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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. Sudhir Jairam Raut & Mrs. Bhakti Sudhir Raut**

Residential Flat No. 612, 6<sup>th</sup> Floor, Building No 4, "Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India.

Latitude Longitude : 19°2'32.1"N 72°52'19.6"E

### Intended User:

**Cosmos Bank**

**Dadar Branch**

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

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 612, 6<sup>th</sup> Floor, Building No 4, "**Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.**", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India belongs to **Mr. Sudhir Jairam Raut & Mrs. Bhakti Sudhir Raut.**

Boundaries of the property

North : Building No. 5  
South : Bal Shankar Ganesh Mandir Marg  
East : Building No. 14  
West : Internal Road & Baba Ramdevji CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 52,62,840.00 (Rupees Fifty Two Lakhs Sixty Two Thousands Eight Hundred And Forty Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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Residential Flat No. 612, 6<sup>th</sup> Floor, Building No 4, "**Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.**", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 15.11.2024 for Bank Loan Purpose.
1	Date of inspection	14.11.2024
3	Name of the owner / owners	<b>Mr. Sudhir Jairam Raut &amp; Mrs. Bhakti Sudhir Raut</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 612, 6 <sup>th</sup> Floor, Building No 4, " <b>Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.</b> ", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India. <b>Contact Person :</b> Mr. Sudhir Jairam Raut (Owner) Contact No. 8355848857
6	Location, Street, ward no	Pratiksha Nagar Village - Salt Pan Division, Sion District - Mumbai District
7	Survey / Plot No. of land	CTS No - C.S. No. 4 & 5 of Village - Salt Pan Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 220.76 (Area as per Site measurement) Built Up Area in Sq. Ft. = 270.00 (Area As Per Index- II)</b>  <b>Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Salt Pan Division, Sion District - Mumbai District, Pin - 400 022
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	11,500.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2000 (As per Possession Letter)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 15.11.2024 for Residential Flat No. 612, 6<sup>th</sup> Floor, Building No 4, "**Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.**", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India belongs to **Mr. Sudhir Jairam Raut & Mrs. Bhakti Sudhir Raut.**

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

1)	Copy of Index- II Document No.25797/2024 Dated 07.11.2024 between Smt. Vanita Shivji Patel (The Transferor) And Mr. Sudhir Jairam Raut & Mrs. Bhakti Sudhir Raut(The Transferee).
2)	Copy of Agreement for sale Document No.25797/2024 Dated 07.11.2024 between Smt. Vanita Shivji Patel(The Transferor) And Mr. Sudhir Jairam Raut & Mrs. Bhakti Sudhir Raut(The Transferee).
3)	Copy of Society NOC Letter Document No.- Dated 30.10.2024.
4)	Copy of Society Registration Certificate Document No.- Dated 21.01.2011.
5)	Copy of Occupancy Certificate Document No.SRA / Ch. E. / 230 to 233 / FN / MHL / AP dated 06.05.2000 issued by Slum Rehabilitation Authority (SRA).
6)	Copy of Possession Letter Dated 28.08.2000 issued by Maharashtra Housing And Area Development Authority in the name of Shri. Patel Shivji Dharmashi.

### Location

The said building is located at Village - Salt Pan Division, Sion District - Mumbai District, 400 022. The property falls in Residential Zone. It is at a traveling distance 1.1 Km. from GTB Nagar Railway Station.

### Building

The building under reference is having Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 6th Floor is having 12 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen +



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Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open-Conduit plumbing with concealed & Casing Capping Electrical wiring etc.

### Valuation as on 15th November 2024

The Built Up Area of the Residential Flat	:	270.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2000 (As per Possession Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$	:	36.00%
Amount of depreciation	:	₹ 2,72,160.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,749/- per Sq. M. i.e. ₹ 10,103/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 93,980/- per Sq. M. i.e. ₹ 8,731/- per Sq. Ft.
Value of property	:	270.00 Sq. Ft. X ₹ 20,500 = ₹55,35,000
Total Value of property as on 15th November 2024	:	₹55,35,000.00

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

Fair value of the property as on 15th November 2024	:	₹ 55,35,000.00 - ₹ 2,72,160.00 = ₹ 52,62,840.00
Total Value of the property	:	₹ 52,62,840.00
The realizable value of the property	:	₹47,36,556.00
Distress value of the property	:	₹42,10,272.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 8731.00)	:	₹23,57,370.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 612, 6<sup>th</sup> Floor, Building No 4, "Pratiksha Nagar Parijat Sadan Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Village - Salt Pan Division, Sion, District - Mumbai District, Mumbai, 400 022, State - Maharashtra, India for this particular purpose at **₹ 52,62,840.00 (Rupees Fifty Two Lakhs Sixty Two Thousands Eight Hundred And Forty Only)** as on 15th November 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 **15th November 2024** is **₹ 52,62,840.00 (Rupees Fifty Two Lakhs Sixty Two Thousands Eight Hundred And Forty Only)** Value varies with time and purpose and hence this value should not be referred for any



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purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

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

#### ANNEXURE TO FORM 0-1

##### Technical details

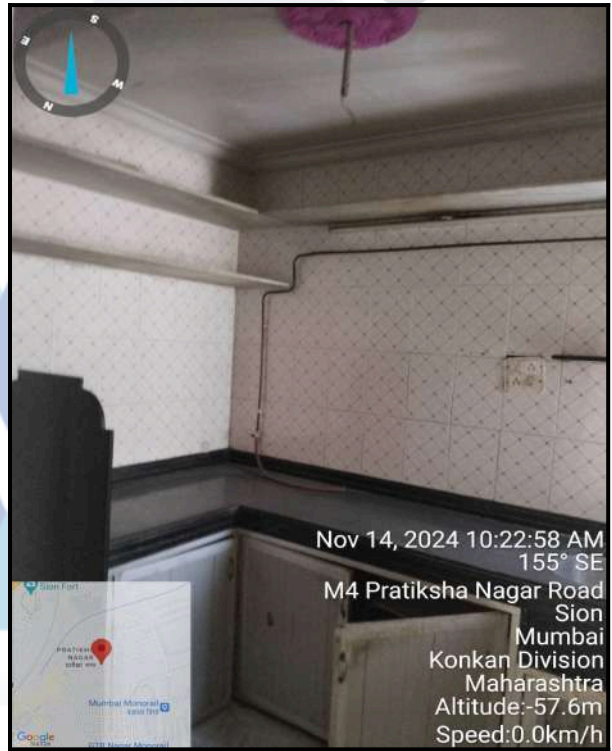
##### Main Building

1	No. of floors and height of each floor	:	Ground + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor
3	Year of construction	:	2000 (As per Occupancy Certificate)
4	Estimated future life	:	36 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open-Conduit plumbing with concealed & Casing Capping Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 2 Lifts								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

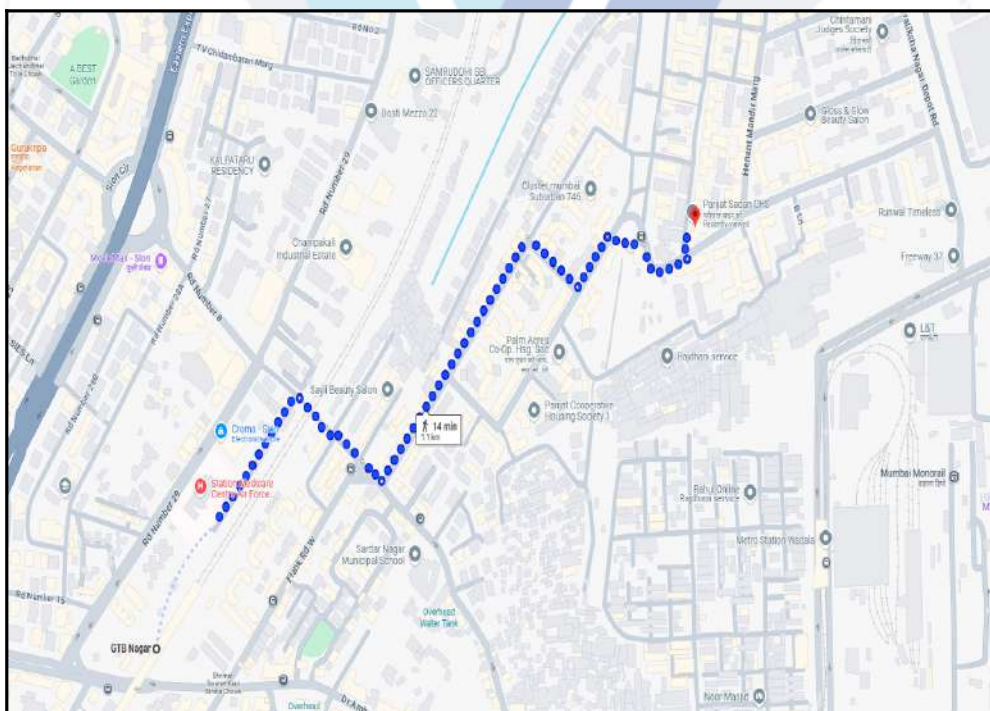
# Actual Site Photographs



## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°2'32.1"N 72°52'19.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (GTB Nagar - 1.1 Km.).

## Ready Reckoner Rate

DIVISION / VILLAGE : SALT PAN Commence From 1st April 2024 To 31st March 2025						
<b>Type of Area</b>	Urban		<b>Local Body Type</b>	Corporation "A" Class		
<b>Local Body Name</b>	Municipal Corporation of Greater <span style="color: blue; text-decoration: underline;">Mumbai</span>					
<b>Land Mark</b>	Terrain: All the Properties of Salt Pan Division Except Zone No. 15/105A.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	15/105	47210	103570	119110	157100	98060
<b>CS No.</b> 1, 1/2, 1A/2, 1/6, 1A/6, 1/85, 1/89, 1/104, 1/116, 1/143, 1/144, 1/145, 1/147, 1/155, 1/167, 1/184, 1/204, 1/207, 1/208, 1/239, 1/240, 1/241, 1/356, 1/357, 1/376, 2, 2/4, 2/85, 2/89, 2A/89, 2/104, 2/116, 2A/116, 2/143, 2/144, 2/145, 2/204, 2/207, 2/240, 2/241, 2/252, 2/292, 2/396, 3, 3/6, 3/38, 3/104, 3/116, 3/143, 3/207, 4, 4/56, 4/116, 4/207, 5PT, 5/6, 5/116, 6PT, 7, 9, 10/116, 11, 12, 12/116, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 33/44, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 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, 83PT, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103,						

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	103570			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	5178.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,08,749.00</b>	<b>Sq. Mtr.</b>	<b>10,103.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	47210			
The difference between land rate and building rate(A-B=C)	61,538.50			
Percentage after Depreciation as per table(D)	24%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>93,980.00</b>	<b>Sq. Mtr.</b>	<b>8,731.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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


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

### Depreciation Percentage Table

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

## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	229.17	275.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹22,691.00	₹18,909.00	-



**HOUSING.COM** Buy in Mumbai
Slon X Add

Home / Mumbai / Slon / Apartment for Sale in Slon / 1 BHK Flat

### 1 BHK Flat


Pratiksha nagar, Slon East, Slon, Mumbai

**₹52.0 L** EMI starts at ₹27.64 K


₹18.91 K/sq.ft

Last updated: Nov 14, 2024


Contact Seller




Hall



SHARE SAVE



Hall



Bedroom

+ 3 more

275 sq.ft  
Built Up Area

₹18.91 K/sq.ft  
Avg. Price

11 Year Old  
Age of property

Ready to move  
Possession status

Higher of 7 floors

Unfurnished  
Furnishing

OVERVIEW
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Location

**Pratiksha nagar, Slon East, Slon, Mumbai**

Around This Property

**School**  
Karnaveer Bhaurao Patil  
Vidyalaya (BPV)

1 min

**Hospital**  
K.J. Somaiya Hospital &  
Basavanna Center

5 mins

Great choice! Better priced property in this area

**Contact Seller**

**Santosh Chavan**  
Housing Prime Agent  
+9199203.....

Please share your contact



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Unlocking Excellence

Since 1989

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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	225.00	270.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹24,444.00	₹20,370.00	-

**NOBROKER**

**1 RK Flat In Om Dutta For Sale In Sion**  
90 Feet road, near Sahed Hotel

₹ 55 Lacs  
Non-negotiable

₹ 31,522/Month  
Estimated EMV

300  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Dharavi / 1rk Flat for Sale in Dharavi / Property Details

Photos Location

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

1  
Balcony

Bike  
Parking

Jul 9, 2024  
Posted On

Immediately  
Possession

Om Dutta  
Apartments

None  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

**Overview**

Age of Building >10 Years

Maintenance Charge ₹1.3 Per Sq.Ft/M

Builtup Area 300 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 225 Sq.Ft

Activity On This Property

56 Unique Views

0 Shortlist

## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	270.83	325.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹25,846.00	₹21,538.00	-



**NOBROKER**
Play Icon Post Your Property

**1 BHK Flat in Mhada Pratiksha Nagar Slon For Sale in Pratiksha Nagar**  
near pratiksha nagar bus depot

Home / Flats for Sale in Mumbai / Flats for Sale in Slon / 1BHK Flats for Sale in Slon / Property Details

₹ 70 Lacs  
Negotiable

₹ 40,120/Month  
Estimated EMV

325  
Sq Ft

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Security

**None**  
Parking

**Aug 24, 2024**  
Posted On

**Immediately**  
Possession

**Mhada Pratiksha N...**  
Apartment

**None**  
Water Supply

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Nearby: SVC CO-OPERATIVE BANK LTD., Katina Community Service, R. D. Hinduja Hospital & Medical Research Centre, GTS Nagar Mankori Station

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.7 Per Sq. Ft/M	Flooring	Vitrified Tiles
Builtup Area	325 Sq. Ft	Carpet Area	256 Sq. Ft
Furnishing Status	Semi <span style="background-color: #4caf50; color: white; padding: 2px;">Furnish Item</span>	Facing	South
Floor	3/7	Parking	None

**Activity On This Property**

995 (unique views) (shortlist)

**Similar Properties**

There are no Similar Properties

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	364.17	437.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,341.00	₹19,451.00	-

1176319 06-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern BRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 1176/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : सॉल्टपॅन</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5048001.8	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.302,3 रा मजला,ए विंग,बिल्डींग नं.एम/4,प्रतीक्षा नगर पारिजात को ऑप .हौसिंग सोसायटी लिमिटेड,न्यू म्हाडा कॉलनी,प्रतीक्षा नगर,सायन पूर्व,मुंबई -400022.( ( C.T.S. Number : 4- 5C (PART) ; ) )	
(5) क्षेत्रफळ	437 चौ.फूट	
(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:-अमेय सुधीर अपराज वय:-37 पत्ता:-प्लॉट नं: सदनिका क्र.ए/302 , माळा नं: 3 रा मजला , इमारतीचे नाव: प्रतीक्षा नगर पारिजात को ऑप .हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डींग नं.एम/4, प्रतीक्षा नगर,सायन पूर्व,मुंबई , रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AODPA8996E 2): नाव:-माधुरी अमेय अपराज वय:-34 पत्ता:-प्लॉट नं: सदनिका क्र.ए/302 , माळा नं: 3 रा मजला , इमारतीचे नाव: प्रतीक्षा नगर पारिजात को ऑप .हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डींग नं.एम/4, प्रतीक्षा नगर,सायन पूर्व,मुंबई , रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-BXJPS3910C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन दिलीप पाचकर वय:-37; पत्ता:-प्लॉट नं: रूम नं.ए/405 , माळा नं: 4 था मजला , इमारतीचे नाव: प्रतीक्षा नगर पारिजात को ऑप .हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डींग नं.एम/4, प्रतीक्षा नगर,सायन पूर्व,मुंबई , रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-BDDPP0837P 2): नाव:-शोभा दिलीप पाचकर वय:-61; पत्ता:-प्लॉट नं: रूम नं.ए/405 , माळा नं: 4 था मजला , इमारतीचे नाव: प्रतीक्षा नगर पारिजात को ऑप .हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डींग नं.एम/4, प्रतीक्षा नगर,सायन पूर्व,मुंबई , रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-BETPP4994Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1176/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	510000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,333.00	₹17,778.00	-

2733450 09-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 2733/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : सॉल्टपॅन</b>		
(1) विलेखाचा प्रकार	ऑप्रीमेंट टू सेल	
(2) मोबदला	4800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2728487.32	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 509, माळा नं: पाचवा मजला,बिल्डींग नं.4, इमारतीचे नाव: प्रतीक्षा नगर पारिजात सदन को-ऑप हीसिंग सोसायटी लि., ब्लॉक नं: प्रतिक्षा नगर, रोड : सायन,(पुर्व)मुंबई 400022(( C.T.S. Number : 4-5C (PART) ; ))	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6) आकारणी किंवा जुळी 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:-स्वामिनी सुभाष भालेकर वय:-49 पत्ता:-प्लॉट नं: सदनिका नं.509 , माळा नं: 5 वा मजला, बिल्डींग नं.4 , इमारतीचे नाव: प्रतीक्षा नगर पारिजात सदन को-ऑप हीसिंग सोसायटी लि., ब्लॉक नं: प्रतिक्षा नगर , रोड नं: सायन, (पुर्व), मुंबई , MUMBAI. पिन कोड:-400022 पॅन नं:- AMLPB6581G 2): नाव:-सुभाष अंकुश भालेकर वय:-53 पत्ता:-प्लॉट नं: सदनिका नं.509, माळा नं: 5 वा मजला, बिल्डींग नं.4, इमारतीचे नाव: प्रतीक्षा नगर पारिजात सदन को-ऑप हीसिंग सोसायटी लि., ब्लॉक नं: प्रतिक्षा नगर , रोड नं: सायन, (पुर्व), मुंबई , MUMBAI. पिन कोड:-400022 पॅन नं:- AMLPB6562B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकुर अनिल पेडणेकर वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पेडणेकरवाडी, दापोली, कांगवई, रत्नागिरी , रोड नं: -, महाराष्ट्र, RATNAGIRI. पिन कोड:-415712 पॅन नं:-DWXPP3247L	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	2733/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th November 2024**

The term Value is defined as:

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

Fundamental assumptions and conditions presumed in this definition are:

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

### UNDER LYING ASSUMPTIONS

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

## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 52,62,840.00 (Rupees Fifty Two Lakhs Sixty Two Thousands Eight Hundred And Forty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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