

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Aakash Santosh Singh & Mr. Santosh Kamlaprasad Singh**

Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "**Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.**", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India.

Latitude Longitude : 19°10'41.3"N 72°52'11.1"E

### Intended User:

**Cosmos Bank  
Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, 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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "**Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.**", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India belongs to **Mr. Aakash Santosh Singh & Mr. Santosh Kamalprasad Singh**.

Boundaries of the property

North : JD Industries & Slum Area  
South : Road  
East : Sai Ram Residency  
West : Ramlilla Garden

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 **₹ 80,96,224.00 (Rupees Eighty Lakhs Ninety Six Thousands Two Hundred And Twenty Four 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.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



### Our Pan India Presence at :

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Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, 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 24.07.2024 for Housing Loan Purpose.
1	Date of inspection	23.07.2024
3	Name of the owner / owners	<b>Mr. Aakash Santosh Singh &amp; Mr. Santosh Kamalprasad Singh</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 308, 3 <sup>rd</sup> Floor, Wing - B, "Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Santosh Singh (Owner) Contact No. 8779573422
6	Location, Street, ward no	Rani Sati Marg & Pimpripada Road
7	Survey / Plot No. of land	CTS No - 610 (Part), 609/A, 609/B, 609/C, 609/D, 610/2 of Village - Malad East New Survey No - 267, Hissa No. 2, Survey No. 268, Hissa No. 4
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. = 447.00 (Carpet Area = 383.00 + Balcony Area = 64.00) (Area as per Site measurement) Built Up Area in Sq. Ft. = 452.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Rani Sati Marg & Pimpripada Road
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?	Owner Occupied - Mr. Aakash Santosh Singh & Mr. Santosh Kamalprasad Singh
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
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
		Owner Occupied - Mr. Aakash Santosh Singh & Mr. Santosh Kamalprasad Singh
	(ii)	Portions in their occupation
		Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each
		17,000/- Expected 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?	
	N.A.	
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 flat 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 – 2010 (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, Bhayander (West) Branch Branch to assess Fair Market Value as on 24.07.2024 for Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "**Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.**", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali , District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India belongs to **Mr. Aakash Santosh Singh & Mr. Santosh Kamlaprasad Singh.**

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

1)	Copy of Occupancy Certificate Document No.CHE / 6043 / BP (WS) / AP Dated 29.01.2010 issued by Municipal Corporation of Greater Mumbai.
2)	Copy of Agreement For Sale Document No.12303/2024 Dated 14.07.2024 between Mrs. P. Kavitha & Mr. S. Kannan(The Transferor) And Mr. Aakash Santosh Singh & Mr. Santosh Kamlaprasad Singh(The Transferee).
3)	Copy of Seller's Agreement for Sale Dated 15.03.2005 between M/s. Ohm Namah Shivai & Developers(The Promoter) And Mrs. P. Kavitha & Mr. S. Kannan(The purchaser).
4)	Copy of Commencement Certificate Document No.CHE / 6043 / BP (WS) / AP Dated 10.12.2002 issued by Municipal Corporation of Greater Mumbai.

### **Location**

The said building is located at Municipality Ward No - P/N Ward, Village - Malad East, Malad (East), Mumbai, Taluka - Borivali , District - Mumbai Suburban District, PIN Code - 400 097. The property falls in Residential Zone. It is at a traveling distance 1.3 Km. from Dindoshi Metro Station.

### **Building**

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is normal. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.



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**Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 24th July 2024**

The Built Up Area of the Residential Flat	:	452.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	452.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,65,600.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 2,65,776.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,21,520/- per Sq. M. i.e. ₹ 11,290/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,11,684/- per Sq. M. i.e. ₹ 10,376/- per Sq. Ft.
Value of property as on 24th July 2024	:	452.00 Sq. Ft. X ₹ 18,500 = ₹83,62,000.00

(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)

<b>Fair value of the property as on 24th July 2024</b>	:	<b>₹ 83,62,000.00 - ₹ 2,65,776.00 = ₹ 80,96,224.00</b>
<b>Total Value of the property</b>	:	<b>₹ 80,96,224.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 72,86,602.00</b>
<b>Distress value of the property</b>	:	<b>₹ 64,76,979.00</b>
<b>Insurable value of the property (452.00 X 2,800.00)</b>	:	<b>₹ 12,65,600.00</b>
<b>Guideline value of the property (452.00 X 10376.00)</b>	:	<b>₹ 46,89,952.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "Bhanushanti No. 1 Co-op. Hsg. Soc. Ltd.", Rani Sati Marg, Pimpri Pada, Off. Hanuman Chowk, Village - Malad East, Municipality Ward No. P/N Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India for this particular purpose at **₹ 80,96,224.00 (Rupees Eighty Lakhs Ninety Six Thousands Two Hundred And Twenty Four Only)** as on 24th July 2024

**NOTES**

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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 **24th July 2024** is **₹ 80,96,224.00 (Rupees Eighty Lakhs Ninety Six Thousands Two Hundred And Twenty Four 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

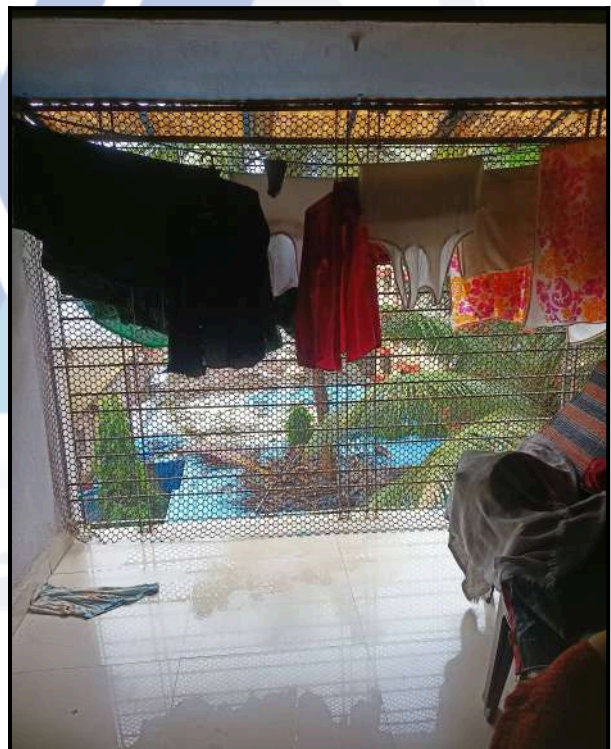
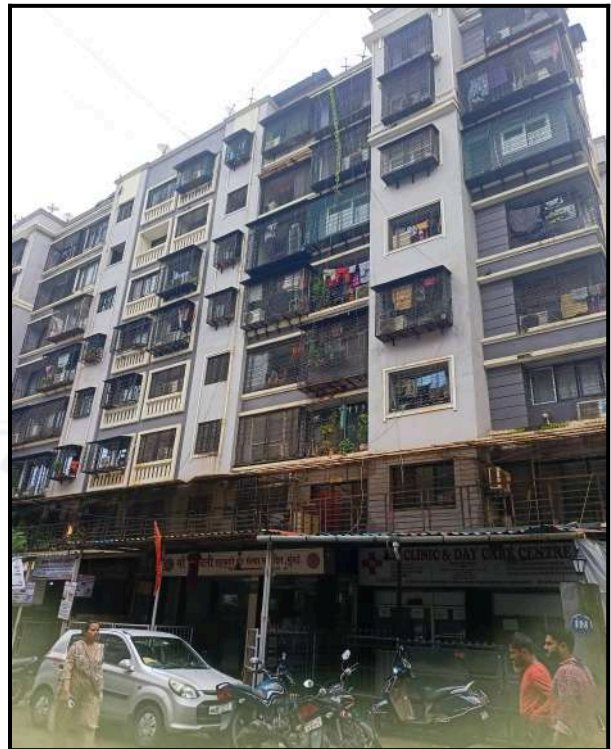
##### Main Building

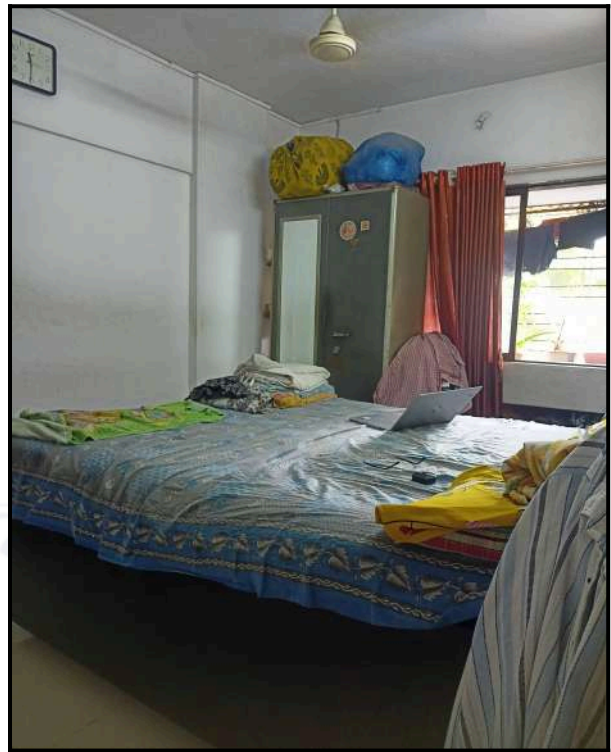
1	No. of floors and height of each floor	:	Part Ground + Part Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor
3	Year of construction	:	2010 (As per occupancy certificate)
4	Estimated future life	:	46 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, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified 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 plumbing with C.P. fittings. Electrical wiring with concealed
	(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	: 6'0" High, R.C.C. column 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	: 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	: Chequered tiles 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





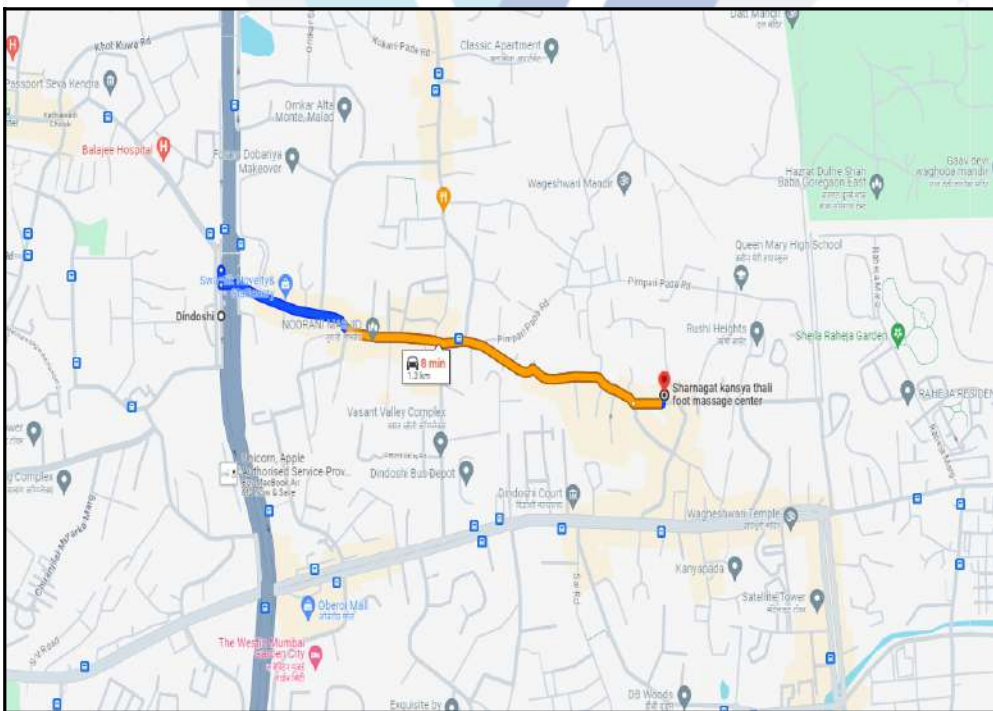
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°10'41.3"N 72°52'11.1"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Dindoshi - 1.3 Km.).

## Ready Reckoner Rate

DIVISION / VILLAGE : MALAD EAST 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 Mumbai					
Land Mark	Terrain: Part of Ward Boundary to the North and Part of Village Boundary to the East, Village Boundary to the South, and Pathon Wadi to the North Road, Express Highway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
62	62/292	51260	121520	139260	151900	121520
CTS No. 15, 15B, 15C, 16B, 16, 16A, 17, 18, 19, 19A, 19B/1, 19B/2, 19C, 20A, 20C, 20, 20B, 21, 21B, 22, 23, 24, 25C, 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, 54, 55, 56B, 56A, 56, 57, 57/2, 57A, 58, 59, 60, 61, 62, 63, 63 PT, 64, 65, 65PT, 66, 67, 68, 69, 70, 71, 72, 79, 88, 90, 91, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 599/5, 599/7, 599/8, 599/9, 599/12, 599/4, 599/3, 599/2, 599/15, 599/5, 599/1, 599/14, 599/13, 599/10, 600, 601, 602, 603, 606, 610A1/2620A/1A/4A/2/1/9, 610A/1, 620A/1A/4A/2/1/8, 620A, 620A/5, 620A/6, 626C, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 639A, 639A/3, 644A PT, 645, 645A PT, 645, 646A PT, 647, 648B PT, 648A, 648, 649, 650, 651, 652, 653A/1A/1A, 653A/1A/1B, 658C, 678A, 685, 686, 687A, 687, 687B, 688, 689, 690, 692/5, 692A/2/1, 692A/1/1A, 692/3,						
<a href="#" style="color: #1a3d4d; text-decoration: none;">⇐ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	121520			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,21,520.00</b>	<b>Sq. Mtr.</b>	<b>11,290.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	51260			
The difference between land rate and building rate(A-B=C)	70,260.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,11,684.00</b>	<b>Sq. Mtr.</b>	<b>10,376.00</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	Bhanushanti, Malad East, Mumbai		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	720.00	864.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹19,444.00	₹16,204.00	-




magicbricks
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Hi, nitesh ▾
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Posted on: Jul 10, 24
Property ID: 72768465

**₹1.40 Cr** EMI - ₹ 63k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Bhanushanti, **Malad East, Mumbai**



+15 Photos

2 Beds | 2 Baths | Semi-Furnished

Carpet Area <b>720 sqft</b> ₹19,444/sqft	Developer <b>Parekh Developers</b>	Project <b>Bhanushanti</b>
Floor 1 (Out of 8 Floors)	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>	Age Of Construction <b>10 to 15 years</b>

Contact Owner
Get Phone No.

Last contact made 2 days ago

**More Details**

Price Breakup	₹1.4 Cr
Address	malad East, Malad East, Mumbai - Western Mumbai, Maharashtra
Landmarks	yes Bank
Furnishing	Semi-Furnished

**Contact Owner**

Vishram Sawant +91-98XXXXXXX

Get Phone No.

Property	1 BHK Flat In Apna Ghar 3 For Sale In Malad East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,111.00	₹17,593.00	-

The screenshot displays a property listing on the Nobroker website. The main heading is "1 BHK Flat in Apna Ghar 3 For Sale in Malad East". Key details include a price of ₹95 Lacs, a monthly rent of ₹54,448, and a carpet area of 650 Sq. Ft. The listing features several photographs of the interior, including a bedroom with a bed and a kitchen. A sidebar on the right provides additional specifications: 1 Bedroom, 2 Bathrooms, 2 Balconies, and a car parking space. The overview table below summarizes the property's characteristics.

Overview	
Age of Building	>10 Years
Maintenance Charges	₹2.8 Per Sq. Ft/M
Buildup Area	650 Sq. Ft.
Furnishing Status	Semi <a href="#">Furnished</a>
Floor	1/T
Dated Security	Yes
Ownership Type	Self Owned
Flooring	NA
Carpet Area	450 Sq. Ft.
Facing	North-East
Parking	Car



Property	Bhanushanti Complex, Pathanwadi Rd, Malad East, Mumbai,		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	635.00	762.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,622.00	₹19,685.00	-

**NOBROKER**

2 BHK Flat in Bhanushanti Complex For Sale in Malad East & 440 East & 441; Bhanushanti Complex, Pathanwadi Rd, Malad East, Mumbai, Maharashtra 400037, India

₹ 1.5 Crores Negotiable | ₹ 85,971/Month Estimated EMI | 800 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Malad east / 2BHK Flats for Sale in Malad east / Property Details

**2 Bedroom** (No. of Bedroom) | **Jul 17, 2024** (Posted On) | **Immediately** (Availability) | **Bhanushanti Comp...** (Apartment) | **None** (Home Backlog)

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charge	₹4.4 Per Sq. Ft./M	Flooring	Vitrified Tiles
Builtup Area	800 Sq. Ft.	Carpet Area	635 Sq. Ft.
Furnishing Status	Semi <a href="#">Furnish now</a>	Facing	Don't Know
Floor	7/7	Parking	Car
Detected Security	Yes		

**Activity On This Property**

**Similar Properties**

- 2 BHK Flat in... Price ₹1.3 Crores
- 2 BHK Flat in... Price ₹1.3 Crores

**NoBroker Services**

**NoBroker Support**

Live Support Customer Support

Chat started

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...

## Sale Instances

Property	Bhanushanti, Malad East, Mumbai		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	365.00	439.17	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹19,589.00	₹16,281.00	-

7/22/24, 6:16 PM		igr_1842	
1842324	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 1	
04-01-2024		दस्त क्रमांक : 1842/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
<b>गावाचे नाव : मालाड</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7150000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6518126.4		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 615,ई - विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: भानुशंती नं 3 सीएचएस लिमिटेड, ब्लॉक नं: रानी सती मार्ग,इंदिरा नगर, रोड : मालाड पूर्व,मुंबई - 400 097, इतर माहिती: (( C.T.S. Number : 609, 609/1 & 610 (2) ; ))		
(5) क्षेत्रफळ	40.80 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रवींद्र वर्दे वय:-67 पत्ता:-प्लॉट नं: 615, ई - विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: भानुशंती नं 3 सीएचएस लिमिटेड, ब्लॉक नं: रानी सती मार्ग, इंदिरा नगर, रोड नं: मालाड पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAWPV5095Q 2): नाव:-ओंकार वर्दे वय:-33 पत्ता:-प्लॉट नं: 615, ई - विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: भानुशंती नं 3 सीएचएस लिमिटेड, ब्लॉक नं: रानी सती मार्ग, इंदिरा नगर, रोड नं: मालाड पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-ANXPV4133D		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशुतोष परशुराम झा वय:-28; पत्ता:-प्लॉट नं: रूम नं 61, माळा नं: गल्ली नं 2, इमारतीचे नाव: शिवशक्ती सेवासमिती, ब्लॉक नं: आज़ाद नगर,रानी सती मार्ग, रोड नं: जवळ चित्रवाणी बिल्लिंग, मालाड पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AWMPJ4989P 2): नाव:-प्रियांक परिमल सरकार वाईफ/ऑफ. आशुतोष झा वय:-27; पत्ता:-प्लॉट नं: रूम नं 61,गल्ली नं 2, माळा नं: -, इमारतीचे नाव: शिवशक्ती सेवासमिती, ब्लॉक नं: आज़ाद नगर,रानी सती मार्ग, रोड नं: जवळ चित्रवाणी बिल्लिंग, मालाड पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-FQWPS7745P		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	03/02/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	1842/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	429000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)थेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://staging.vastukala.co.in:8889/igrSearch/6596a43562599861e0da252b			
1/1			

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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 **₹ 80,96,224.00 (Rupees Eighty Lakhs Ninety Six Thousands Two Hundred And Twenty Four 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.: HO/CREDIT/67/ 2019-20



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

An ISO 9001 : 2015 Certified Company

