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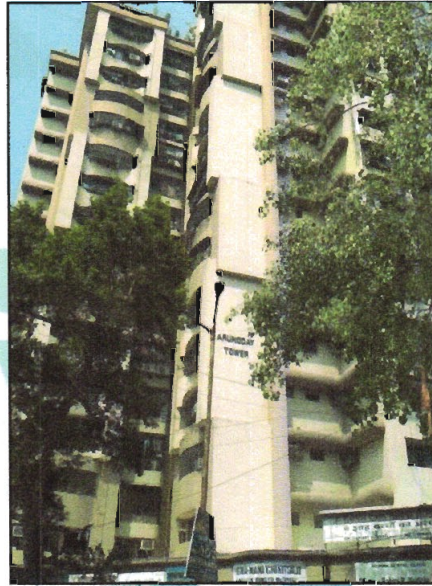
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Chandresh Hirji Fooria**

Residential Flat No. 4, 3<sup>rd</sup> Floor, Wing – B, "Arunoday Tower Co-Op. Hsg. Soc. Ltd.", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.

Latitude Longitude - 19°08'44.1"N 72°55'44.2"E

### Intended User

**Cosmos Bank**

**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),  
Mumbai - 400 080, State – Maharashtra, Country – India.



### Our Pan India Presence at :

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

### Regd. Office

81-001, 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)

[www.vastukala.co.in](http://www.vastukala.co.in)



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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Mulund (West) Branch/ Mr. Chandresh Hirji Fooria (9139/2306647) Page 2 of 17

Vastu/Mumbai/06/2024/9139/2306647

08/11-91-PRSH

Date: 08.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 4, 3<sup>rd</sup> Floor, Wing – B, "Arunoday Tower Co-Op. Hsg. Soc. Ltd.", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Mr. Chandresh Hirji Fooria**.

#### Boundaries of the property

North : Wing - A  
South : Slum Area  
East : Open Plot  
West : Jangal Mangal Road

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 **₹ 95,21,492.00 (Rupees Ninety Five Lakh Twenty One Thousand Four Hundred Ninety Two 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: 2024.06.08 17:31:02 +05'30'

**Auth. Sign.**



#### Our Pan India Presence at :

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📍 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)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

Valuation Report of Residential Flat No. 4, 3<sup>rd</sup> Floor, Wing – B, "**Arunoday Tower Co-Op. Hsg. Soc. Ltd.**", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, 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 08.06.2024 for Bank Loan Purpose
2	Date of inspection	07.06.2024
3	Name of the owner/ owners	<b>Mr. Chandresh Hirji Fooria</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 4, 3 <sup>rd</sup> Floor, Wing – B, " <b>Arunoday Tower Co-Op. Hsg. Soc. Ltd.</b> ", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.  <b>Contact Person:</b> Miss. Anita (Tenant) Contact No. 9892904018
6	Location, street, ward no	Sardar Pratap Sing Road, Kokan Nagar
	Survey/ Plot no. of land	Survey No. 248, CTS No. 373-A/36 of Village – Kanjur
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. = 438.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 431.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 517.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Sardar Pratap Sing Road, Kokan Nagar
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 – Miss. Anita Occupied Since – Last 3 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 18,000.00 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 law?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 2002 (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, Mulund (West) Branch to assess fair market value as on 08.06.2024 for Residential Flat No. 4, 3<sup>rd</sup> Floor, Wing – B, "**Arunoday Tower Co-Op. Hsg. Soc. Ltd.**", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Mr. Chandresh Hirji Fooria**.

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

1	Copy of Article of Agreement for Sale dated 10.11.1998 between Industrial Engineering Works And Mr. Hirji Jadavji Fooria & Mr. Chandresh Hirji Fooria (The Purchasers).
2	Copy of Full Occupancy Certificate No. CE / 411 / BPES / AS dated 05.10.2002 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate transferred dated 23.01.2010 in the name of Mr. Chandresh Hirji Fooria issue by Arunoday Tower Co-Op. Hsg. Soc. Ltd.
4	Copy of Release Deed Dated 01.01.2022 b/w Mr. Chandresh Hirji Fooria And Smt. Leelavati Hirji Fooria alias Lilavati Hirji Fooria

### LOCATION:

The said building is located at Survey No. 248, CTS No. 373-A/36 of Village – Kapjur. The property falls in Residential Zone. It is at a walkable distance 1.3 Km. from Bhandup railway station.

### BUILDING:

The building under reference is having Ground + 7<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 chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 6 Residential Flats. The building is having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C + Bath + Passage (i.e., **1BHK + W.C + Bath**). The residential flat is finished with Partly Marble & Partly Kota flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing. The internal condition of flat is normal.



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**Valuation as on 08<sup>th</sup> June 2024**

The Carpet Area of the Residential Flat	:	431.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2002 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	517.00 X 2,800.00 = ₹ 14,47,600.00
Depreciation $\{(100-10) \times 22 / 60\}$	:	33.00%
Amount of depreciation	:	₹ 4,77,708.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,25,950.00 per Sq. M. i.e., ₹ 11,701.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,11,448.00 per Sq. M. i.e., ₹ 10,354.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,200.00 per Sq. Ft.
<b>Value of property as on 08.06.2024</b>	:	<b>431.00 Sq. Ft. X ₹ 23,200.00 = ₹ 99,99,200.00</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 08.06.2024</b>	:	<b>₹ 99,99,200.00 - ₹ 4,77,708.00 = ₹ 95,21,492.00</b>
<b>Total Value of the property</b>	:	<b>₹ 95,21,492.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 85,69,343.00</b>
<b>Distress value of the property</b>	:	<b>₹ 76,17,194.00</b>
<b>Insurable value of the property (517 X 2,800.00)</b>	:	<b>₹ 25,32,000.00</b>
<b>Guideline value of the property (517 X 10,354.00)</b>	:	<b>₹ 53,53,018.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 4, 3<sup>rd</sup> Floor, Wing – B, "Arunoday Tower Co-Op. Hsg. Soc. Ltd.", Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India for this particular purpose at **₹ 95,21,492.00 (Rupees Ninety Five Lakh Twenty One Thousand Four Hundred Ninety Two Only)** as on 08<sup>th</sup> June 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 08<sup>th</sup> June 2024 is ₹ 95,21,492.00 (Rupees Ninety Five Lakh Twenty One Thousand Four Hundred Ninety Two Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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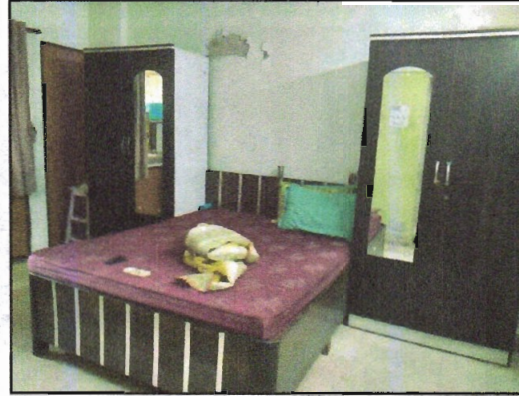




## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2002 (As per Occupancy Certificate)
4	Estimated future life	38 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, Powder Coated Aluminium sliding windows
10	Flooring	Partly Marble & Partly Kota flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual site photographs



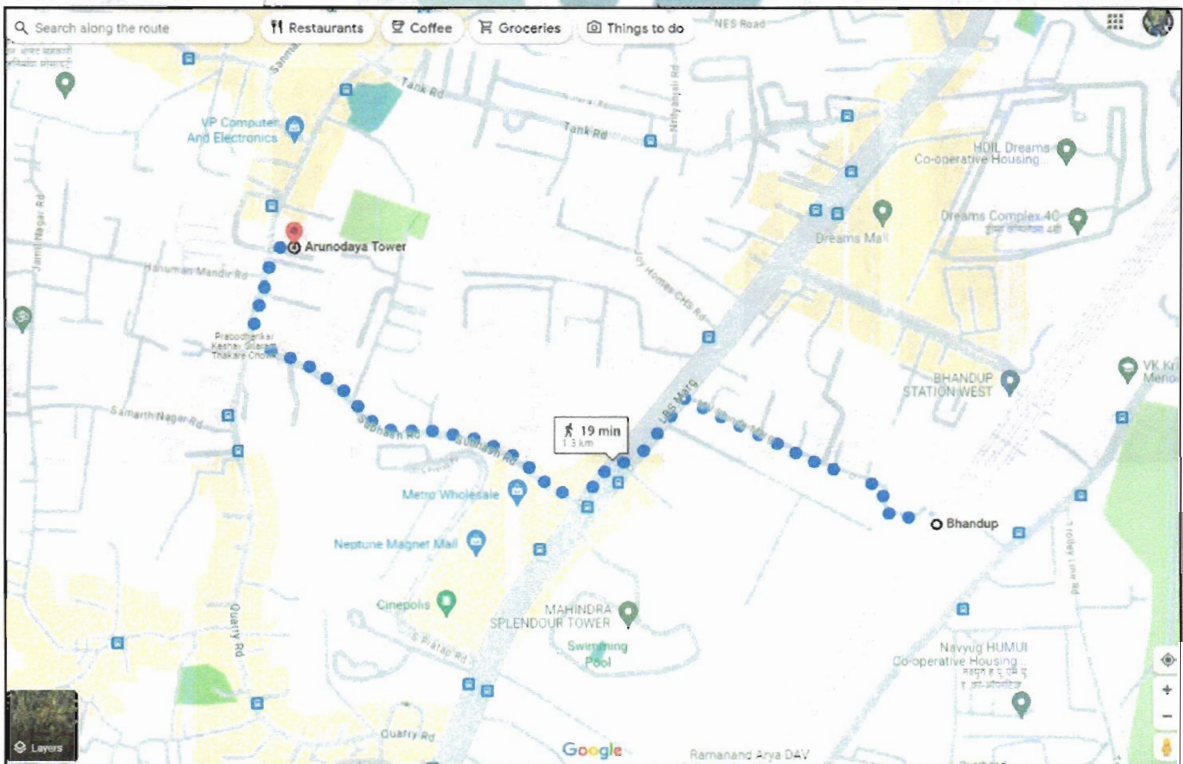
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## Route Map of the property



**Latitude Longitude - 19°08'44.1"N 72°55'44.2"E**

**Note: The Blue line shows the route to site from nearest railway station (Bhandup – 1.3 Km.)**




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## Ready Reckoner Rate



**Department of Registration and Stamp**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: कात्रूर - कुर्ना

Search By:  Survey No.  Location

Enter Survey No: 104 Search

वपविभाग	पुणे जमीन	निवासी सदनिका	ऑफीस रुकाने	जीवोमिक एकक (Rs.)	Attribute
120/547 - बुभाग: एम.बी.एस. नागांच्या पश्चिमेकडील सर्व मिळकती.	60030	125950	144840	163200	125950 चो. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,25,950.00			
No Increase by Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,25,950.00</b>	Sq. Mtr.	<b>11,701.00</b>	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	60,030.00			
The difference between land rate and building rate (A - B = C)	65,920.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building - 22 Years)	78%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,11,448.00</b>	Sq. Mtr.	<b>10,354.00</b>	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

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 1BHK Flats in Bhandup West

Posted on May 31, 2024 | Ready to move

₹99 Lac

@ 15,468 per sq.ft. | 1BHK 2Baths


Estimated EMI ₹ 79,072

Flat/Apartment for Sale in Marathon Mbryo, Bhandup West, Mumbai

REGA STATUS: NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (12)
Society (16)



Video (1/1) Photos (11)

**Area**

Super Built up area 640 sq.ft. ▾

Carpet area: 429 sq.ft. (30 sq.m.)

**Price**

₹ 99 Lac

@ 15,468 per sq.ft. (negotiable) [View Price Details](#)

**Floor Number**

3<sup>rd</sup> of 14 Floors

**Overlooking**

Park/Garden,Main Road

**Configuration**

1 Bedroom , 2 Bathrooms, 2 Balconies with Others

**Address**

Marathon Mbryo Bhandup West, Mumbai

**Facing**

West

**Property Age**

0 to 1 Year Old

**Places nearby** View All (50)

505, Lake Road ,opp K.C. Company, Bhandup West, Mumbai

Sonapur Market
st stephen's church
Ahle e Hadis Masjid
Vitthal Temple
Holy Angels Marthoma Syrian Church

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 1BHK Flats in Bhandup West

Posted on Apr 05, 2024 | Ready to move

₹95 Lac

@ 20,925 per sq.ft. | 1BHK 1Bath

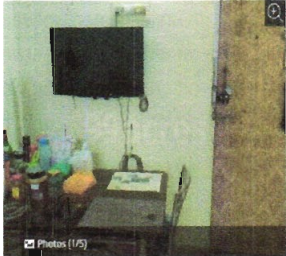
Estimated EMI ₹ 75,877

Flat/Apartment for Sale in Arunodaya Tower, Bhandup West, Mumbai

REGA STATUS: NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (3)
Society (1)



Photos (15)

**Area**

Built Up area: 650 sq.ft. ▾

Carpet area: 454 sq.ft. (33 sq.m.)

**Price**

₹ 95 Lac

@ 20,925 per sq.ft. (All inclusive)

**Floor Number**

2<sup>nd</sup> of 15 Floors

**Overlooking**

Park/Garden,Club,Main Road

**Configuration**

1 Bedroom , 1 Bathroom, 1 Balcony

**Address**

Arunodaya Tower Bhandup West, Mumbai

**Facing**

East

**Property Age**

10+ Year Old

**Places nearby** View All (50)

A204, Bhandup West, Mumbai

Vitthal Temple
st stephen's church
St. Francis Xaviers Church
Gaurav Maternity and Surgical Hospital
Shaha Chi



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## Price Indicators


**magicbricks**
Buy Rent Sell Home Loans
Login Post Property

Home > Property in Mumbai > Bhandup West > Apartment in Bhandup West > 1 BHK > 650 Sq.ft

Posted on Apr 05, 24 Property ID: 72204051

**₹95.0 Lac** EMI - ₹43k | [How much loan can I get?](#)

1 BHK Flat For Sale in Arunodaya Tower, **Bhandup West, Mumbai**



1 Bed 1 Bath Unfurnished

Super Built-Up Area  
650 sq.ft - ₹14.615/sq.ft

Transaction Type  
Resale

Project  
**Arunodaya Tower**

Status  
Ready to Move

Floor  
2 (Out of 15 Floors)

Furnished Status  
Unfurnished

Contact Owner
Get Phone No.

**Contact Owner**

**Hilish** 91-9000000000

Get Phone No.

**More Details**

Price Breakup **₹95 Lac**

Address **Bhandup West, Mumbai - Central Mumbai, Maharashtra**

Furnishing **Unfurnished**

**Description:** Multistorey apartment is available for sale. It covered area of 650 sq-ft, it is a good location property. Please contact for more details.

**NDBROKER**
Post Your Property

2 BHK Flat in Arunodaya Tower For Sale in Bhandup West

Arunodaya Tower, Janga Marg Rd, Nihar Nagar, Bhandup West, Mumbai, Maharashtra 400076, India

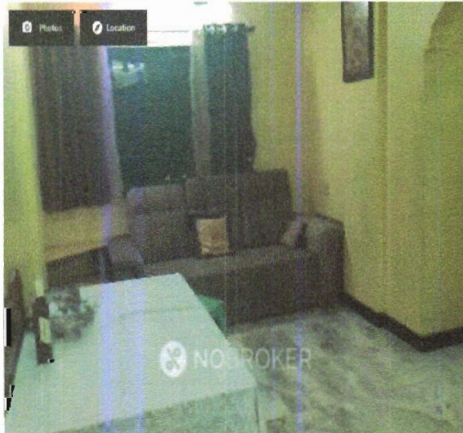

₹1.6 Crores  
Non-negotiable

₹91,703/Month  
Estimated EMI

811  
Sq Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Bhandup West / 2Bhk Flat for Sale in Bhandup West / Property Details

Photos
Location

+7

Nearby: Adnath Corporate Park, Dar Devoche Parks, D Mart, Cinepolis, Bhandup

2 Bedroom  
10.0% of Bedrooms

2 Bathroom  
10.0% of Bedrooms

NA  
0.0% of Bedrooms

Bike and Car  
Parking

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.8 Per Sq.Ft/M	Flooring	NA

**Activity On This Property**

85 Unique Views 0 Shortlist



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## Sales Transaction

गावाचे नाव : कांजूर	
#808370	<b>सूची क्र.2</b>
05-01-2024	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	दस्त क्रमांक : 4808/2023
	नोदणी :
	Regn:63m
<b>गावाचे नाव : कांजूर</b>	
(1)विलेखाना प्रकार	करारनामा
(2)मोबदला	9700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6038043
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी/101, माळा नं: 1 ला मजला,बी-विंग, इमारतीचे नाव: अरुणोदय टॉवर को-ऑप.हो.सोसा.लि. ब्लॉक नं: कोकण नगर,एस.पी.एस मार्ग, रोड : भांडूप पश्चिम,मुंबई 400078. इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 39.95 चौ.मी कारपेट..( ( C.T.S. Number : 373A/36 ; ) )
(5) क्षेत्रफळ	47.94 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शशांक चंद्रहास मणेरकर वय:-46 पत्ता:-प्लॉट नं: बी/101, माळा नं: 1 ला मजला, इमारतीचे नाव: अरुणोदय टॉवर को-ऑप.हो.सोसा.लि. ब्लॉक नं: कोकण नगर,एस.पी.एस मार्ग, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ACPPM8852K 2): नाव:-अनुश्री शशांक मणेरकर वय:-44 पत्ता:-प्लॉट नं: बी/101, माळा नं: 1 ला मजला, इमारतीचे नाव: अरुणोदय टॉवर को-ऑप.हो.सोसा.लि. ब्लॉक नं: कोकण नगर,एस.पी.एस मार्ग, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AEYPT5195H
(8)दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिशा नितिन भिसळे वय:-40 पत्ता:-प्लॉट नं: सी.1, माळा नं: , इमारतीचे नाव: क्रमल निवास, ब्लॉक नं: जयदेव सिंह नगर,क्रॉकन नगर, रोड नं: एस.पी.एस मार्ग,भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AHHPT7520J 2): नाव:-नितिन धोंडू भिसळे वय:-40 पत्ता:-प्लॉट नं: सी.1, माळा नं: , इमारतीचे नाव: क्रमल निवास, ब्लॉक नं: जयदेव सिंह नगर,कोकण नगर, रोड नं: एस.पी.एस मार्ग,भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AJUPB3066E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4808/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	582000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारणान्त निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

<https://slaging.vastukala.co.in:8889/igrSearch/65973132241b4124c5e05d74>

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

This exercise is to assess **Fair Market Value** of the property under reference as on **08<sup>th</sup> June 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.



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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 ₹ 95,21,492.00 (Rupees Ninety Five Lakh Twenty One Thousand Four Hundred Ninety Two Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.08 17:31:15 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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