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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Jagruti Yogesh Lakhani**

Residential Flat No. 1203, 12<sup>th</sup> Floor, "**Mohid Heights Co-op. Hsg. Soc. Ltd.**", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali Andheri (West), Mumbai - 400 053, Maharashtra, India.

Latitude Longitude - 19°08'04.2"N 72°49'36.0"E

### Intended Users:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, Maharashtra, 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

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1203, 12<sup>th</sup> Floor, "Mohid Heights Co-op. Hsg. Soc. Ltd.", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali, Andheri (West), Mumbai - 400 053, Maharashtra, India belongs to **Smt. Jagruti Yogesh Lakhani**.

Boundaries of the property.

North : Open Land  
South : RTO Road  
East : GBST Housing Society  
West : Lokhandwala Complex Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 2,35,96,800.00 (Rupees Two Crore Thirty Five Lakh Ninety Six Thousand Eight 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.14 16:13:49 +05'30'



**Auth. Sign.**



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

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Valuation Report of Residential Flat No. 1203, 12<sup>th</sup> Floor, "**Mohid Heights Co-op. Hsg. Soc. Ltd.**", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali, Andheri (West), Mumbai - 400 053, 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 the Fair Market Value as on 14.02.2025 for Bank Loan Purpose
2	Date of inspection	03.09.2024
3	Name of the owner/ owners	<b>Smt. Jagruti Yogesh Lakhani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1203, 12 <sup>th</sup> Floor, " <b>Mohid Heights Co-op. Hsg. Soc. Ltd.</b> ", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali, Andheri (West), Mumbai - 400 053, Maharashtra, India.  <b>Contact Person:</b> Mr. Shekhar Manjrekar (CA) Contact No.: 7977236663
6	Location, street, ward no	Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, K/W Ward of MCGM.
7	Survey/ Plot no. of land	Survey No. 111/D, CTS No. 825 (pt) of Village Ambivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Higher 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. = 700.00 Balcony Area in Sq. Ft. = 40.00 <b>Total Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per actual site measurement).</b>  <b>Built-up Area in Sq. Ft. = 960.00</b> <b>(Area as per Agreement for Sale)</b>



13	Roads, Streets or lanes on which the land is abutting	Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per SRA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Mr. Aashish Varma
(ii)	Portions in their occupation	Entire Flat

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 48,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Information 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	Information not available
29		Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2009 (As site information)
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.
<p><b>Remark:</b>  <b>1. 1 room of Flat No. 1203 is merged into Flat No. 1202. 1 room is used by Flat No. 1202 hence revised composition of Flat No. 1203 is 1 BHK Flat Only. It is advisable to rectify the flat to its original position to make it SARFAESI compliant.</b></p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 14.02.2025 for Residential Flat No. 1203, 12<sup>th</sup> Floor, "**Mohid Heights Co-op. Hsg. Soc. Ltd.**", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali, Andheri (West), Mumbai - 400 053, Maharashtra, India, belongs to **Smt. Jagruti Yogesh Lakhani**.

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

1	Copy of Agreement for Sale dated 19 <sup>th</sup> December 2006 between M/s. Mohid Construction Co. (the Developers) AND Smt. Jagruti Yogesh Lakhani (the Purchaser/s).
2	Copy of Commencement Certificate SRA/CHE/367/KW/GL/AP dated 31/01/2006 issued by Slum Rehabilitation Authority.
3	Copy of Maintenance Bill Invoice No. 28860 dated 01.09.2024 in the name of Mrs. Jagruti Yogesh Lakhani issued by Mohid Heights Co-op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at bearing CTS No. 825 (pt) & Survey No. 111/D of Village - Ambivali, K/W Ward of MCGM. The property falls in Residential Zone. It is at a travelling distance 1.1 km. from D.N. Nagar Metro Station.

### BUILDING:

The building under reference is having Ground + 1<sup>st</sup> to 5<sup>th</sup> Commercial + 6<sup>th</sup> to 21<sup>st</sup> Residential Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential cum commercial purpose. 12<sup>th</sup> Floor is having 4 Residential Flats. The building has 2 Lift(s).

### Residential Flat:

The residential flat under reference is situated on the 12<sup>th</sup> Floor. It consists of Living Room + Kitchen + 1 Bedroom + 1 Toilet + Balcony Area (i.e., **1BHK with 1 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak



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wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 14<sup>th</sup> February 2025**

<b>The Built-up Area of the Residential Flat</b>	<b>: 960.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	: 2009 (As per site information)
Expected total life of building	: 60 Years
Age of the building	: 16 Years
Cost of Construction	: 960.00 X 3,000.00 = ₹ 28,80,000.00
Depreciation $\{(100-10) \times 16 / 60\}$	: 24.00%
Amount of depreciation	: ₹ 6,91,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 2,13,895.00 per Sq. M. i.e. ₹ 19,872.00 per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,97,499.00 per Sq. M. i.e. ₹ 18,348.00 per Sq. Ft.
Prevailing market rate	: ₹ 23,700.00 per Sq. Ft.
<b>Value of property as on 14.02.2025</b>	<b>: 960.00 Sq. Ft. X ₹ 23,800.00 = ₹ 2,28,48,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 14.02.2025</b>	<b>: ₹ 2,28,48,000.00 (-) ₹ 6,91,200.00 = ₹ 2,21,56,800.00</b>
<b>Depreciate Value of the property (A)</b>	<b>: ₹ 2,21,56,800.00</b>
<b>Add: Interior Decoration (B)</b>	<b>: 960.00 Sq. Ft. X ₹ 1,500.00 = ₹ 14,40,000.00</b>
<b>Total Value of the property (A + B)</b>	<b>: ₹ 2,35,96,800.00</b>
<b>The realizable value of the property</b>	<b>: ₹ 2,12,37,120.00</b>
<b>Distress value of the property</b>	<b>: ₹ 1,88,77,440.00</b>
<b>Insurable value of the property (960 X 3,000.00)</b>	<b>: ₹ 28,80,000.00</b>
<b>Guideline value of the property (960 X 18,348.00)</b>	<b>: ₹ 1,76,14,080.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1203, 12<sup>th</sup> Floor, "Mohid Heights Co-op. Hsg. Soc. Ltd.", CTS No. 825 (pt), Survey No. 111/D, Lokhandwala Road, MHADA Signal Junction, RTO Lane, Off Four Bungalow, Village - Ambivali, Andheri (West), Mumbai - 400 053, Maharashtra, India for this particular purpose at ₹ 2,35,96,800.00 (Rupees Two Crore Thirty Five Lakh Ninety Six Thousand Eight Hundred Only) as on 14<sup>th</sup> February 2025.



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## NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14<sup>th</sup> February 2025 is ₹ 2,35,96,800.00 (Rupees Two Crore Thirty Five Lakh Ninety Six Thousand Eight Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## **PART III- DECLARATION**

I hereby declare that

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



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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1st to 5 <sup>th</sup> Commercial + 6 <sup>th</sup> to 21 <sup>st</sup> Residential Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 12 <sup>th</sup> Floor
3	Year of construction	2009 (As per site information)
4	Estimated future life	44 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Superior
17	Compound wall Height and length Type of construction	Existing
18	No. of lifts and capacity	2 Lift(s)
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



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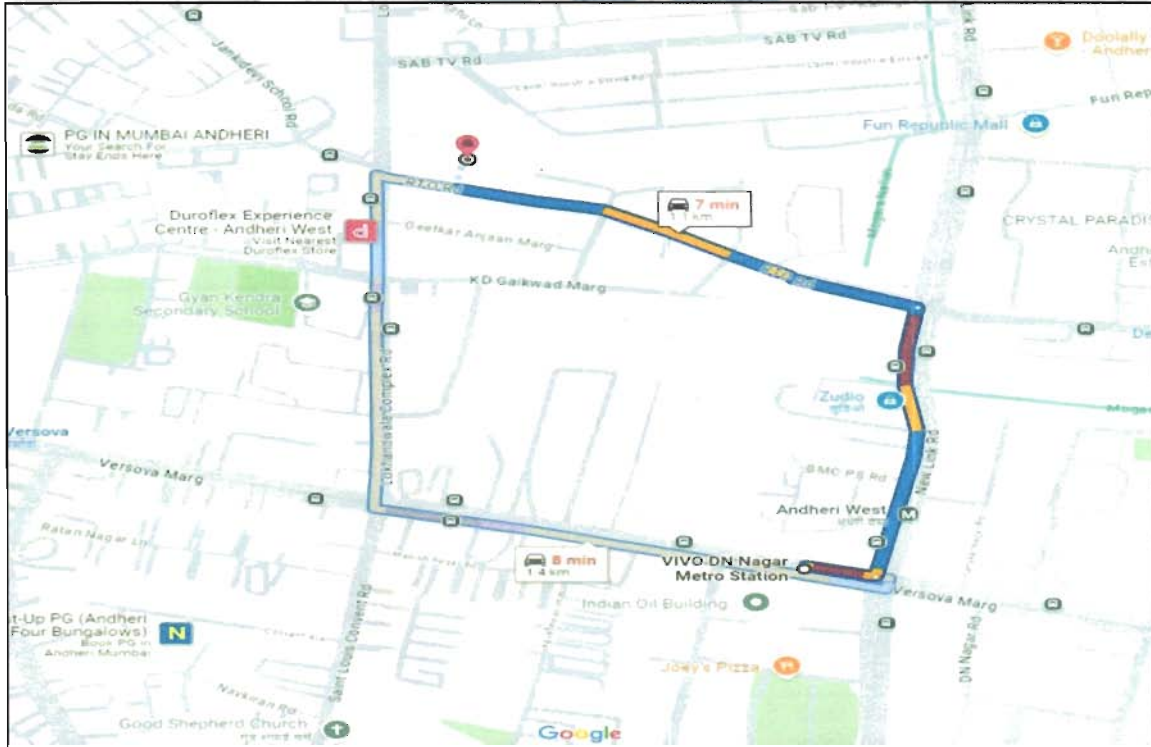
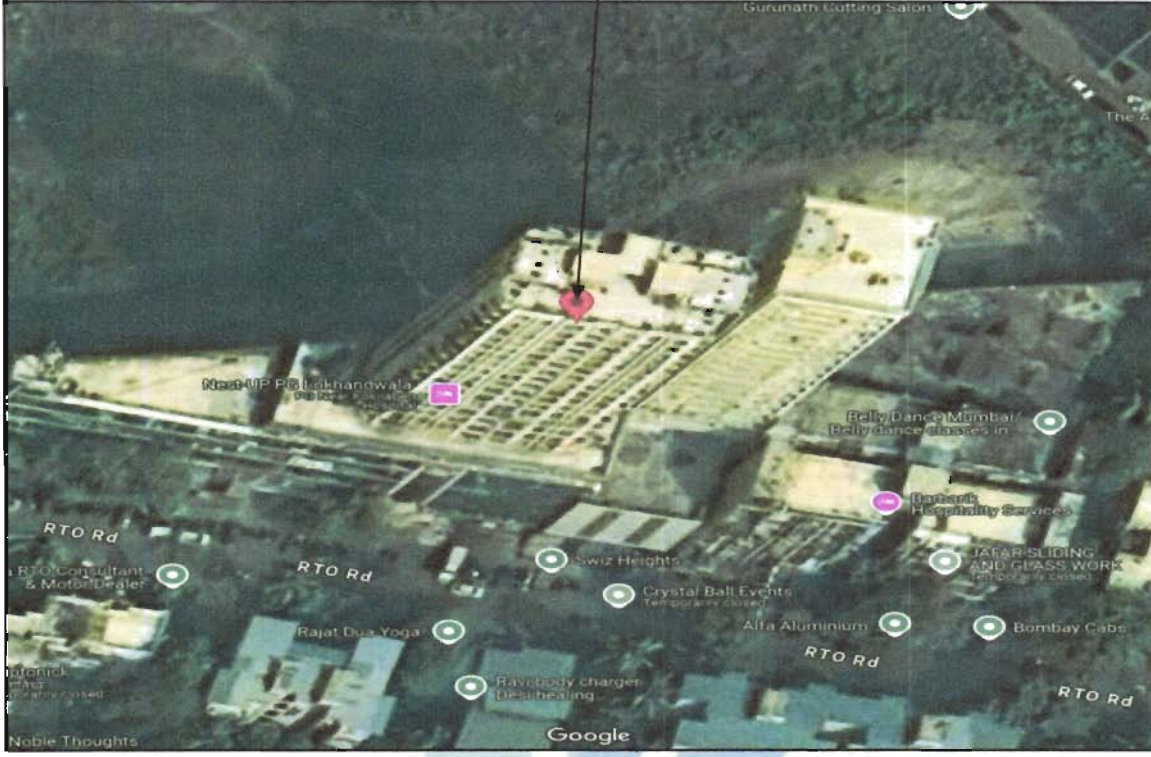
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°08'04.2"N 72°49'36.0"E**

**Note:** The Blue line shows the route to site from nearest Metro station (D N Nagar – 1.1 km.)



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## Ready Reckoner Rate

**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2024/2025 Language: English

Selected District: मुंबई(उपनगर)

Select Village: श्रीविजयी (अंधेरी)

Search By:  Survey No  Location

Select	उपविभाग	पुणे मीन	निवारी दरमिळ	बॉडीस	पुण्या	बीचोपिक	एकक (Rs./)
SurveyNo	47/231-पुण्या: उपरोक्त व पुर्वील मागाची हद्द, इतिहास व्यवस्थापन मार्ग व मागाची हद्द व पश्चिम वित्त देवाई मार्ग.	104590	194450	223620	244470	194450	चौरस मीटर
SurveyNo	47/232-पुण्या: उपरोक्त मागाची सीमा, पुर्वील सीरा देवाई मार्ग, इतिहास मागाची सीमा, पश्चिम वित्त देवाई मार्ग.	112550	209630	241080	262040	209630	चौरस मीटर
SurveyNo	47/233-पुण्या: उपरोक्त माग सीमा, पुर्वील वित्त देवाई मार्ग, इतिहास व्यवस्थापन मार्ग व पश्चिम वित्त देवाई मार्ग.	91840	191850	220630	239810	191850	चौरस मीटर

1 2

Survey Number: 1B, 1pt, 2, 3, 4, 5, 6, 7, 8, 9B, 9, 9A, 9C, 10, 11, 12, 13, 1A/3, 1A/4, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 3A/1, 3A/2, 32, 3A/3, 33, 3A/4, 34A, 34, 3A/5, 35, 36, 3A/6, 3A/7, 37, 3A/8, 38, 3A/9, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53C, 53, 54, 55, 56, 57, 58, 59E, 59D, 59, 59C, 59A, 59B, 60, 61, 62, 63, 64, 65, 66, 67B, 68A, 68, 69, 70, 71B, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 81A, 81B, 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,

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
No increase on Flat Located on 2 <sup>nd</sup> Floor	19,445.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>2,13,895.00</b>	<b>Sq. Mt.</b>	<b>19,871.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,590.00			
The difference between land rate and building rate (A – B = C)	1,09,305.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,97,499.00</b>	<b>Sq. Mt.</b>	<b>18,348.00</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

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	2 BHK Flat for Sale in Mohid Heights		
Source	<a href="#">magicbricks</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Super Built-up</b>
Area	729.17	875.00	1050.00
Percentage	20%	20%	-
Rate Per Sq. Ft.	₹ 27,429.00	₹ 22,857.00	₹ 19,048.00

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

₹2.0 Cr EMI: ₹9023 Get one approved loan  
Check Market value with Provalert

2 BHK Flat For Sale in Mohid Heights, **Andheri West, Mumbai**

Posted on Jun 13, 24 Property ID: ...

**Contact Owner**  
Girish -91-98-xxxxxxx  
Get Phone No.

2 Beds 2 Baths 1 Balcony Unfurnished Visitor Parking

Super Built-Up Area 1050 sqft ₹19,048/sqft	Project <b>Mohid Heights</b>	Floor 17 (Out of 21 Floors)	Transaction Type Resale
Status Ready to Move	Facing West	Furnished Status Unfurnished	Type Of Ownership Freehold

Contact Owner Get Phone No. Last contact made 51 days ago

**More Details**

Price Breakup ₹2 Cr | ₹10,00,000 Approx. Registration Charges

Address **Andheri West, Mumbai - Western Mumbai, Maharashtra**

Landmarks **Kokilaben Hospital**

Furnishing **Unfurnished**

Loan Offered **Estimated EMI: ₹90203**  
[Apply for Home Loan](#)



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## Price Indicators

Property	2 BHK Flat in Shree Naman Habitat		
Source	NOBROKER		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Super Built-up</b>
Area	915.83	1,099.00	1,318.80
Percentage	20%	-	20%
Rate Per Sq. Ft.	₹ 30,901.00	₹ 25,751.00	₹ 21,459.00

**NOBROKER**

**2 BHK Flat In Shree Naman Habitat For Sale In ...**

₹ 2.83 Crores | ₹ 1.62 Lacs/Month | 1,099 Sq Ft

Non-negotiable | Estimated EMI | Need Home Loan? Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Andheri | 2bhk Flat for Sale in Andheri | Property Details

Photos | Location | Shortlist

2 Bedroom | 2 Bathroom | 1 Balcony | Bike and Car Parking

Apr 4, 2024 | Sep 30, 2024 | Shree Naman Habitat

Contact | Book Virtual Meet

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | Check Now

Nearby: VIJAYA BANK, GOREGAON WEST | Jogeshwari West | Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | TECNO Marol Naka Metro Station

**Overview**

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges NA		Flooring	Vitrified Tiles
Built-up Area	1,099 Sq.Ft	Carpet Area	769 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	North-East

Activity On This Property

152 Unique Views | 1 Shortlists | 0 Contacted

Powered By: NBEstimate

**Similar Properties**

2 BHK Flat In Naman

## Price Indicators

Property	2 BHK Flat in Mohid Heights Tower		
Source	NOBROKER		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	833.33	1,000.00	1,200.00
Percentage	20%	-	20%
Rate Per Sq. Ft.	₹ 30,000.00	₹ 25,000.00	₹ 20,833.00

**NOBROKER**

**2 BHK Flat in Mohid Heights Tower For Sale In And...**

₹ 2.5 Crores Negotiable | ₹ 1.43 Lacs/Month Estimated EMV | 1,000 Sq Ft

Location: Suresh Nagar, Andheri West, Mumbai, Maharashtra 400047, India

**Overview**

- Age of Building: 5-10 Years
- Maintenance Charges: ₹5.0 Per Sq.Ft/M
- Builtup Area: 1,000 Sq.Ft
- Facing: North
- Parking: None
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Furnishing Status: Unfurnished
- Floor: 17/21
- Gated Security: No

**Activity On This Property**

32 Views | 0 Shortlists | 0 Contacts

**Similar Properties**

2 BHK Flat In Andheri Ek... | ₹2.5 Crores | 900 sqft

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

This exercise is to assess **Fair Market Value** of the property under reference as on **14<sup>th</sup> February 2025**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **2,35,87,200.00** (Rupees Two Crore Thirty Five Lakh Eighty Seven Thousand Two Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.14 16:14:01 +05'30'

  
Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20



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