Age of Building	+10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.3 Per Sq.Ft/M	Flooring	Carpet
Bathrooms	2 No. Bath	Carpet Area	545 Sq.Ft

**Activity On This Property**

320 View All | 3 View All | 0 View All

**Similar Properties**

## Price Indicators

**HOUSING.COM** Buy in Mumbai

Andheri East

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 2 BHK Flat

**2 BHK Flat** ₹1.74 Cr EMI starts at ₹66.38 K

By VIDALAXMI REALTY

Andheri East Elegance, Subhash Nagar, Andheri East, Mumbai

Verified

Living Room

Living Room

900 sq.ft Build Up Area

₹19.33 K/sq.ft Avg. Price

7 Year Old Age of property

Ready to move Possession status

Middle of 7 floors

South-East facing Facing

Fully Furnished Furnishing

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY

**HOUSING.COM** Buy in Mumbai

Andheri East

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 2 BHK Flat

**2 BHK Flat** ₹1.58 Cr EMI starts at ₹78.44 K

By BHADRAG GROUP

Andheri East Elegance, Subhash Nagar, Andheri East, Mumbai

Verified

Living Room

Living Room

900 sq.ft Build Up Area

₹17.55 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Lower of 13 floors

North-East facing Facing

Unfurnished Furnishing

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A

## Sales Instance

11264378 20/10/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक - सह दु.नि. अंधेरी 3 दस्त क्रमांक 11264 2023 नोंदणी - Regn 63m
<b>गावाचे नाव : व्याखणी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	14300000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	10841338.2	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन: सदनिका नं: 201, माळा नं: 2रा मजला, विंग ई, ट्रान्स रेसिडेन्सी I, इमारतीचे नाव: ट्रान्स रेसिडेन्सी I (ई व एफ) को-ऑप. हौ. सोसा. लि., ब्लॉक नं: सुभाष नगर, रोड नं: 23, रोड: एम.आय.डी.सी., अंधेरी(पूर्व), मुंबई-400093, इतर माहिती: सदनिकेचे क्षेत्रफळ 812 चौ. फूट बिल्ट अप, ( ( C.T.S. Number : 17(part). (17 IPart) : ) )	
(5) क्षेत्रफळ	75.46 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 -रवि बालकृष्णा मेंडन (ACBPM8317R) वय -64 पत्ता -प्लॉट नं: ई-201, माळा नं - , इमारतीचे नाव ट्रान्स रेसिडेन्सी I (ई व एफ) सोसायटी, ब्लॉक नं रोड नं 23, एम.आय.डी.सी, रोड नं. सुभाष नगर, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400093 पॅन नं - 2) नाव -सुशिला बालकृष्णा मेंडन (JGPM6192G) वय -88 पत्ता -प्लॉट नं 3-11 सी I, माळा नं - , इमारतीचे नाव श्री कृष्ण कुंज, ब्लॉक नं कुक्की कट्टे, पडेबेट्टू विलेज, रोड नं कोप तालुका, उडिपी, कर्नाटक, (UDUP) पिन कोड -574111 पॅन नं - 3) नाव -उषा गणपा पुथरन (AFTPP445GR) वय -70 पत्ता -प्लॉट नं सी-1101, माळा नं - , इमारतीचे नाव मांडवी अक्रोपोलिस, ब्लॉक नं उडुपी म्युनिसिपल ऑफिस मागे, रोड नं उदाणीदंबूर, उडुपी, कर्नाटक, कर्नाटक, UDUPI पिन कोड -576101 पॅन नं - 4) नाव -शांता गोपालकृष्णा सालियन (ACRPS943TL) वय -66 पत्ता -प्लॉट नं: ई-701, ई विंग, माळा नं - , इमारतीचे नाव ट्रान्स रेसिडेन्सी -I, ब्लॉक नं चकाला एम.आय.डी.सी जवळ रोड नं. सुभाष नगर रोड नं. 23, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400093 पॅन नं - 5) नाव -गीता दीपक कांचन (CEAPK6374K) वय -59 पत्ता -प्लॉट नं 25, माळा नं - , इमारतीचे नाव, राजीव सोसायटी, ब्लॉक नं बांद्रा कुर्ली कॉम्प्लेक्स, रोड नं बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400051 पॅन नं -	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -निर्वाण वासुदेव करंदीकर (ADYPR3615K) वय -75, पत्ता -प्लॉट नं 11/12, बी विंग, माळा नं - , इमारतीचे नाव संकल्प सोसायटी, सी. एस कॉम्प्लेक्स, ब्लॉक नं कार्पोरेशन बँक पाठीमागे, रोड नं सी एस रोड नं 4, दहिसर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400068 पॅन नं - 2) नाव -निरमोही निर्वाण करंदीकर (ADGPK4259G) वय -69, पत्ता -प्लॉट नं 11/12, बी विंग, माळा नं - , इमारतीचे नाव संकल्प सोसायटी, सी एस कॉम्प्लेक्स, ब्लॉक नं कार्पोरेशन बँक पाठीमागे, रोड नं सी एस रोड नं 4, दहिसर पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400068 पॅन नं -	
(9) दस्तऐवज करून दिल्याचा दिनांक	06 07 2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06 07 2023	
(11) अनुक्रमांक, खंड व पृष्ठ	11264 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	858000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,32,98,250.00 (Rupees One Crore Thirty Two Lakh Ninety Eight Thousand Two Hundred Fifty Only). The Realizable Value of the above property is ₹ 1,13,03,513.00 (Rupees One Crore Thirteen Lakh Three Thousand Five Hundred Thirteen Only). The Distress Value is ₹ 93,08,775.00 (Rupees Ninety Three Lakh Eight Thousand Seven Hundred Seventy Five Only).

Place: Mumbai

Date: 21.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Date: 2023.10.21 16:26:02 +05'30'

Auth. Sign.

**Enclosures**

Declaration from the valuer (Annexure – I)	Attached
Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

(Annexure – I)

### DECLARATION FROM VALUERS

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar declares that:

- a. The information furnished in my valuation report dated 21.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have inspected the property externally (as the property was locked) on 19.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Approved Valuer, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Gurpreet Joginder Singh from Mr. Gyan Singh Khokhar vide Agreement for Sale dated 18.09.2008.
2.	purpose of valuation and appointing authority	As per the request from State of India, SARB Churchgate Branch Mumbai to assess value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar– Regd. Valuer Tushar Bhuwad – Valuation Engineer Shyam Kajvilkar– Technical Manager Pradnya Rasam – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 19.10.2023 Valuation Date - 21.10.2023 Date of Report - 21.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.10.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **750.00 Sq. Ft. Built Up Area** in the name **Mr. Gurpreet Joginder Singh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **750.00 Sq. Ft. Built Up Area.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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.









26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Mumbai  
Date: 21.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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  
Date: 2023.10.21 16:26:14 +05'30"

Auth. Sign.

Think.Innovate.Create