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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

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

Residential Flat No. 13, 1st Floor, Priti 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 :

- | | | | |
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Regd. Office

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

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Vastu/Mumbai/05/2024/008586/2306292

13/6-152-PRBS

Date: 13.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 13, 1st Floor, Priti 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.**

**Manoj
Chalikwar**

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.14 13:18:58 +05'30'

Auth. Sign.



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○ Mumbai ○ Nashik ○ Rajkot ○ Raipur
○ Aurangabad ○ Pune ○ Indore ○ Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai: 400072, (M.S), India**

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Residential Flat No. 13, 1st Floor, Priti 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 | Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar |
| 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 | Address: Residential Flat No. 13, 1 st Floor, Priti 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. Contact Person: 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 |
| | LAND | |
| 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) Built Up Area in Sq. Ft. = 300.00 (Area as per Agreement for Sale) |

| | | |
|----|--|---|
| 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. |
| | IMPROVEMENTS | |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan. | Information not available |
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this form may be used) | Attached |
| 24 | Is the building owner occupied/ tenanted/ both? | 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 | RENTS | |
| | (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. |
| | | SALES | |
| 38 | | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records |
| 39 | | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate. |
| 40 | | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | | COST OF CONSTRUCTION | |
| 41 | | Year of commencement of construction and | Year of Completion – 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. |
| | Remark: | |

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, 1st Floor, Priti 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 + 6th 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. 13th 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 13th 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 13th May 2024

| | | |
|--|---|----------------|
| The Built- Up Area of the Residential Flat | : | 300.00 Sq. Ft. |
|--|---|----------------|

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) X 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. |
| Value of property as on 13.05.2024 | : | 300.00 Sq. Ft. X ₹ 27,000.00 = ₹ 81,00,000.00 |

(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)

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

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 13, 1st Floor, Priti 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 13th May 2024.



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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 **13th 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:



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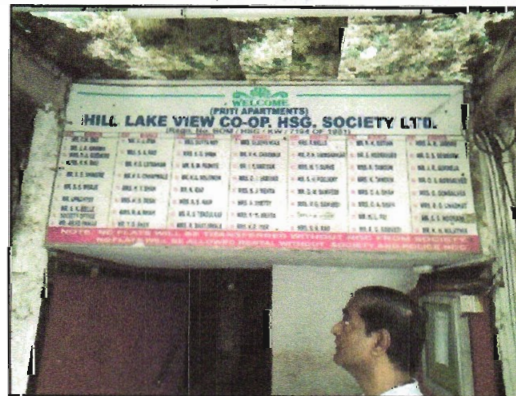
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ANNEXURE TO FORM 0-1

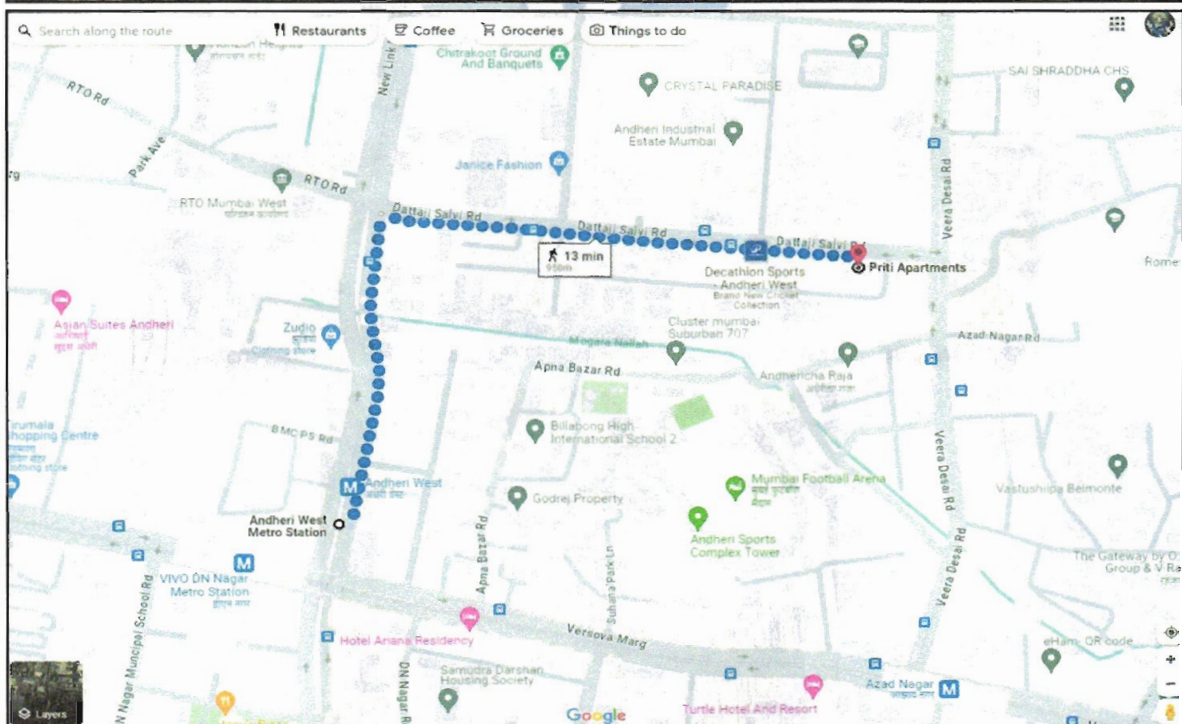
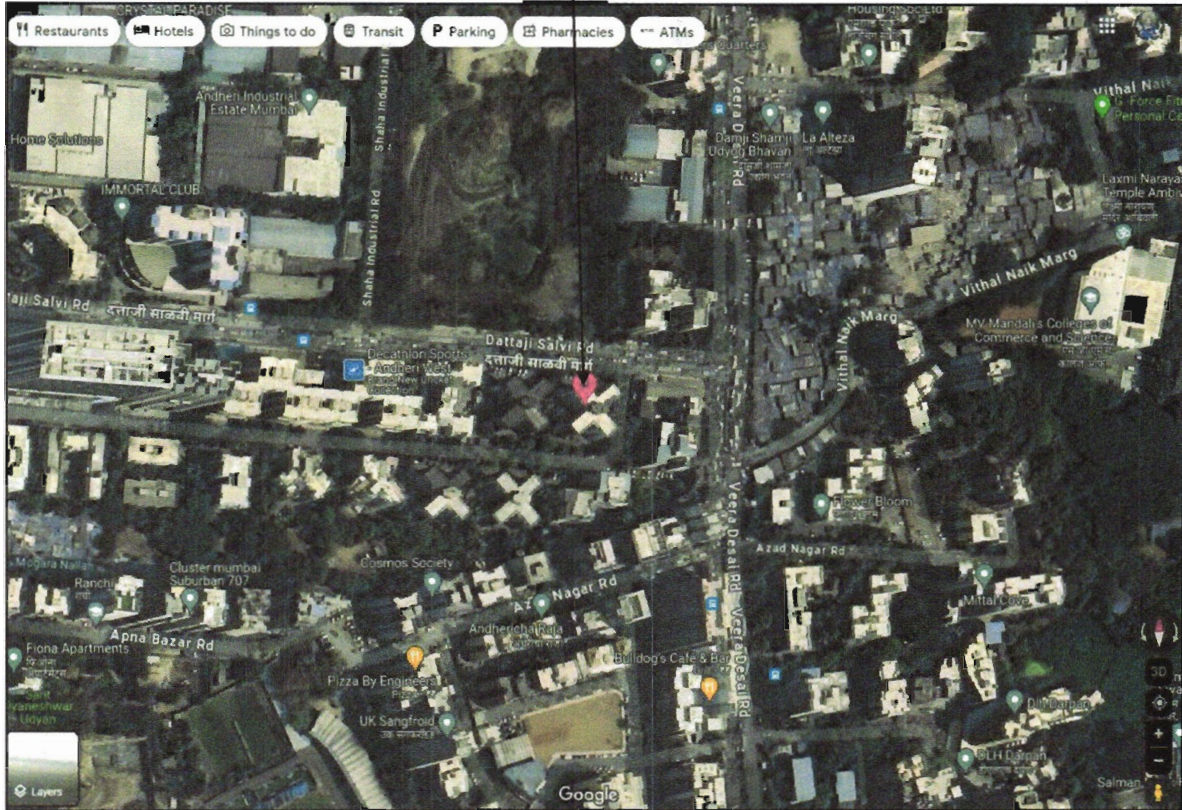
| Technical details | | Main Building |
|--------------------------|--|---|
| 1. | No. of floors and height of each floor | Ground + 6 th Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 1 st Floor |
| 3. | Year of construction | 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 |

Actual site photographs



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


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Registration & Stamps**
Government Of Maharashtra

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विभाग**
महाराष्ट्र शासन



Valuation For Rural Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: ☐ Development Agreement ☐ Tenant Occupied ☒ Other

Division Name: Mumbai [Help on Division](#)

District Name: मुंबई (उपनगर) Zone Name: 47-अंधेरी (पश्चिम)

Attribute: सि.टी.एस. नंबर 733 SubZone Name: ग्रामा: उल्लेख व पुरातन नं.

| 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 st Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,94,450.00 | Sq. Mtr. | 18,065.00 | Sq. Ft. |
| 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% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,51,317.00 | Sq. Mtr. | 14,058.00 | Sq. Ft. |

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 Loans

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Home > Property in Mumbai > Andheri West > Apartment in Andheri West > 1 BHK > ₹1.20 Cr

Save Time & Money with MB Prime

Find the right Property by calling Up to 35 Owners directly

Join Prime @ 50% OFF

Posted on: May 08, 2024

Contact Owner

Yetish Nath +91-9800000000


Get Phone No.

₹1.20 Cr

EMI - ₹ 5K

Get Loan offers from 34+ banks

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



1 Bed

2 Baths

2 Balconies

Semi-Furnished

Super Built-Up Area

520 sqft

₹23.07/sqft

Floor

Ground (Out of 4 Floors)

Facing

East

Developer

Hill View CHS

Project

Hill View CHS

Transaction Type

Resale

Status

Ready to Move

Furnished Status

Semi-Furnished

Car Parking

1 Open

East Facing Property

Contact Owner

Get Phone No.

Last contact made 8 days ago

More Details

Price Breakup

₹1.2 Cr

Address

Andheri West, Mumbai, Andheri West, Mumbai - Western Mumbai, Maharashtra

Landmarks

Bombay Bazaar cloth store

Furnishing

Semi-Furnished

Flooring

Mosaic

Type of Ownership

Freehold

Age of Construction

Above 20 years

Contact Owner

magicbricks

Buy

Rent

Sell

Home Loans

Login

Post

Home > Property in Mumbai > Andheri West > Apartment in Andheri West > 2 BHK > ₹2.30 Cr

Save Time & Money with MB Prime

Find the right Property by calling Up to 35 Owners directly

Join Prime @ 50% OFF

Posted on: May 08, 2024

Contact Owner

Ojas +91-9800000000


Get Phone No.

₹2.30 Cr

EMI - ₹1.0L

Get Loan offers from 34+ banks

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



2 Beds

2 Baths

Furnished

Carpet Area

675 sqft

₹34.07/sqft

Floor

4 (Out of 6 Floors)

Facing

North

Developer

Irani Builders And Developers

Project

Mona Apartments

Transaction Type

Resale

Status

Ready to Move

Furnished Status

Furnished

Car Parking

1 Open

Last contact made 8 days ago

Contact Owner

Get Phone No.

More Details

Price Breakup

₹2.3 Cr | ₹11,50,000 Approx. Registration Charges | ₹3,500 Monthly

Address

Mona Apartments Dada Bhai Road Andheri West Mumbai Maharashtra 400058, Andheri West, Mumbai - Western Mumbai, Maharashtra

Landmarks

Novrang Cinema

Furnishing

Furnished

Flooring

Vitrified

Type of Ownership

Freehold

Overlooking

Garden/Park, Main Road

View all Details

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

Price Indicators

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[Rent](#)
[Sell](#)
[Home Loans](#)

[Login](#)
[Post](#)

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 - ₹ 32,000/sqft | Developer Cooperative Group Housing Society | Project Garden View CHS | 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 class apart 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 Phone No.](#)

Top Agent in this Loc.

Rahul Home Search
DEDA D. A.

72 PROPERTIES FOR SALE

30 PROPERTIES FOR RENT

[View Profile](#)

Sales Instance

3823322

14-03-2024

Note:-Generated Through eSearch

Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 3823/2024

नोंदणी :

Regn:63m

गावाचे नाव : आंबिवली

| | |
|---|--|
| (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 करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-हबटाऊन लिमिटेडचे ऑथो सिग्रेटरी 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 सिग्रेटरी 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 सिग्रेटरी 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 करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-पॅराडिगम स्ट्रक्चर एलएलपीचे ऑथो सिग्रेटरी 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 करून 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 **13th 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 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.



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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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.14 10:22:23 +05'30'

Auth. Sign.



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