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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. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule**

Residential Flat No. 2207, 22nd Habitable Floor, Wing No. 18, "Daisy", Vasant Oasis, Borosil Plot,
Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400 059,
State - Maharashtra, Country - India

Latitude Longitude: 19°06'54.0"N 72°53'02.9"E

Intended Users:

Private Valuation

Our Pan India Presence at :

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

Regd. Office

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2207, 22nd Habitable Floor, Wing No. 18, "Daisy", Vasant Oasis, Borosil Plot, Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400059, State - Maharashtra, Country – India belongs to **Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule**.

Boundaries of the property.

North : Road & ECO Park CHSL
South : Building No. 17
East : Liliun CHSL
West : Makwana 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 Fair Market Value for **Private Purpose** at ₹ 1,50,05,500.00 (Rupees **One Crore Fifty Lakh Five Thousand Five Hundred Only**).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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: 2024.08.31 13:11:03 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Private Purpose.
2.	a) Date of inspection	:	21.08.2024
	b) Date on which the valuation is made	:	31.08.2024
3.	List of documents produced for perusal:		
	1. Copy of Index No. II Registration No. 7999 date 01.09.2021		
	2. Copy of Part Occupancy Certificate No. CHE / WS / 0252 / K / 337 / (NEW) / OCC / 11 / NEW date 24.06.2021 issued by Municipal Corporation of Greater Mumbai		
	3. Copy of Commencement Certificate No. CHE / WS / 0252 / K / 337 / (NEW) / FCC / 9 / Amend date 20.07.2020 issued by Municipal Corporation of Greater Mumbai		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule</p> <p>Address Residential Flat No. 2207, 22nd Habitable Floor, Wing No. 18, "Daisy", Vasant Oasis, Borosil Plot, Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400 059, State - Maharashtra, Country - India.</p> <p>Contact Person: Mrs. Ankita (Tenant) Mobile No.: 9422443055</p> <p>Joint ownership Details of ownership share is not available</p>
5.	Brief description of the property (including Leasehold / freehold etc.)	:	<p>The property is a Residential flat is located on 22nd Habitable Floor.</p> <p>The composition of flat is having 1 Bedroom + Living + Kitchen + W.C. + Bath + Passage + Balcony (i.e. 1 BHK). The property is at 1.6 km. travelling distance from nearest Metro Station Marol Naka.</p>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 345/A/1 (part)
	b) Door No.	:	Residential Flat No. 2207
	c) C.T.S. No. / Village	:	CTS No. 345/A/1 (part) of Village – Marol
	d) Ward / Taluka	:	Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan.	:	As occupancy Certificate available, we assumed that the construction is as per approved plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	

7.	Postal address of the property	:	Residential Flat No. 2207, 22 nd Habitable Floor, Wing No. 18, " Daisy ", Vasant Oasis, Borosil Plot, Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400 059, State - Maharashtra, Country – India	
8.	City / Town	:	Andheri (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Marol Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per documents
	North	:	Road & ECO Park CHSL	Details not available
	South	:	Building No. 17	Details not available
	East	:	Lilium CHSL	Details not available
	West	:	Makwana Road	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 348.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 433.00 (Area As per Index No. II) Built-up Area in Sq. Ft. = 476.00 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°06'54.0"N 72°53'02.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 433.00 (Area As per Index No. II)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mrs. Ankita	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	

2.	Location	:	
	C.T.S. No.	:	CTS No. 345/A/1 (part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Marol Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2207, 22 nd Habitable Floor, Wing No. 18, " Daisy ", Vasant Oasis, Borosil Plot, Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400 059, State - Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	2021 (As per Part Occupancy Certificate)
	Number of Floors	:	Ground (Pt) + 2 Podiums (Part) + 3 rd to 24 th upper floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	7 Flats on 22 nd Habitable Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
3.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open + 2 Podium Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	22 nd Habitable Floor
2	Door No. of the Flat	:	Residential Flat No. 2207
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles Flooring
	Doors	:	Teakwood door frame with flush shutters
	Windows	:	Powder coated Aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Bharat Vishnu Adsule &

		Mrs. Snehal Bharat Adsule
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built-up Area in Sq. Ft. = 476.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 348.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 433.00 (Area As per Index No. II)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Tenant Occupied – Mrs. Ankita
15	If rented, what is the monthly rent?	: ₹ 50,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 32,500.00 to ₹ 35,500.00 per Sq. Ft. on Carpet area
2	What is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 30,500.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 30,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,82,264.00 per Sq. M. i.e. ₹ 16,933.00 per Sq. Ft.
	Guideline rate (after depreciation)	: Not applicable as the property age is below 5 years.
5	Age of the building	: 03 years
6	Life of the building estimated	: 57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
	Present value of the property	433.00 Sq. Ft.	33,500.00	1,45,05,500.00
	Open Car Parking			5,00,000.00
	Total value of the property			1,50,05,500.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 32,500.00 to ₹ 35,500.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 33,500.00 per Sq. Ft. on Carpet area for valuation.

Actual site photographs



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Ready Reckoner Rate

DIVISION / VILLAGE : MAROL Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, on East Village Boundary, on South and West Village Boundary, and Pipe Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
43	43/219	76370	158490	191380	208020	166420
<p>CTS No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256.</p>						
⇐ Compare With Previous Year +						



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹ (All Inclusive)	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10320 / 2024	19.07.2024	2,70,00,000.00	854.00	31,616.00

सूची क्र.2	
10320322 23-07-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	दुयम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 10320/2024 नोंदणी : Regn:63m
गावाचे नाव : मरोळ	
(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	27000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18806603.03
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.2104,21 वा मजला,एमराल्ड बिल्डींग,विंग 3,वसंत ओएसीस ओर्नेला टिफनी एमराल्ड को ऑफ हो सो सी,मकवाना रोड ऑफ मिलिटरी रोड,मरोळ,अंधेरी पूर्व मुंबई 400059. सदनिकेचे क्षेत्रफळ 854 चौरस फुट कारपेट सोबत पी 1 लेवल वर 1 कार पार्किंग स्पेस नं.1ए -59, ((C.T.S. Number : 345 A / 1 ;))
(5) क्षेत्रफळ	95.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सौरभ कुंदन - वय:-37 पत्ता:-प्लॉट नं. सदनिका नं. 2104, माळा नं. 21 वा मजला, इमारतीचे नाव: एमराल्ड बिल्डींग,विंग 3,वसंत ओएसीस ओर्नेला टिफनी एमराल्ड को ऑफ हो सो सी, ब्लॉक नं. अंधेरी पूर्व मुंबई, रोड नं. मकवाना रोड ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-COWPK2999N 2): नाव:-तविशी सिंग तर्फे मुखत्यार पारितोष सिंग वय:-30 पत्ता:-प्लॉट नं. सदनिका नं. 2104, माळा नं. 21 वा मजला, इमारतीचे नाव: एमराल्ड बिल्डींग,विंग 3,वसंत ओएसीस ओर्नेला टिफनी एमराल्ड को ऑफ हो सो सी, ब्लॉक नं. अंधेरी पूर्व मुंबई, रोड नं. मकवाना रोड ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-DMWPS3538E
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नवीन अशोक खन्ना - वय:-42; पत्ता:-प्लॉट नं. सदनिका नं. 1104, माळा नं. 11 वा मजला, इमारतीचे नाव: रोसाबेल,वसंत ओएसीस, ब्लॉक नं. अंधेरी पूर्व,मुंबई, रोड नं. बोरोसील प्लॉट,मकवाना रोड,ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AKLPK1756C 2): नाव:-सोनिया नवीन खन्ना - वय:-44; पत्ता:-प्लॉट नं. सदनिका नं. 1104, माळा नं. 11 वा मजला, इमारतीचे नाव: रोसाबेल,वसंत ओएसीस, ब्लॉक नं. अंधेरी पूर्व,मुंबई, रोड नं. बोरोसील प्लॉट,मकवाना रोड,ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-BRUPS2215P
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10320/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1620000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹ (All Inclusive)	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
7367 / 2024	15.05.2024	2,59,00,000.00	817.00	31,700.00

7367322 17-05-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 7367/2024 नोदणी : Regn:63m
गावाचे नाव : मरोळ			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	25900000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18598086.7		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.2205,22 वा मजला, रोसाबेल बिल्डींग, विंग 5, वसंत ओएसिस वेरोनीका रोसाबेल एबोनी को ऑफ ही सो ली, मकवाना रोड ऑफ मिलिटरी रोड, मरोळ, अंधेरी पूर्व मुंबई 400059. सोबत पी 1 लेवल वर 2 कार पार्किंग स्पेस नं.20 आणि 20 ए. सदनिकेचे क्षेत्रफळ 817 चौरस फुट कारपेट.31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक-2021/अ.नै.स.क्र.12/व्य.क्र.107/म-1(धोरण) व दि. 26 मे 2023 (असाधारण क्र 208) अन्वये सुधारीत धोरण या नुसार दस्तऐवजास महिला खरेदीदारास 1% मुद्रांक शूल्काची सवलत देण्यात आली आहे((C.T.S. Number : 345 A / 1 ;))		
(5) क्षेत्रफळ	91.12 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अर्नजय सिंह - वय:-46 पत्ता:-प्लॉट नं: सदनिका नं. 2205, माळा नं: 22 वा मजला , इमारतीचे नाव: रोसाबेल (विंग 5), वसंत ओएसिस वेरोनीका रोसाबेल एबोनी को. ऑफ ही. सो. लि., ब्लॉक नं: मरोळ, अंधेरी पूर्व, मुंबई , रोड नं: मकवाना रोड, ऑफ मिलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AYQPS9486G 2): नाव:-शोभा सिंह - वय:-46 पत्ता:-प्लॉट नं: सदनिका नं. 2205, माळा नं: 22 वा मजला , इमारतीचे नाव: रोसाबेल (विंग 5), वसंत ओएसिस वेरोनीका रोसाबेल एबोनी को. ऑफ ही. सो. लि., ब्लॉक नं: मरोळ, अंधेरी पूर्व, मुंबई , रोड नं: मकवाना रोड, ऑफ मिलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-A.E.V.P.J8214Q		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पवनाहंसा आर शेटी तर्फे मुखत्यार वेदा राधाकृष्णा शेटी वय:-58; पत्ता:-प्लॉट नं: सदनिका नं. 403, माळा नं: 4 था मजला , इमारतीचे नाव: रोसाबेल, वसंत ओएसिस कॉम्प्लेक्स , ब्लॉक नं: अंधेरी पूर्व, मुंबई , रोड नं: ऑफ मिलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-FIDPS8551Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/05/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	15/05/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	7367/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1295000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	Magicbricks.com	435.00	1,57,00,000.00	36,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property ASK

Home > Property in Mumbai > Andheri East > Apartment in Andheri East > 1 BHK > 685 Sq.ft

₹1.57 Cr | EMI - ₹71k | [Can I afford it?](#) | ✓ VERIFIED ON SITE

[Check Market Value with Pigeonhole](#)

1 BHK 685 Sq-ft Flat For Sale **Andheri East, Mumbai**

1 Bed | 2 Baths | 1 Covered Parking | Furnished

Carpet Area: 435 sqft • ₹36,092/sqft

Floor: 9 (Out of 22 Floors)

Facing: North - East

Developer: **Sheth Creators**

Project: **Vasant Oasis**

Transaction Type: Resale

Lifts: 3

Status: Ready to Move

Furnished Status: Furnished

Contact Agent
Get Phone No.

Contact Agent

● Certified Agent

● Locality Superstar

ZH Nadvi +91-9200000000

Get Phone No.

Download Brochure

Top Agent in this Locality

Navin

Pratigya Properties

38

PROPERTY LISTINGS FOR SALE

19

PROPERTY LISTINGS FOR RENT

Last contact made 5 days ago

[View Profile](#) View Property

More Details

Price Breakup: **₹1.57 Cr | ₹7,85,000** Approx. Registration Charges

Booking Amount: **₹5.0 Lac**

Address: **Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **Seven Hills Hospital**

Furnishing: **Furnished**

Flooring: **Wooden**

Loan Offered: **Estimated EMI: ₹70809** @ [Apply for Home Loan](#)

+3

[View all details ▾](#)

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	Magicbricks.com	448.00	1,50,00,000.00	33,482.00

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

Home » Property in Mumbai » Marol » Apartment in Marol » 1 BHK » 665 Sq-ft Posted on Jul 16, 2024 Property ID

₹1.50 Cr EMI - ₹ 68k | Can I afford it?
[Check Market Value with Propworth](#)

1 BHK 665 Sq-ft Flat For Sale [Marol, Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area
448 sqft ~ ₹33-482/sqft

Floor
8(Out of 24 Floors)

Facing
East

Developer
[Sheth Creators](#)

Transaction Type
Resale

Lifts
4

Project
[Vasant Oasis](#)

Status
Ready to Move

Furnished Status
Unfurnished

Contact Agent
Get Phone No.
Last contact made 7 days ago

Contact Agent
Karan +91-9700000000

Get Phone No.

[Download Brochure](#)

More Details

Price Breakup **₹1.5 Cr | ₹7,50,000** Approx. Registration Charges | ₹5,000

Booking Amount **₹1.0 Lac**

RERA ID **P51800032286**

Address **Andheri East, Mumbai, Marol, Mumbai - Western Mumbai, Maharashtra**

Landmarks **5m walking distance to metro and 10 min distance**

Furnishing **Unfurnished**

Flooring **Granite, Marble, Vitrified**

[View all details ▾](#)

Description: east west facing Vasant Oasis brings together modern infrastructure, remarkable architecture and a luxurious lifestyle, to redefine suburban living. Aptly named, this sprawling res. [Read more](#)

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule from M/s. Nipa Real Estate Pvt. Ltd. vide Index No. II Registration No. 7999/2021 dated 01.09.2021
2.	Purpose of valuation and appointing authority	As per the request Privet Valuation, to assess value of the property for Private Purpose .
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager Jayaraja Acharya – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment –21.08.2024 Valuation Date – 31.08.2024 Date of Report – 31.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 21.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 433.00** in the name of **Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 433.00**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



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subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Amalgamated Flat, admeasuring total **Carpet Area in Sq. Ft. = 433.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **31st August 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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 Fair Market value for **Private Purpose** at **₹ 1,50,05,500.00 (Rupees One Crore Fifty Lakh Five Thousand Five Hundred Only)**.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.31 13:11:31 +05'30'

Auth. Sign.



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