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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 : **Mrs. Vidya Anil Patkar**

Residential Flat No. 501, 5th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India.

Latitude Longitude : 19°1'9.0"N 72°50'31.5"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

B1-001, 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. 501, 5th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India belongs to **Mrs. Vidya Anil Patkar**.

Boundaries of the property

North : Gananath CHSL
South : Shetye Building & Dr. D'silva Road
East : Shree Building
West : Dr. D'silva Road

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 **₹ 1,45,55,004.00 (Rupees One Crore Forty Five Lakhs Fifty Five Thousands 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.**

**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: 2024.09.18 12:25:51 +05'30'

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



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Residential Flat No. 501, 5th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India

Form D-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 18.09.2024 for Housing Loan Purpose.
1	Date of inspection	10.09.2024
3	Name of the owner / owners	Mrs. Vidya Anil Patkar
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	Address: Residential Flat No. 501, 5 th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India. Contact Person : Mr. Vijay Jain (Tenant) Contact No. 9322039798
6	Location, Street, ward no	Municipality Ward No - G/N, Dr. D'silva Road Village - Mahim Division, District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 7/201 of Village - Mahim Division, Plot No - 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201)
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, Taxis, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 465.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 363.00 (Area As Per Agreement For Permanent Alternate Accomodation) Built Up Area in Sq. Ft. = 435.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Mahim Division, District - Mumbai Main, Pin - PIN - 400 028
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.
	IMPROVEMENTS	
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 - Mr. Vijay Jain
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied



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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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Vijay Jain
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 45,000/- present rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of 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	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (As per 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>Remark: 1) As per Site Inspection, Actual Total Carpet area 465.00 Sq. Ft is more than Carpet area 363.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. 2) As per site inspection 1 BHK flat converted into 1.5 BHK flat.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 18.09.2024 for Residential Flat No. 501, 5th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India belongs to **Mrs. Vidya Anil Patkar**.

We are in receipt of the following documents:

1)	Copy of Agreement For Permanent Alternate Accomodation Dated 22.06.2010 between Shri. Bhalchandra V. Wadnekar, Proprietor of M/s. Yash Constructions(The Owner) And Mrs. Vidya Anil Patkar(The The Tenant).
2)	Copy of Society Maintenance Bill No.163 Dated 05.08.2024in the name of Mrs. Vidhya Anil Patkar issued by Yash Plaza Co-op. Hsg. Soc. Ltd..
3)	Copy of Electricity Bill Consumer No.611-199-024, CA No. 2336630 Dated 28.08.2024.
4)	Copy of Commencement Certificate No.EEBPC/5489/GN/A Dated 30.01.2015 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201) inMunicipality Ward No - G/N, Village - Mahim DivisionDistrict - Mumbai Main, PIN - 400 028. The property falls in Residential Zone. It is at a traveling distance 450m from Dadar Railway Station.

Building



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The building under reference is having 1 basement + Ground + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 7 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Passage + Bathroom + WC.(i.e. 1.5 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 18th September 2024

The Carpet Area of the Residential Flat	363.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	2016 (As per site information)
Expected total life of building	60 Years
Age of the building as on 2024	8 Years
Cost of Construction	435.60 Sq. Ft. X ₹ 2,800.00 = ₹ 12,19,680.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$: 12.00%
Amount of depreciation	: ₹ 1,46,496.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 3,37,775/- per Sq. M. i.e. ₹ 31,380/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 3,21,949/- per Sq. M. i.e. ₹ 29,910/- per Sq. Ft.
Value of property as on 18th September 2024	: 363.00 Sq. Ft. X ₹ 40,500 = ₹ 1,47,01,500.00

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

Fair value of the property as on 18th September 2024	: ₹ 1,47,01,500.00 - ₹ 1,46,496.00 = ₹ 1,45,55,004.00
Total Value of the property	: ₹ ₹ 1,45,55,004.00
The realizable value of the property	: ₹ 1,30,99,504.00
Distress value of the property	: ₹ 1,16,44,003.00
Insurable value of the property (435.60 X 2,800.00)	: ₹ 12,19,680.00
Guideline value of the property (435.60 X 29910.00)	: ₹ 1,30,28,796.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5th Floor, "Yash Plaza Co-op. Hsg. Soc. Ltd.", Plot No. 38 of TPS IV (earlier bearing Plot No. 8 out of Dadar Distillery Site & C.S. No. 7/201), Dr. D'silva Road, Village - Mahim Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, India for this particular purpose at ₹ 1,45,55,004.00 (Rupees One Crore Forty Five Lakhs Fifty Five Thousands Four Only) as on 18th September 2024

NOTES

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 **18th September 2024** is **₹ 1,45,55,004.00 (Rupees One Crore Forty Five Lakhs Fifty Five Thousands 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	:	1 basement + Ground + 8 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th Floor
3	Year of construction	:	2016 (As per site information)
4	Estimated future life	:	52 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 flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.



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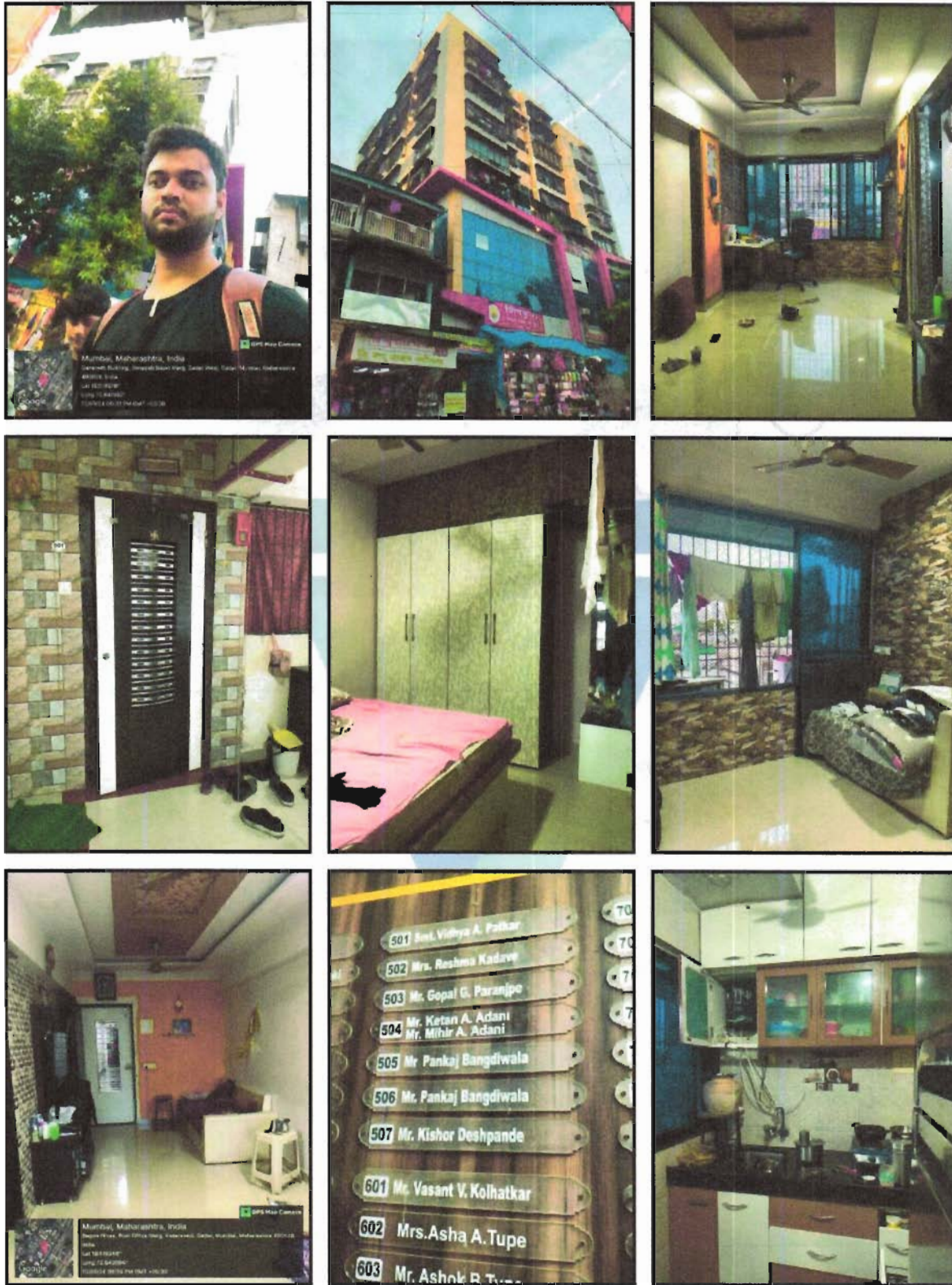
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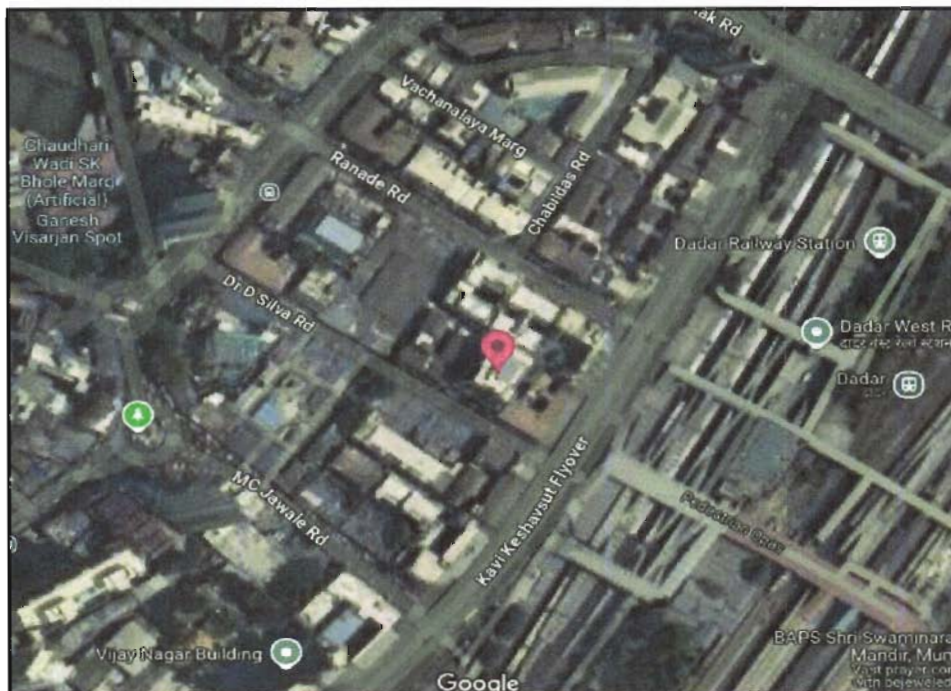


Technical details		Main Building
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) 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.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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

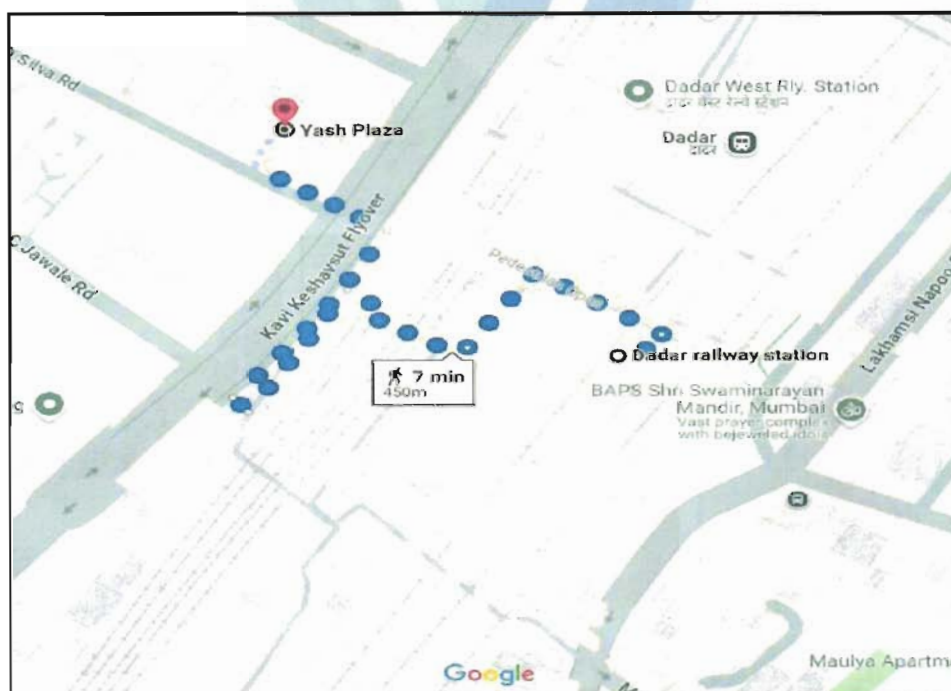
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°1'9.0"N 72°50'31.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dadar - 450m).



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Ready Reckoner Rate

DIVISION / VILLAGE - MAHIM 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: Triangular portion, to the South Savari Road and S. K. Bole Marg, Dada Railway Station to the South up to Bridge, To the South Bridge up to Ilak Bridge, to the North Ilak Bridge up to Gadhari Chowk, Lady Jamshetji Road, and Pandurang Naik Marg and on the West side Chowpatii Portion Surrounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub zone	Land	Residential	Office	Shop	Industrial
17	17/117	139950	321690	369950	437700	315440
2/344, 2/354, 2/363, 2/374, 2/377, 2/407, 2/488, 2/510, 2/562, 2/569, 2/570, 2/594, 2/2015, 2/218, 2/119, 2/152, 2/177, 2/182, 2/194, 2/195, 2/241, 2/271, 3/25, 3/119, 3/55, 3/75, 3/86, 3/92, 3/102, 3/105, 3/112, 3/148, 3/182, 3/194, 3/196, 3/201, 3/253, 3/290, 3/297, 3/323, 3/334, 3/497, 3/510, 3/562, 3/589, 3/631, 3/650, 4/49, 4/77, 4/118, 4/192, 4/196, 4/198, 4/192, 4/192, 4/253, 4/260, 4/267, 4/323, 4/334, 4/427, 4/430, 4/469, 4/489, 4/489, 4/478, 5/77, 5/78, 5/106, 5/145, 5/263, 5/280, 5/287, 5/323, 5/479, 5/510, 5/593, 5/106, 5/1263, 5/1323, 5/1305, 5/323, 5/170, 7/201, 7/280, 7/323, 7/497, 8/201, 8/280, 8/323, 8/479, 8/486, 8/200, 10/290, 11/290, 12/280, 26, 27, 44, 45, 49, 51, 52, 53, 54, 55, 57, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 13pt, 14pt, 14, 15, 15pt, 16, 17, 18, 19, 20, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 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, 129, 132, 149, 150, 166, 168, 173, 193, 194, 200, 213, 218, 251/241, 251, 252, 253, 254, 255, 256, 257, 258, 259.						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	321690			
Increase by 5% on Flat Located on 5 th Floor	16084.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,37,775.00	Sq. Mtr.	31,380.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	139950			
The difference between land rate and building rate(A-B=C)	197,824.50			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	3,21,949.00	Sq. Mtr.	29,910.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	333.33	400.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,500.00	₹33,750.00	-

square yards

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491 Views

Compare

3 Photos
Map

S Swapna
Owner

Ratnamani Tower
1 Bedroom 400 Sq.Ft. Apartment in Dadar East Mumbai
 Listing ID #6879333

₹ 1.35 Cr.

- 🛏 1 Bedroom
- 🛁 Semi-Furnished
- 🚿 1 Bathroom
- 🏠 400 Sq Ft (Built-up Area)
- 📏 6th Floor out of 10 Floors

Recent Registered Sale Dec 2022 ₹ 65.00 L 300 Sq Ft

📞 Whatsapp

📞 Request for Call

⚠️ Found Something Wrong with this Listing? Report Here.

🎁 Save Extra with 2 offers

🏠 Home Loan Offer

ICICI SBI HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates Greater Loan Eligibility Instant Approval Get Offer

More Offers

Valuation Report

₹1999 ~~₹999~~

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive Valuation Report of any property

View Sample Report

Overview
Amenities
About Project
Data Intelligence
Commute Time

Key Highlights

If you are in search of a 1 BHK semi-furnished apartment in Dadar East, Mumbai, then your search ends here

- This spacious apartment is located in Ratnamani Tower, ensuring a comfortable and convenient living experience.

📞 Contact our Real Estate Experts

S

Owner

Swapna

+91808XXXXXXX

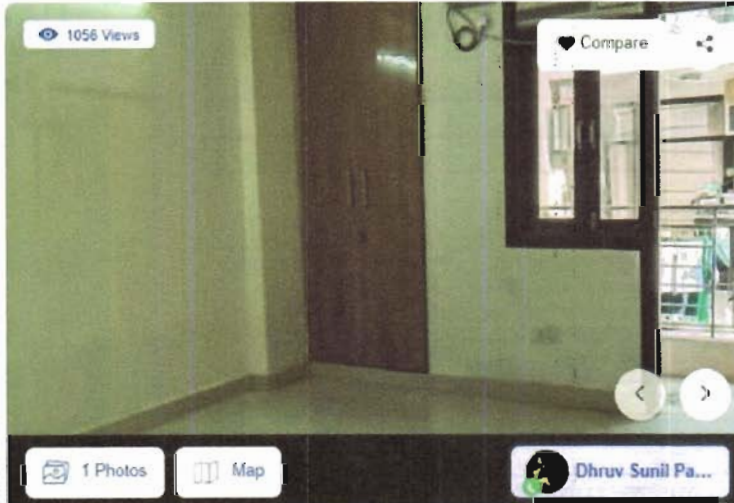
Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	277.00	332.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹45,126.00	₹37,605.00	-

square yards
Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾
Inhabitant **Pro** **Private** **us** **Login**

Home Property in Mumbai Flats in Mumbai Flats in Dadar West 1 BHK Flats in Dadar West 1 Bedroom 277 Sq Ft Apartment in Dadar West M

1056 Views



1 Photos
Map

Dhruv Sunil Pa...

Manta Building
1 Bedroom 277 Sq.Ft. Apartment in Dadar West Mumbai
 Listing ID #6263730
₹ 1.25 Cr.

- 1 Bedroom+ Pooja Room
- Semi-Furnished
- 1 Bathroom
- 277 Sq Ft (Carpet Area)
- Road View
- 2nd Floor out of 5 Floors

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- Rental Value
- Govt. Value

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square yards

[Overview](#) [Furnishing](#) [Amenities](#) [Agent Overview](#) [About Project](#) [Commute Time](#) [Dadar West Reviews](#)

Key Highlights

Family
Luxury lifestyle
Well Maintained
Prime Location

Vastu compliant

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 Name



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	530.00	636.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹39,791.00	₹33,159.00	-

सूची क्र.2		दुयम निबंधक . सह दु. नि. मुंबई शहर 3
10048450		दस्ता क्रमांक : 10048 2024
17-05-2024		नोंदणी.
Note:- Generated Through eSearch Module. For original report please contact concern SRO office.		Regn. 83m
गावाचे नाव : माहिम		
(1) विलेखना प्रकार	करारनामा	
(2) मोबदला	21089000	
(3) बाजारभावाभावे घटवण्यात आलेल्या दाखिलपत्राच्या आकाराची देतो की घटवण्यात येऊ नये	21086910.79	
(4) मूल्यांकन पद्धतीसंबंधी पर्याय (अल्पतयास)	1) पोलिकेचे नाव-मुंबई मनपाइतर वर्णन : सदनिका नं: 802, माळा नं: 8वा माळा, इमारतीचे नाव: यश प्लाझा, ब्लॉक नं: प्लॉट नंबर 8, डॉ. डिसिल्वा रोड, रोड, दादर, मुंबई 400028. इतर माहिती: क्षेत्रफळ 410 चौ. फूट, कार्पेट टेरस क्षेत्र 300 चौ. फूट, कार्पेट आणि सोबत एक कार पार्किंग, सी एस नं 7/201 मधील डिव्हिजन इतर माहिती वसतात नमूद केल्या प्रमाणे ((C.T.S. Number : 7/201 ;))	
(5) क्षेत्रफळ	45.73 चौ.मीटर	
(6) आकाराची किंवा जुळी देण्यात असत तेव्हा		
(7) दस्तऐवज करून देण्यास लिहून देण्याच्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अटेश असल्यास, प्रतिवादिचे नाव व यश.	1) नाव.-यश कन्स्ट्रक्शन्स एं प्रोपर्टी डेव्हलपर्स प्रा. लि. प्लॉट नं: 101, यश प्लाझा, इमारतीचे नाव: कॉन्सर्न सेंटर, ब्लॉक नं: 8, रोड नं: टॉउन रोड, रामनगर, डोंडिवली (मु), महाराष्ट्र, ठाणे पिन कोड:-421201 पॅन नं:-AADPW2871Q	
(8) दस्तऐवज करून देण्याच्या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा अटेश असल्यास, प्रतिवादिचे नाव व यश	1) नाव.-डॉ. उषा पंडितराव देवमुखा देव-70, पक्षा.-प्लॉट नं: 306, माळा नं: 3रा माळा, इमारतीचे नाव: यश प्लाझा, ब्लॉक नं: प्लॉट नंबर 8, डॉ. डिसिल्वा रोड, रोड नं: दादर, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400028 पॅन नं:-ABLPD9191M 2) नाव.-डॉ. विद्यालक्ष्मी देवमुखा देव-38, पक्षा.-प्लॉट नं: 306, माळा नं: 3रा माळा, इमारतीचे नाव: यश प्लाझा, ब्लॉक नं: प्लॉट नंबर 8, डॉ. डिसिल्वा रोड, रोड नं: दादर, मुंबई PAN: NO-AQJPD2879M, महाराष्ट्र, मुंबई पिन कोड:-400028 पॅन नं:- 3) नाव.-डॉ. पंडितराव देवमुखा देव-73, पक्षा.-प्लॉट नं: 306, माळा नं: 3रा माळा, इमारतीचे नाव: यश प्लाझा, ब्लॉक नं: प्लॉट नंबर 8, डॉ. डिसिल्वा रोड, रोड नं: दादर, मुंबई PAN: NO-ABYPD6731G, महाराष्ट्र, मुंबई पिन कोड:-400028 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/05/2024	
(10) दस्ता नोंदणी केल्याचा दिनांक	15/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	10048/2024	
(12) बाजारभावाभावाची मुदतक शुल्क	1266000	
(13) बाजारभावाभावाची नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला संपत्तीस-		
मुदतक शुल्क आकारताना निवडलेला अनुच्छेद :-	(5) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in/3388a/9/S/area/6647580069/0F8a8f156a

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	360.00	432.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹33,333.00	₹27,778.00	-

गावाचे नाव : 1) माहिम	
(1)प्रतिपेढाचा प्रकार	करारनामा
(2)मोबदला	12000000
(3) बाळाभाऊभावेपट्ट्याच्या बाबतिलेपट्ट्यात आकारणी देतो की पट्टेदार ते मनुषू करावी	11890000
(4) भूभाषण पोटबिस्ता व परक्याचा(अवस्थेत)	1) पारिकेचे नाव मुंबई मनपाद्वारे वर्णन .सविनिका नं. 507, फाळा नं. 5 हा मजला, इमारतीचे नाव: घरा प्लाझा, ब्लॉक नं. टावर, पोट : 0. विसित्या रोड,मुंबई - 400028. इतर माहिती: ((C.T.S. Number : 7/201 : Fasal Plot Number : 38 TPS IV :))
(5) क्षेत्रफळ	1) 40.14 चौ.मीटर
(6)आकारणी किंवा कुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या विद्वान देण्या-या पक्षकाराचे नाव किंवा दिवाणी घालण्याच्या हुकुमनामा किंवा अदालत अर्थान्त्या.प्रतिवादिचे नाव व घरा	1). नाव.-प्रकाश बामर्दन शीर्षी वय:-67; पत्ता.-पॉस्ट नं. 702, माळी नं. . इमारतीचे नाव: जवाब भुवन, ब्लॉक नं. टावर, पोट नं. 0. विसित्या रोड, महात्मा मुंबई विन कोठ-400028 पॅन नं. AACR11846R
(8)दस्तऐवज करून देणा-या पक्षकाराची व किंवा दिवाणी घालण्याच्या हुकुमनामा किंवा अदालत अर्थान्त्या.प्रतिवादिचे नाव व घरा	1). नाव.-किशोर वासुदेव देवभाऊ वय:-69; पत्ता.-पॉस्ट नं. 702, माळी नं. . इमारतीचे नाव: अविष्कार इन्व्हेस, ब्लॉक नं. टावर, पोट नं. विसित्या रोड, महात्मा मुंबई विन कोठ-400028 पॅन नं.-ABNFD1109P 2). नाव.-रजना किशोर देवभाऊ वय:-64; पत्ता.-पॉस्ट नं. 702, माळी नं. . इमारतीचे नाव: अविष्कार इन्व्हेस, ब्लॉक नं. टावर, पोट नं. विसित्या रोड, महात्मा मुंबई विन कोठ-400028 पॅन नं.-ACC798149Q
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2016
(10)दस्ता नोंदणी केल्याचा दिनांक	02/06/2016
(11)अनुक्रमांक: अंक व पृष्ठ	5394/2016
(12)बाजार-मर्यादाची मुदतक मुल्य	600000
(13)बाजार-मर्यादाची नोंदणी मुल्य	300000
(14)नोंदणी	
भूतकाय-साठी विद्यमान ठेवलेला परकीतः-	
मुदतक मुल्य आकारणाना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area assessed to it.

<https://plogging.vastukala.co.in:8880/fg/Search/001607C34681657795649e>

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th September 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 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.

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.



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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 **₹ 1,45,55,004.00 (Rupees One Crore Forty Five Lakhs Fifty Five Thousands Four 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: 2024.09.18 12:26:17 +05:30

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

