



**VASTUKALA**  
Unlocking Excellence

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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 Proposed Purchaser : **Mrs. Pinki Pawan Tiwari**

Name of Owner : **Mr. Laloo Gulab Yadav**

Residential Flat No. 506, 5<sup>th</sup> Floor, Building No 19 , Wing - G, "Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India.

Latitude Longitude : 19°6'15.3"N 72°54'9.4"E

### Intended User:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, 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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/07/2024/009730/2307150  
10/6-154-NKP  
Date: 10.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 506, 5<sup>th</sup> Floor, Building No 19 , Wing - G, "**Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd.**", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India belongs to **Mr. Laloo Gulab Yadav**. Name of Proposed Purchaser is **Mrs. Pinki Pawan Tiwari**.

Boundaries of the property

North : Internal Road & Ganga CHSL  
South : Sanjivni CHSL Building No. 19/F  
East : Road  
West : Sai Darshan CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 33,17,400.00 (Rupees Thirty Three Lakhs Seventeen Thousands Four 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Encl.: Valuation report

#### 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

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Residential Flat No. 506, 5<sup>th</sup> Floor, Building No 19 , Wing - G, "Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, 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 Fair Market Value as on 10.07.2024 for Housing Loan Purpose.
1	Date of inspection	06.07.2024
3	Name of the owner / owners	<b>Mr. Laloo Gulab Yadav</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Name of Proposed Purchaser : <b>Mrs. Pinki Pawan Tiwari</b> Proposed Sole ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 506, 5 <sup>th</sup> Floor, Building No 19 , Wing - G, "Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India.  <b>Contact Person :</b> Babasaheb Arjun Tupe (Tenant) Contact No. 9619006962
6	Location, Street, ward no	Municipality Ward No. L, Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Andheri ( East), Mumbai District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 11A (part) 11A-191-402, 11D (part), 16, 16/1 to 92, 19, 19/1 to 28, 20(pt), 25/1 to 32 & 50(pt) of Village - Chandivali
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. = 242.80 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 225.00 (Area As Per Draft Agreement)  Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Chandivali, Andheri (East), Mumbai Taluka - Andheri, District - Mumbai Suburban District, Pin - PIN Code - 400 072
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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Babasaheb Arjun Tupe
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM / SRA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Babasaheb Arjun Tupe
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,300.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	Details not available
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.
26	<b>SALES</b>	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (As per occupancy 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, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 10.07.2024 for Residential Flat Residential Flat No. 506, 5<sup>th</sup> Floor, Building No 19 , Wing - G, "Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India belongs to **Mr. Laloo Gulab Yadav**. Name of Proposed Purchaser : **Mrs. Pinki Pawan Tiwari**.

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

1)	Copy of Draft Agreement between Mr. Laloo Gulab Yadav(The Seller) And Mrs. Pinki Pawan Tiwari (The purchaser).
2)	Copy of Occupancy Certificate No.SRA / DDTP / 182 / L / PL / AP / OCC Dated 01.01.1970 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Seller's Sale Deed Dated 12.08.2022 between Mr. Lot Satta Siyaram(The Vendor) And Mr. Laloo Gulab Yadav(The purchaser) (4 Pages from documents).

### Location

The said building is located at Municipality Ward No. L, CTS No - 11A (part) 11A-191-402, 11D (part), 16, 16/1 to 92, 19, 19/1 to 28, 20(pt), 25/1 to 32 & 50(pt) of Village - Chandivali , Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072. The property falls in Flat Zone. It is at a traveling distance 2.00 Km from Jagruti Nagar Metro Station.

### Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 5th Floor is having 6 Residential Flat. The building is having 1 lift.



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**Residential Flat:**

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor.

The Composition of Residential Flat is Living Room + Kitchen + Toilet. (i.e. Studio Apartment). This Residential Flat is finished with Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Open Conduit Plumbing With Concealed Electrification etc.

**Valuation as on 10th July 2024**

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 1,70,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,83,288/- per Sq. M. i.e. ₹ 17,028/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,68,368/- per Sq. M. i.e. ₹ 15,642/- per Sq. Ft.
Value of property as on 10th July 2024	:	225.00 Sq. Ft. X ₹ 15,500 = ₹34,87,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 10th July 2024	:	₹ 34,87,500.00 - ₹ 1,70,100.00 = ₹ 33,17,400.00
Total Value of the property	:	₹33,17,400.00
The realizable value of the property	:	₹29,85,660.00
Distress value of the property	:	₹26,53,920.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 15642.00)	:	₹42,23,340.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 506, 5<sup>th</sup> Floor, Building No 19 , Wing - G, "Sanjivni 19/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Off Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Mumbai , Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India for this particular purpose at **₹ 33,17,400.00 (Rupees Thirty Three Lakhs Seventeen Thousands Four Hundred Only)** as on 10th July 2024

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1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10th July 2024** is **₹ 33,17,400.00 (Rupees Thirty Three Lakhs Seventeen Thousands Four 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- VALUATION

I, hereby declare that

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

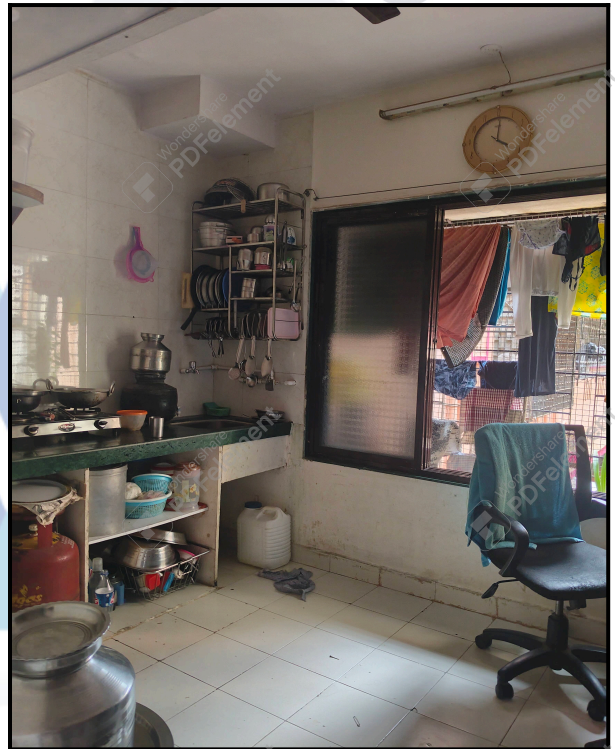
### ANNEXURE TO FORM 0-1

	Technical details		Main Building
1	No. of floors and height of each floor	:	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 5 <sup>th</sup> Floor
3	Year of construction	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, .
10	Flooring	:	Ceramic Tile Flooring.
11	Finishing	:	Cement Plastering.

Technical details		Main Building
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 Open Conduit Plumbing
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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	: 5'6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	: 1Lift
19	Underground sump – capacity and type of construction	: R.C.C. Tank
20	Over-head tank Location, capacity Type of construction	: May be provided as per requirement
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	: Cemented road in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System



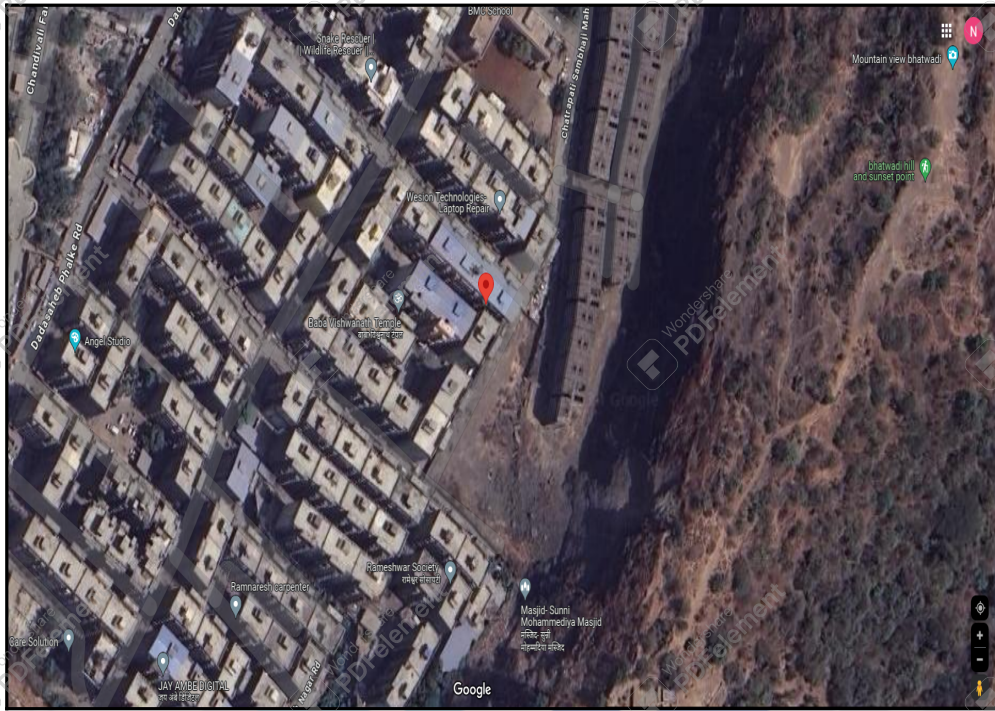
## Actual Site Photographs



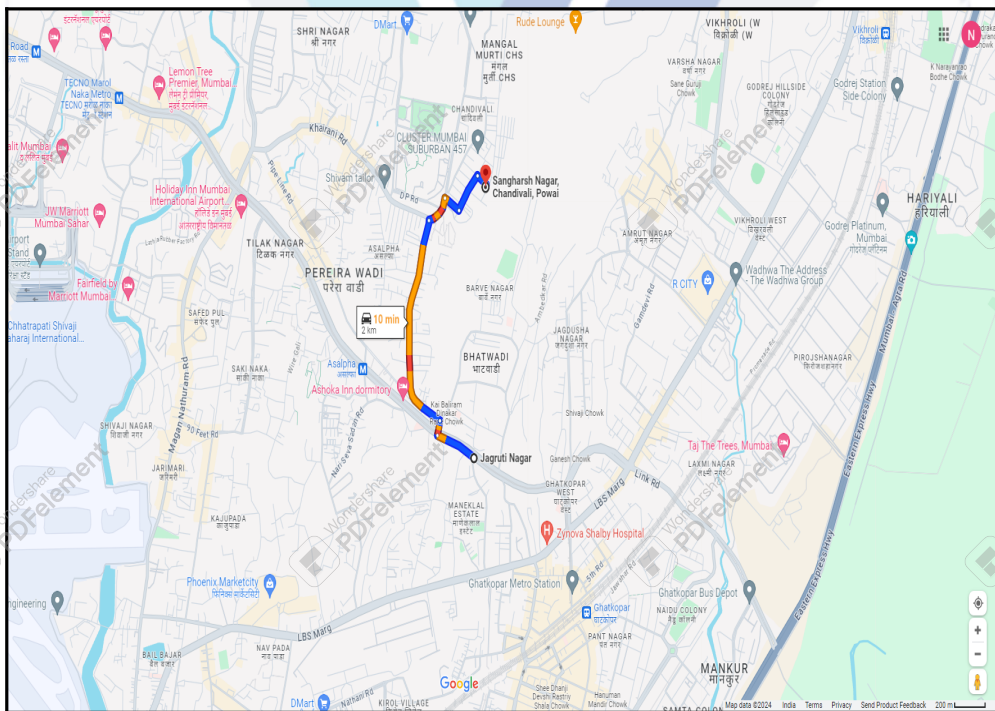
संजीवनी एस.आर.ए.सह.गृहनिर्माण संस्था मर्यादित			
सोपानांकु संस्था (एस.आर.ए. एच.एच.सी.) (पं.सं.) २२६४४/२०१२			
१. लोक मंडळी	२. पार्लिया मंडळी	३. इंदिरा मंडळी	४. शिवाजी मंडळी
५. सोनिया दिनेश फडसकर	६. अशोक तांबाजी चव्हाण	७. दुर्गादास यादव मोरे	८. कल्याण निराम बाळ
९. अरविणंद आनंद शेख	१०. जलनबाई मानबाध धुमके	११. आणबाब आठक्या भंडे	१२. यादव सखाराम भंडे
१३. स्वप्न अंकुश कावळे	१४. पारल अशिता सुपुत	१५. राजेश मंगल शिम बेनी	१६. रामचंद्र कल्याण बाळ
१७. मोविंद चक्रवर्त देकर	१८. मण्डीबाबूत भुसोपा भुसोती	१९. कल्याणती कर्मळ रमणी	२०. रामसेठ बशी चौधरी
२१. सागरबाई भावचरणराव	२२. जयबाबू गजोती जयराव	२३. अशोक निराम निराम	२४. अशोक द.दाबाई सान्नी
२५. आर्याबाई उजाजी शिंदे	२६. सुनिता हरीकांड पाटील	२७. सुरेखा वामन कदम	२८. श्रीवेंद्र सुखदेव यादव
२९. चौधरी मंडळी	३०. पाचव्या मंडळी	३१. सातव्या मंडळी	३२. नातवा मंडळी
३३. अशोक राजाराम दुर्वे	३४. सारदा कुपणा कटीमती	३५. साधन सुभाष कदम	३६. प्रकाश मंगरी चौधरी
३७. सोपिक बाबुराव गाडकर	३८. जलदिव बापू कावळे	३९. संकटलक्ष्मीनारायण राठोड	४०. दिनेश सुराज बाळ
४१. दोरत श्रावण चव्हाण	४२. आतदारव कुशांगीनवीरणी	४३. कमलेश कुमार तथुती	४४. मंगुळ केशवराव दुमालकर
४५. दिपक बाबू चव्हाण	४६. गोपाळराय विठ्ठलराज सरदार	४७. आतवा वाम आड ठाणे	४८. रतु अशाराम पारुती
४९. राजेश राजवती कावारी	५०. शिवराज शिंगणा लाटोणी	५१. सोनिया मंगेश पोराकर	५२. सविता राज आनंद
५३. सविता सदाशिव बाडकर	५४. सती विद्यालक्ष्मी ठाणे	५५. चंद्रकांत परमजी सुतो	५६. सुनिल शंकर शिंदे



# Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°6'15.3"N 72°54'9.4"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Jagruti Nagar - 2.00 Km).



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## Ready Reckoner Rate

DIVISION / VILLAGE : CHANDIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater <span style="color: blue; text-decoration: underline;">Mumbai</span>					
Land Mark	Terrain: All the Properties of Chandivali Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
115	115/542	83820	174560	210860	229810	189920
CTS No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53						
<a href="#" style="color: blue; text-decoration: underline;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	174560			
5% Increase as Flat Located on 5 Floor	8728.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,83,288.00</b>	<b>Sq. Mtr.</b>	<b>17,028.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	83820			
The difference between land rate and building rate(A-B=C)	99,468.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,68,368.00</b>	<b>Sq. Mtr.</b>	<b>15,642.00</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

### 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

Property	1 RK Flat In Shivakripa Chs For Sale In Powai		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	
Rate Per Sq. Ft.	₹14,667.00	₹12,222.00	-

**NOBROKER** 1 RK Flat In Shivakripa Chs For Sale In Powai  
 Sangherash Nagar, Chandivai, near paver public school

₹32 Lacs Negotiable | ₹18,913/Month Estimated EMV | 350 Sq.Ft | Need Home Loan? Apply Loan

**1 Bedroom** (No. of Bedroom) | Mar 2, 2024 (Posted On)  
**1 Bathroom** (No. of Bathroom) | Immediately (Possession)  
 NA (Balcony) | Shivakripa Chs (Apartments)  
 None (Parking) | None (Power Backup)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2,000 Per Sq. Ft/M	Flooring	Vitrified Tiles
Builtup Area	350 Sq.Ft	Carpet Area	225 Sq.Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	7/7	Parking	Bike
Gated Security	No		

**Activity On This Property**  
 435 Unique Views | 0 Shortlists

**Similar Properties**

- 1 RK Flat In Anand... near Nahar Amrit Shakti | Price: ₹22 Lacs
- 1 RK Flat In Shram... near mahesh amrit shakti | Price: ₹14 Lacs



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Property	Sangharsh Nagar, Near ZUDIO, Chandivali, Mumbai		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	208.00	250.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,827.00	₹14,000.00	-

**NOBROKER**

1 RK Flat For Sale In Chandivali  
 Standalone building, Sangharsh Nagar, Near ZUDIO-Mumbai, Chandivali Kherani Baug, Chandivali Feroze Rd, opposite Nahar-Amrit Shakti, ...

₹ 35 Lacs Negotiable | ₹ 20,060/Month Estimated EMI | 250 Sq. Ft. | Need Home Loan? Apply Loan

1 Bedroom (No. of Bedroom) | 1 Bathroom (No. of Bathroom) | NA (Balcony) | Bike (Parking)

Jul 1, 2024 (Posted On) | Immediately (Possession) | Standalone Building (Apartment) | None (Power Backup)

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	₹2.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	250 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Furnish now</a>
Facing	Don't Know	Floor	7/7
Parking	Bike	Getted Security	Yes

**Activity On This Property**

0 Unique Views | 0 Shortlist

**Similar Properties**

- 1 RK Flat In Vijay / Chandivali Rd, Near BMC Within 5 km Price: ₹40 Lacs
- 1 RK Flat In Matru Chandivali near nahar's Within 5 km Price: ₹40 Lacs

**NoBroker Services**

Check | Estimate | Book | Create

**NoBroker Support**

Live Support Customer Support

Chat started

Natasha: Hi, I can help you find a preferred house. What is your buying budget?

Hi, I can help you with selection of the right property. What is your budget?

Type a message



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Property	1 RK Flat In Sawali Chs, Sangharsh Nagar For Sale In Powai		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	275.00	330.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,364.00	₹13,636.00	-

**NOBROKER**

1 RK Flat In 31/005 Sawali Chs, Sangharsh Nagar For Sale In Powai  
 chophani, form road

₹ 45 Lacs Negotiable    ₹ 25,791/Month Estimated EMH    300 Sq Ft    Need Home Loan? **Apply Loan**

Home / Flats for Sale in Mumbai / Flats for Sale in Powai / 1Rk Flat for Sale in Powai / Property Details

Photos    Location    Shortlist

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

NA  
Category

Bike  
Parking

Jun 28, 2024  
Posted On

Immediately  
Possession

31/005 Sawali Chs...  
Apartment

None  
Power Backup

**Get Owner Details**

Report what was not correct in this property  
     

Price trends by NB Estimate **Check Now**

Nearby: TECNO Marol Nika Metro Station   Sakli Nika   Western Express Highway Metro Station   Airport Road   Nanju Marg

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq Ft/M	Flooring	Marble/Granite
Builtup Area	300 Sq Ft	Carpet Area	275 Sq Ft
Furnishing Status	Semi <b>Furnish New</b>	Facing	Don't Know
Floor	0/7	Parking	Bike
Gated Security	No		

**Activity On This Property**

Unique Views    0    Shortlists    0

**Similar Properties**

1 RK Flat In Panch Chandrali near Dattaraj Wadia sum    Price: ₹42.5 Lacs

1 RK Flat In Devgiri Wadhwa Colony, near Sakli Wadia sum    Price: ₹42 Lacs

**NoBroker Services**

**NoBroker Support**

Live Support Customer Support

Chat started

Narasha: Hi, I can help you find a preferred house. What is your buying budget?

Hi, I can help you with selection of the right property. What is your budget?

Type a message here

Property	1 RK Flat In Anand Sagar Chs Chandivali		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,556.00	₹12,963.00	-

**NOBROKER**

1 RK Flat In Anand Sagar Chs Chandivali For Sale In Sangharsh Nagar

₹ 35 Lacs Negotiable | ₹ 20,060/Month Estimated EMI | 275 Sq.Ft. | Need Home Loan Apply Loan

1 Bedroom | 2 Bathroom | NA | Car

Placed On: Mar 24, 2024 | Possession: Immediately | Anand Sagar Chs ... | None Power Backup

Get Owner Details

Report what was not correct in this property: Listed by Broker, Sold Out, Wrong Info

Price trends by NB Estimate

Overview	
Age of Building	>10 Years
Maintenance Charges	₹2.2 Per Sq.Ft/M
Builtup Area	275 Sq.Ft
Furnishing Status	Semi <b>Furnish new</b>
Floor	1/7
Gated Security	Yes
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Carpet Area	225 Sq.Ft
Facing	North
Parking	Car

Activity On This Property: Unique Views 0, Shortlists 0

Similar Properties:

- 1 RK Flat In Jay M... Price: ₹12 Lacs
- 1 RK Flat In Sukha... Price: ₹12 Lacs

NoBroker Support: Live Support Customer Support

Chat started with Natasha: Hi, I can help you find a preferred house. What is your buying budget? Hi, I can help you with selection of the right property. What is your budget?



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th July 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 33,17,400.00 (Rupees Thirty Three Lakhs Seventeen Thousands Four Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Cosmos Bank Empanelment No.:



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