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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. Rehana Arif Merchant & Mr. Arif Umer Merchant**

Residential Flat No. 202, 2nd Floor, "**Sapna Residency Co-Op. Hsg. Soc. Ltd.**", Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 061, State - Maharashtra, Country - India.

Latitude Longitude : 72°48'23.9"N 72°48'23.9"E

Intended User:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road Andheri (West) Mumbai 400053

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, "**Sapna Residency Co-Op. Hsg. Soc. Ltd.**", Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 061, State - Maharashtra, Country - India belongs to **Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant.**

Boundaries of the property

North : Ram Mandir
South : Cross Pakhadi Road
East : Sahil Queen CHSL
West : Khoja Lane 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 **₹ 68,24,280.00 (Rupees Sixty Eight Lakhs Twenty Four Thousands Two Hundred And Eighty 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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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 26.11.2024 for Housing Loan Purpose.
1	Date of inspection	26.11.2024
3	Name of the owner / owners	Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant
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	Address: Residential Flat No. 202, 2 nd Floor, " Sapna Residency Co-Op. Hsg. Soc. Ltd. ", Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 061, State - Maharashtra, Country - India. Contact Person : Mr. Arif Umer Merchant (Owner) Contact No. 9820063066
6	Location, Street, ward no	Cross Pakhadi Lane, Opp. La Delight Bakery District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 956, 958 of
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 305.14 (Area as per Site measurement) Carpet Area in Sq. Ft. = 287.00 Dry Balcony Area in Sq. Ft. = 18.00 Built Up Area in Sq. Ft. = 444.00 (Area As Per Sale Deed)



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13	Roads, Streets or lanes on which the land is abutting	Taluka - Andheri , District - Mumbai Suburban , Pin - PIN - 400 061
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?	Owner Occupied - Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	14,800.00 (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		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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2009 (As Per Prevoius valuation Report)

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:</p> <p>i) As per measurement Carpet area is 305.00 Sq. Ft. and as per Agreement Built up areas is 444.00 Sq. Ft. The loading between Built up area to Carpet area is 45%. We have adjusted the rate accordingly.</p> <p>ii) As per site inspection, 1 RK Flat converted into 1 BHK by converting Part Area of Living Room in Bedroom.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch Branch to assess Fair Market Value as on 26.11.2024 for Residential Flat No. 202, 2nd Floor, "**Sapna Residency Co-Op. Hsg. Soc. Ltd.**", Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri , District - Mumbai Suburban , PIN - 400 061, State - Maharashtra, Country - India belongs to **Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant.**

We are in receipt of the following documents:

1)	Copy of Sale Deed No.7114 / 2019 Dated 03.07.2019 between Mr. Mohammed Rizwan Khan & Mrs. Hamida Khan(The Transferor) And Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant(The Transferee).
2)	Copy of Amended Commencement Certificate No.CE / 8962 / WS / AR Dated 02.04.2008 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Previous Valuation Report Dated 07.08.2019 in the name of Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant issued by vastukala Consultants Pvt. Ltd .

Location

The said building is located at , Andheri (West), Taluka - Andheri , District - Mumbai Suburban , PIN - 400 061. The property falls in Residential Zone. It is at a traveling distance 5.9 Km. from Oshiwara Metro Station.

Building

The building under reference is having Ground + 7 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. 2nd Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is Living Room + Kitchen + Toilet.As per site inspection, 1 RK Flat converted into 1 BHK by converting Part Area of Living Room in Bedroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood / Glass Door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 26th November 2024

The Built Up Area of the Residential Flat	:	444.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As Per Previous valuation Report)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	444.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,43,200.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$:	22.50%
Amount of depreciation	:	₹ 2,79,720.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,63,550/- per Sq. M. i.e. ₹ 15,194/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,50,346/- per Sq. M. i.e. ₹ 13,968/- per Sq. Ft.
Value of property	:	444.00 Sq. Ft. X ₹ 16,000 = ₹71,04,000
Total Value of property as on 26th November 2024	:	₹71,04,000.00

(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 26th November 2024	:	₹ 71,04,000.00 - ₹ 2,79,720.00 = ₹ 68,24,280.00
Total Value of the property	:	₹ 68,24,280.00
The realizable value of the property	:	₹61,41,852.00
Distress value of the property	:	₹54,59,424.00
Insurable value of the property (444.00 X 2,800.00)	:	₹12,43,200.00
Guideline value of the property (444.00 X 13968.00)	:	₹62,01,792.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, "Sapna Residency Co-Op. Hsg. Soc. Ltd. ", Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri , District - Mumbai Suburban , PIN - 400 061, State - Maharashtra, Country - India for this particular purpose at **₹ 68,24,280.00 (Rupees Sixty Eight Lakhs Twenty Four Thousands Two Hundred And Eighty Only)** as on 26th November 2024

NOTES

- 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 **26th November 2024** is **₹ 68,24,280.00 (Rupees Sixty Eight Lakhs Twenty Four Thousands Two Hundred And Eighty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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:

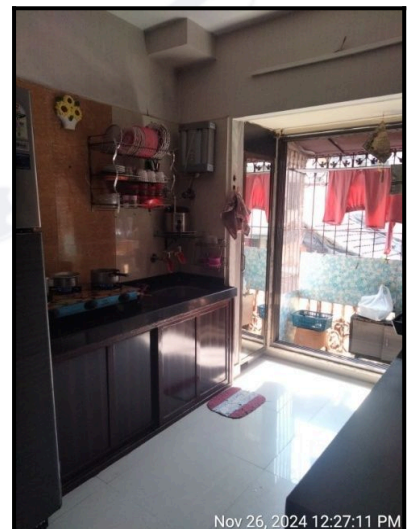
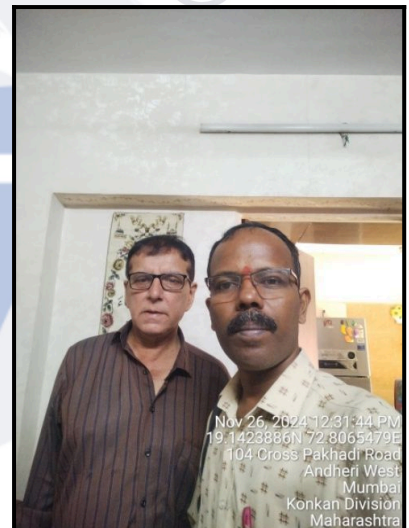
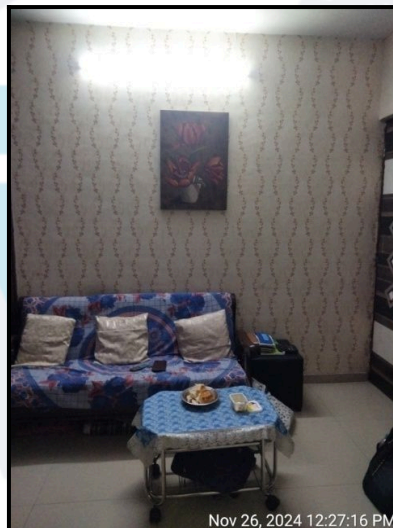
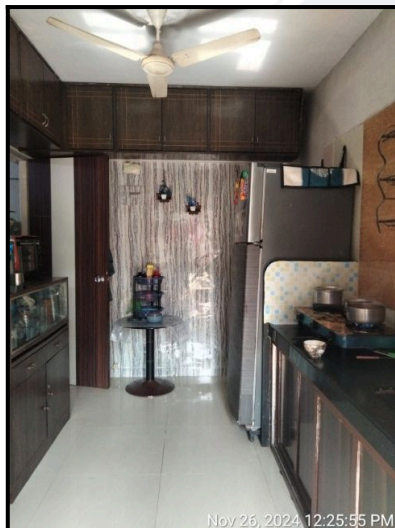


ANNEXURE TO FORM 0-1

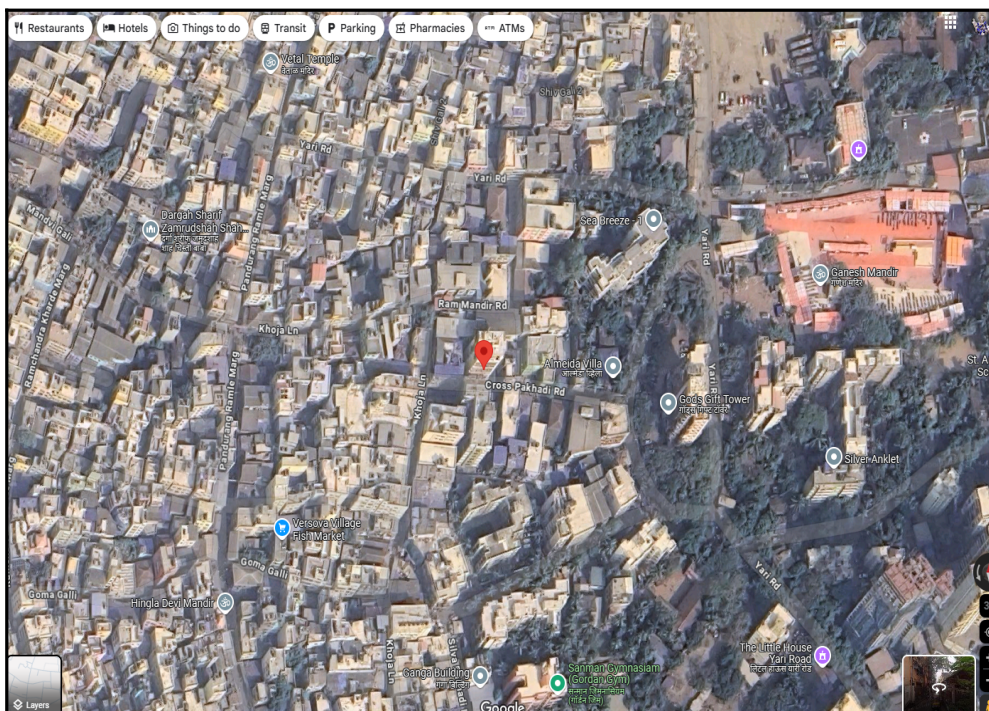
Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 2 nd Floor
3	Year of construction	:	2009 (As Per Previous valuation Report)
4	Estimated future life	:	45 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 / Glass Door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: All external walls are 9" thick and partition walls are 6" thick.										
18	No. of lifts and capacity	: 1Lift										
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										

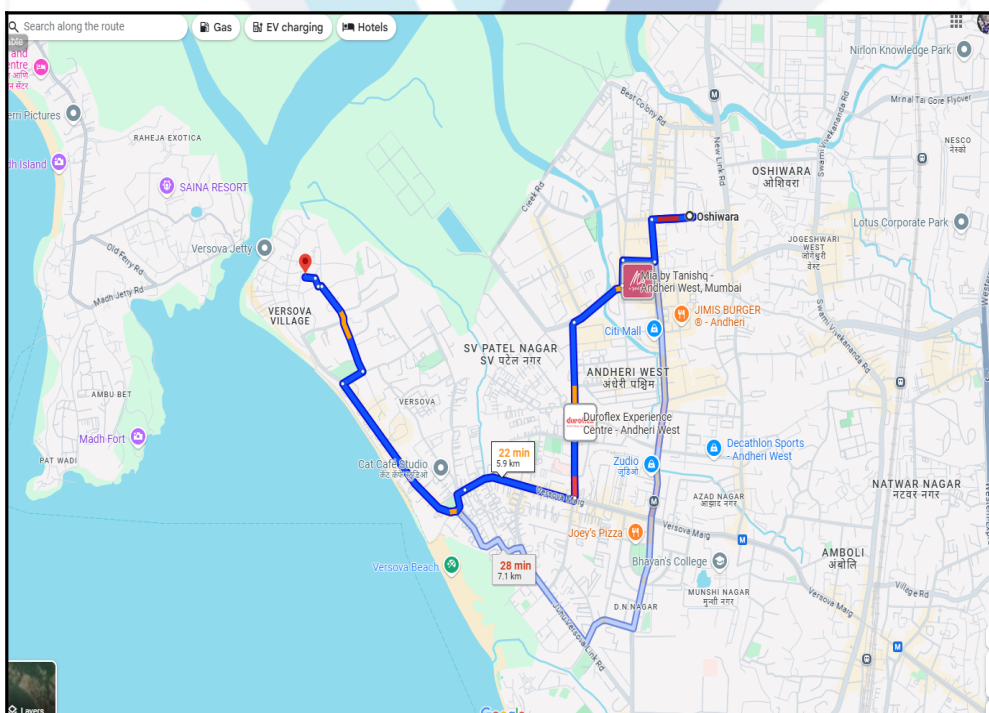
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 72°48'23.9"N 72°48'23.9"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Oshiwara - 5.9 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : VERSOVA 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: All the Properties of the Versova Gaathan.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
49	49/237	75520	163550	188090	204440	163550
848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1048, 1049, 1050, 1051, 1052, 1263, 1264						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	163550			
Flat Located on 2 nd Floor	-		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,63,550.00	Sq. Mtr.	15,194.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	75520			
The difference between land rate and building rate(A-B=C)	88,030.00			
Percentage after Depreciation as per table(D)	15%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,50,346.00	Sq. Mtr.	13,968.00	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

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	297.23	356.67	428.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,233.00	₹21,028.00	₹17,523.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property ₹500

Home > Property in Mumbai > Andheri West > Apartment in Andheri West > 1 BHK > 428 Sq-ft
Posted on: Jul 10, 24 Property ID

₹75.0 Lac EMI - ₹34k | [How much loan can I get?](#)

1 BHK Flat For Sale in Varsha Sapna Residency, **Andheri West, Mumbai**

1 Bed | 1 Bath | Furnished

Super Built-Up Area
428 sqft
₹17,523/sqft

Project
Varsha Sapna Residency

Floor
2(Out of 7 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
East

Furnished Status
Furnished

Type Of Ownership
Freehold

Age Of Construction
Less than 5 years

✓ East Facing Property
✓ Near God Gift Tower Opp La delite Bakery.
✓ Newly Constructed Property

Contact Owner
Get Phone No.
👤 Last contact made 3 days ago

Contact Owner

Zeeshan -91-70XXXXXXX

Get Phone No.

More Details

Price Breakup	₹75 Lac
Address	Near God Gift Tower Opp La Delite Bakery, Andheri West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near God Gift Tower Opp La delite Bakery.
Furnishing	Furnished
Flooring	Ceramic Tiles
Type of Ownership	Freehold
Overlooking	Main Road

[View all details ▾](#)

Description: Multistorey apartment is available for sale. It is a good location property. Please contact for more

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	525.00	630.00	756.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,857.00	₹19,048.00	₹15,873.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Andheri > Flats in Andheri West > 2 BHK Flats in Andheri West Posted on Oct 08, 2024 | Ready to move

₹1.2 Cr

@ 22,857 per sq.ft.

Estimated EMI ₹95,844

2BHK 2Baths

Flat/Apartment for Sale

in Shreeji Friends CHS, Andheri West, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Articles >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 525 sq.ft. ▾

(48.77 sq.m.)

Price

₹ 1.2 Crore

@ 22,857 per sq.ft. (All inclusive, Negotiable)

Address

Shreeji Friends CHS

Andheri West, Mumbai

Floor Number

3rd of 3 Floors

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Property Age

10+ Year Old

Places nearby

308, Andheri West, Mumbai View All (50)

D n nagar metro station
Versowa line 1 metro station
Amba Mata Temple
Lalsahi Dham Mandir
Sbi ATM

Why should you consider this property?

Top Floor

Transaction Type: Resale | Property Ownership: Co-operative S... | Power Backup: None

Property Code: L77859639
www.99acres.com/L77859639

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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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 **26th 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 **₹ 68,24,280.00 (Rupees Sixty Eight Lakhs Twenty Four Thousands Two Hundred And Eighty 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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