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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



May 10, 2024 9:24:51 AM  
19.13167725N 72.83673551E  
B-54 Dattaji Salvi Road  
Andheri West  
Mumbai  
Konkan Division  
Maharashtra

#### Details of the property under consideration:

Name of Owner: **Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**

Residential Flat No. 13, 1<sup>st</sup> Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'53.4"N 72°50'12.7"E

#### Intended Users

**Cosmos Bank**

**Bandra (West) Branch**

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India.

#### Our Pan India Presence at :

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

#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 13, 1<sup>st</sup> Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India belongs to **Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**.

### Boundaries of the property.

North	:	Dattaji Salvi Road
South	:	Internal Road
East	:	Minoo Minar Apartment
West	:	Nutan Gangotri Building

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 **₹ 74,95,200.00 (Rupees Seventy-Four Lakh Ninety-Five Thousand Two 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.**



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report


**Auth. Sign.**

### Our Pan India Presence at :

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

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**Residential Flat No. 13, 1<sup>st</sup> Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047,**

**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 13.05.2024 for Bank Loan Purpose
2	Date of inspection	10.05.2024
3	Name of the owner/ owners	<b>Mr. Prakash Govind Lotankar &amp; Mrs. Mamata Prakash Lotankar</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 shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 13, 1 <sup>st</sup> Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Nayan Arora (Tenant)
6	Location, street, ward no	Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, K(West) Municipal Ward
	Survey/ Plot no. of land	Plot No. B-1, 7-A, C.T.S No. 733 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 262.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 300.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, K(West) Municipal Ward
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?	Tenant Occupied – Mr. Nayan Arora Occupied Since – Last 4 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage 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	Tenant Occupied – Mr. Nayan Arora Occupied Since – Last 4 Years
	(ii) Portions in their occupation	Fully Occupied



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	` 24,000.00 Present Rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<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 up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 1976 (As per Occupancy

	year of completion	Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 13.05.2024 for Residential Flat No. 13, 1<sup>st</sup> Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India belongs to **Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**.

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

1	Copy of Agreement for Sale dated 11.11.2011 Between Mr. Shamsuddin A. Shaikh Alias Mr. Sheikh Samshul Abdul (The Transferors) and Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar (The Transferees).
2	Copy of Occupancy Certificate No. OC / 4181 / BSII / AK dated 04.06.1976 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society No Objection Letter for Sale dated 26.08.2011 in the name of Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar issued by Hill Lake View Co-Op. Hsg. Soc. Ltd

### LOCATION:

The said building is located at Plot No. B-1, 7-A, C.T.S No. 733 of Village - Ambivali, Taluka – Vasai, District – Palghar – 400 047. The property falls in Residential Zone. It is at a walkable distance 950 Mtr. from Andheri West Metro station.

### BUILDING:

The building under reference is having Ground + 6<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with Kadappa stone finish. The building is used for residential purpose. 13<sup>th</sup> Floor is having 8 Residential Flats. The building is having 1 Lift. The External condition of building is normal.

### Residential Flat:

The residential flat under reference is situated on the 13<sup>th</sup> Floor. The Composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C & Bath (i.e., **1 BHK with W.C. & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Casing Capping electrification & Concealed plumbing. The internal condition of flat is normal.



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**Valuation as on 13<sup>th</sup> May 2024**

<b>The Built- Up Area of the Residential Flat</b>	<b>:</b>	<b>300.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Completion – 1976 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	48 Years
Cost of Construction	:	300.00 X 2,800.00 = ₹ 8,40,000.00
Depreciation $\{(100-10) \times 48 / 60\}$	:	72.00%
Amount of depreciation	:	₹ 6,04,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,94,450.00 per Sq. M. i.e., ₹ 18,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,51,317.00 per Sq. M. i.e., ₹ 14,058.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,000.00 per Sq. Ft.
<b>Value of property as on 13.05.2024</b>	<b>:</b>	<b>300.00 Sq. Ft. X ₹ 27,000.00 = ₹ 81,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 13.05.2024</b>	<b>:</b>	<b>₹ 81,00,000.00 - ₹ 6,04,800.00 = ₹ 74,95,200.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 74,95,200.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 67,45,680.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 59,96,160.00</b>
<b>Insurable value of the property (300.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 8,40,000.00</b>
<b>Guideline value of the property (300.00 X 14,058.00)</b>	<b>:</b>	<b>₹ 42,17,400.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 13, 1st Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India for this particular purpose at **₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two Hundred Only) as on 13<sup>th</sup> May 2024.**

## **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13<sup>th</sup> May 2024 is ₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two 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:



**ANNEXURE TO FORM 0-1**

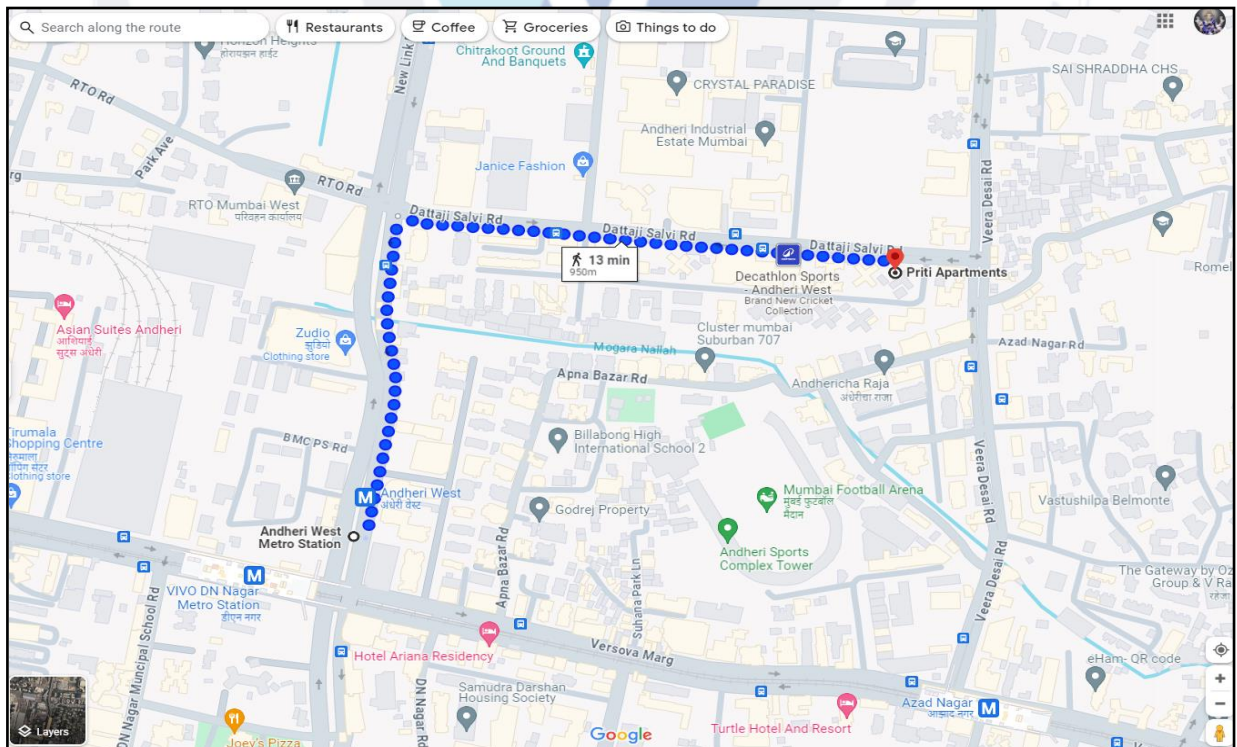
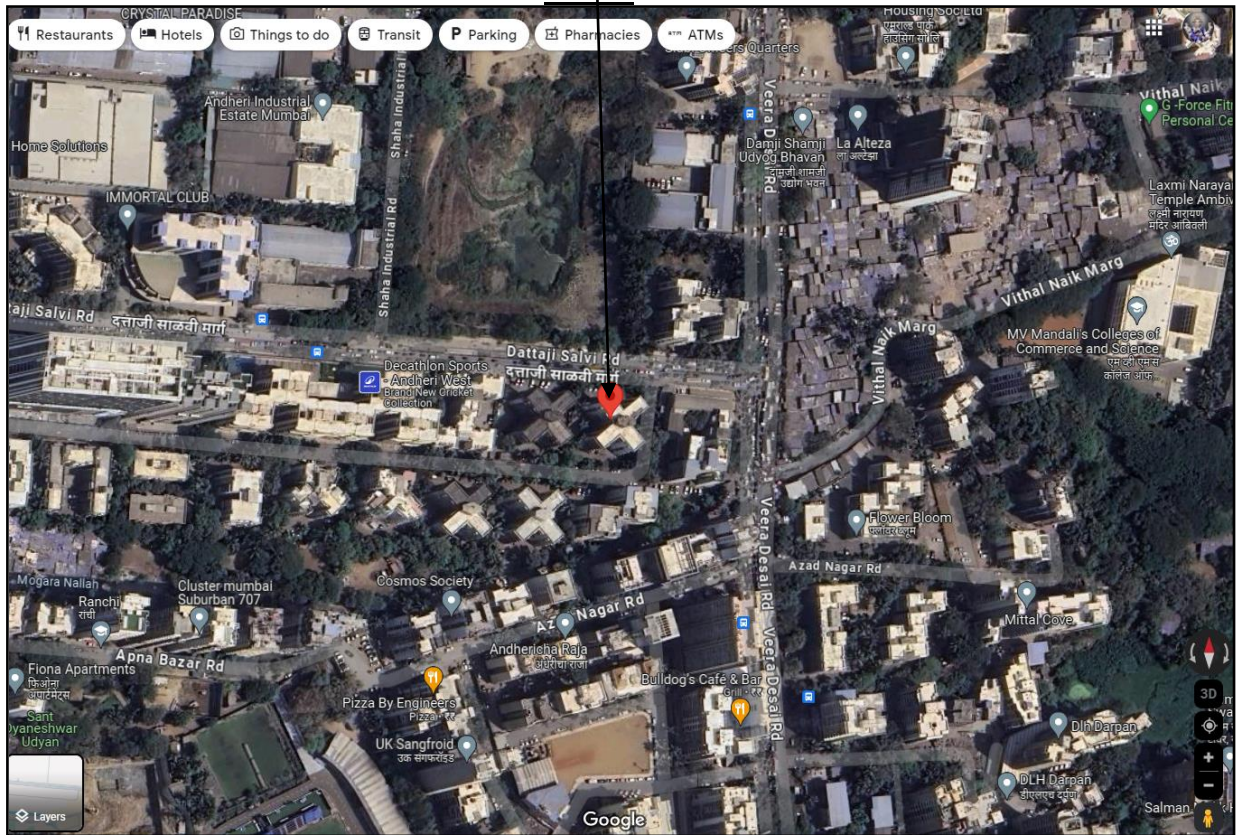
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 6 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3	Year of construction	1976 (As per Occupancy Certificate)
4	Estimated future life	48 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, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing 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
No1	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	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





## Route Map of the property

Site u/r



**Latitude Longitude - 19°07'53.4"N 72°50'12.7"E**

**Note: The Blue line shows the route to site from nearest Metro station (Andheri – 950 Mtr.)**



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## Ready Reckoner Rate

Valuation		Home	Rate Guideline	LOGOUT													
<b>Department of Registration &amp; Stamps</b> Government Of Maharashtra		<b>नोंदणी व मुद्रांक विभाग</b> महाराष्ट्र शासन															
<h3 style="margin: 0;">Valuation For Rural Area</h3> <p style="margin: 0; color: red;">*** Welcome to Valuation of Properties in Maharashtra ***</p>																	
<b>Location Details</b>																	
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name <span style="border: 1px solid black; padding: 2px;">Mumbai</span>		<a href="#">Help on Division</a>													
District Name <span style="border: 1px solid black; padding: 2px;">मुंबई (उपनगर)</span>		Zone Name <span style="border: 1px solid black; padding: 2px;">47-आविवली ( अंधेरी )</span>															
Attribute <span style="border: 1px solid black; padding: 2px;">सि.टी.एस. नंबर</span>		733		SubZone Name <span style="border: 1px solid black; padding: 2px;">भुभाग: उत्तरेस व पुर्वेस गा</span>													
<table border="1" style="width: 100%; border-collapse: collapse; margin: 0 auto;"> <thead> <tr> <th style="padding: 5px;">Open Land</th> <th style="padding: 5px; border: 2px solid red;">Residence</th> <th style="padding: 5px;">Office</th> <th style="padding: 5px;">Shop</th> <th style="padding: 5px;">Industry</th> <th style="padding: 5px;">Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">104590</td> <td style="text-align: center; border: 2px solid red;">194450</td> <td style="text-align: center;">223620</td> <td style="text-align: center;">244470</td> <td style="text-align: center;">194450</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>						Open Land	Residence	Office	Shop	Industry	Unit	104590	194450	223620	244470	194450	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit												
104590	194450	223620	244470	194450	Square Meter												

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
No Increase by Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,94,450.00</b>	<b>Sq. Mtr.</b>	<b>18,065.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,590.00			
The difference between land rate and building rate (A – B = C)	89,860.00			
Depreciation Percentage as per table (D) [100% - 48%] (Age of the Building – 48 Years)	52%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,51,317.00</b>	<b>Sq. Mtr.</b>	<b>14,058.00</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

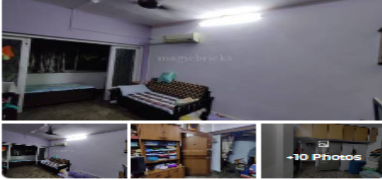
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Home > Property in Mumbai > Andheri West > Apartment in Andheri West > 1 BHK > 520 Sq-ft

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1 BHK Flat For Sale in Hill View CHS, **Andheri West, Mumbai**



+10 Photos

1 Bed | 2 Baths | 2 Balconies | Semi-Furnished

Super Built-Up Area 520 sqft - ₹ 23,077/sqft	Developer <b>Jiraj Developer</b>	Project <b>Hill View CHS</b>
Floor Ground (Out of 4 Floors)	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing East	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Open</b>

East Facing Property

Contact Owner
Get Phone No.
Last contact made 8 days ago

**More Details**

Price Breakup	₹1.2 Cr
Address	<b>Andheri West, Mumbai, Andheri West, Mumbai - Western Mumbai, Maharashtra</b>
Landmarks	<b>Bombay Bazaar cloth store</b>
Furnishing	<b>Semi-Furnished</b>
Flooring	<b>Mosaic</b>
Type of Ownership	<b>Freehold</b>
Age of Construction	<b>Above 20 years</b>


Contact Owner

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Home > Property in Mumbai > Andheri West > Apartment in Andheri West > 2 BHK > 675 Sq-ft

**₹2.30 Cr** EMI - ₹ 1,04L | [Can I afford it?](#)

2 BHK Flat For Sale in Mona Apartments, **Andheri West, Mumbai**



+13 Photos

2 Beds | 2 Baths | Furnished

Carpet Area 675 sqft - ₹ 34,074/sqft	Developer <b>Irani Builders And Developers</b>	Project <b>Mona Apartments</b>	Floor 4 (Out of 6 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>North</b>	Lift <b>1</b>


View all Details

Contact Owner
Get Phone No.
Last contact made 5 days ago

**More Details**

Price Breakup	₹2.3 Cr   ₹11,50,000 Approx. Registration Charges   ₹3,500 Monthly
Address	<b>Mona Apartments Dada Bhai Road Andheri West Mumbai Maharashtra 400058, Andheri West, Mumbai - Western Mumbai, Maharashtra</b>
Landmarks	<b>Novrang Cinema</b>
Furnishing	<b>Furnished</b>
Flooring	<b>Vitrified</b>
Type of Ownership	<b>Freehold</b>
Overlooking	<b>Garden/Park, Main Road</b>

**Description:** Property is fully furnished with all kitchen appliances, air conditioners. Building is structurally very strong. Andheri station, metro station and market all within 7 mins walk... [Read more](#)




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Architects & Interior Designers  
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TEV Consultants  
Lender's Engineer  
10/120 MH2010 PTC23789




## Price Indicators



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Posted on: Apr 11, 24

**₹2.31 Cr** | EMI - ₹1.04L | [Get pre-approved loan](#)

2 BHK 1000 Sq-ft Flat For Sale [Andheri West, Mumbai](#)

2 Beds | 2 Baths | Semi-Furnished | Laundry Service

Carpet Area 700 sqft - ₹33,000/sqft	Developer <a href="#">Cooperative Group Housing Society</a>	Project <a href="#">Garden View CHS</a>	Floor 5 (Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 2

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 35 days ago

### More Details

Price Breakup	₹2.31 Cr   ₹11,55,000 Approx. Registration Charges   ₹4,000 Monthly
Booking Amount	₹5.0 Lac
Address	Oshiwara, Andheri West, Mumbai, Maharashtra, India., Andheri West, Mumbai - Western Mumbai, Maharashtra
Landmarks	shastri nagar lokhandwala
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles
Type of Ownership	Freehold

[View all Details ▾](#)

**Description:** Garden View CHS is located in Andheri West. Enjoy a classapart lifestyle at Garden View CHS. Bank finance is approved by major financial institutions like HDFC, LIC Housing Finance,... [Read more](#)


**Contact Agent**

Sumanji Thakur

[Get Photo](#)

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Top Agent in this Loc



**Rahul**  
Home Search  
RERA ID: A

**72** PROPERTIES FOR SALE

**30** PROPERTIES FOR RENT

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## Sales Instance

3823322 14-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 3823/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : आंबिवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	31815296	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	26078890.83	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :; इतर माहिती: सदनिका क्र 2403 20वा मजला हबटाऊन प्रीमियर रेसिडेन्सी मालिबू मुद्रण कामगार नगर जे पी रोड आंबिवली अंधेरी वेस्ट मुंबई 400053 रेरा प्रमाणे सदनिकेचे क्षेत्रफळ 96.26 चौ मी कारपेट सोबत 1 स्टॅक म्हणजेच 2 कार पार्किंग व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्या प्रमाणे( ( C.T.S. Number : 833 Part ; ) )	
(5) क्षेत्रफळ	105.87 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हबटाऊन लिमिटेडचे ऑथो सिग्नेटरी अनघा औंधकर तर्फे मुखत्यार काळुराम कशीवले - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स, जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAACA6101D 2): नाव:-हबटाऊन लिमिटेडचे ऑथो सिग्नेटरी माधवी देगांवकर तर्फे मुखत्यार काळुराम कशीवले - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स, जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAACA6101D 3): नाव:-मान्यता देणार पॅराडिगम स्ट्रक्चर एलएलपीचे ऑथो सिग्नेटरी रूपेश गुडेकर - - वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं 201, 2 रा मजला निवाण एस व्ही रोड खार वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAVFP0257H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पॅराडिगम स्ट्रक्चर एलएलपीचे ऑथो सिग्नेटरी रूपेश गुडेकर - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं 201, 2 रा मजला निवाण एस व्ही रोड खार वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAVFP0257H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3823/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1909000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

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

This exercise is to assess **Fair Market Value** of the property under reference as on **13<sup>th</sup> May 2024**.

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 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 **₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

