



**VASTUKALA**  
Unlocking Excellence

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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 & Movable Property



#### Details of the property under consideration:

##### Name of Owner:

- S. No. 15/1 : Mrs. Chhaya Prakash Save  
S. No. 15/2 : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil  
S. No. 15/6 : Mrs. Chhaya Prakash Save  
S. No. 15/7 : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil  
S. No. 15/8/A : Mrs. Chhaya Prakash Save, Ms. Dhanshri Sachin Patil & Mr. Kalpak Prakash Save

Residential Land & Villa known as “Dhankalp Villa” Behind Sutarwadi Studio, Near Arista Villa, S. Nos. 15/1, 15/2, 15/6, 15/7 & 15/8/A, Old Ferry Road, Malad (West), Village - Madh, Taluka – Andheri, Mumbai - 400 061, Maharashtra, India

Longitude Latitude: 19°08'38.2"N 72°47'34.0"E

#### Intended Users

**Private Client**

#### 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)

[www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land & Villa known as “**Dhankalp Villa**” Behind Sutarwadi Studio, Near Arista Villa, S. Nos. 15/1, 15/2, 15/6, 15/7 & 15/8/A, Old Ferry Road, Malad (West), Village - Madh, Taluka – Andheri, Mumbai - 400 061, Maharashtra, India belongs to :

**S. No. 15/1 : Mrs. Chhaya Prakash Save**

**S. No. 15/2 : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil**

**S. No. 15/6 : Mrs. Chhaya Prakash Save**

**S. No. 15/7 : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil**

**S. No. 15/8/A : Mrs. Chhaya Prakash Save, Ms. Dhanshri Sachin Patil & Mr. Kalpak Prakash Save**

Boundaries of the property.

North	:	Old Ferry Road
South	:	Residential Bungalow
East	:	Residential Bungalow
West	:	Arista Villa

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 2,24,71,145.00 (Rupees Two Crore Twenty Four Lakh Seventy One Thousand One Hundred Forty Five Only)**.

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

Hence certified

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



**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**


Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/38/37  
Encl: Valuation report.

### Our Pan India Presence at :

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

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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072**VALUATION REPORT (IN RESPECT OF LAND & VILLA)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from client to assess Fair market value of the property.
2.	a)	Date of inspection	: 12.12.2024
	b)	Date on which the valuation is made	: 19.12.2024
3.	List of documents produced for perusal		
	i) Copy of 7/12 Revenue Extract of :		
	<b>S. No.</b>	<b>CTS No. (As per Conveyance Deed)</b>	<b>Name of owners on New 7/12 Revenue Extract</b>
	15/1	713	Mrs. Chhaya Prakash Save
	15/2	714	Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil
	15/6	722 (pt)	Mrs. Chhaya Prakash Save
	15/7	723 (pt)	Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil
	15/8/A	724	Mrs. Chhaya Prakash Save, Ms. Dhanshri Sachin Patil & Mr. Kalpak Prakash Save <b>(Names are not mentioned as owner).</b>
	ii) Copy of Deed of Conveyance dated 13.10.2023 between Mr. Lawrence Augustin Miryan (Vendor) and Mrs. Chhaya Prakash Save (Purchaser) – S. No. 15/6, CTS No. 723 (pt)		
	iii) Copy of Deed of Conveyance dated 19.10.1995 between Mr. Bona M. Rebello & Mrs. Anita B. Rebello (Vendor) and Mrs. Chhaya Prakash Save (Purchaser) – S. No. 15/1, CTS No. 713		
	iv) Copy of Deed of Conveyance dated 09.05.1997 between Mr. Hubert Miranda (Vendor) and Mr. Prakash Vasant Save (Purchaser) – S. No. 15/2, CTS No. 714		
	v) Copy of Deed of Conveyance dated 12.12.1994 between Mr. Balkrishna Arjun Rasal & Mrs. Avantika Balkrishna Rasal (Vendors) and Mr. Prakash Vasant Save (Purchaser) – S. No. 15/6, CTS No. 722 (pt), 15/7, CTS No. 723 (pt), 15/8, CTS No. 724		
	vi) Copy of D. P. Remark issued by MCGM.		
	vii) Copy of Description and Details of Capital Value Calculation Annexure issued by Assessment And Collection Dept., MCGM		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b><u>S. No. 15/1</u> : Mrs. Chhaya Prakash Save</b> <b><u>S. No. 15/2</u> : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil</b> <b><u>S. No. 15/6</u> : Mrs. Chhaya Prakash Save</b>

		<p><b>S. No. 15/7 : Mr. Kalpak Prakash Save, Mrs. Chhaya Prakash Save, Ms. Dhanshree Sachin Patil</b></p> <p><b>S. No. 15/8/A :</b> <b>Mrs. Chhaya Prakash Save, Ms. Dhanshri Sachin Patil &amp; Mr. Kalpak Prakash Save</b></p> <p>Residential Land &amp; Villa known as “<b>Dhankalp Villa</b>” Behind Sutarwadi Studio, Near Arista Villa, S. Nos. 15/1, 15/2, 15/6, 15/7 &amp; 15/8/A, Old Ferry Road, Malad (West), Village - Madh, Taluka - Andheri, Mumbai - 400 061, Maharashtra, India</p> <p>Contact Person – Mr. Kalpak Save (Owner - 99870 74563) Joint Ownership</p>																										
5.	Brief description of the property (Including Leasehold / freehold etc.)																											
<p><b>Property</b> The property is land and load bearing structure / Bungalow known as “Dhankalp Villa” located in a developed area. It is located at about 1.2 KM. from Madh Jetty. The area is having basic infrastructure facilities such as approached roads, water supply, electricity etc.</p> <p><b>Plot</b> The plot under valuation is freehold residential land. <b>As per 7/12 Revenue Extract plot area are as under and considered for valuation.</b></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Plot area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>15/1</td> <td>93.00</td> </tr> <tr> <td>15/2</td> <td>89.00</td> </tr> <tr> <td>15/6</td> <td>82.00</td> </tr> <tr> <td>15/7</td> <td>56.00</td> </tr> <tr> <td>15/8/A</td> <td>66.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>386.00</b></td> </tr> <tr> <td><b>Area in Sq. Ft.</b></td> <td><b>4,154.90</b></td> </tr> </tbody> </table> <p><b>Structure</b> At the time of visit we found ground floor load bearing structure having AC sheet roof. The composition of villa is 2 Bedrooms + Living Room + Kitchen + 2 Toilets.</p> <p>As per our physical measurement Carpet area is 552.00 Sq. Ft. and Porch area is 133.00 Sq. Ft. aggregating 685.00 Sq. Ft.</p> <p>As per Property Tax Annexure Carpet area are as under:</p> <table border="1"> <thead> <tr> <th>SAC No.</th> <th>Carpet Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>PN0006930310000</td> <td>52.00</td> </tr> <tr> <td>PN0006930820000</td> <td>40.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>92.00</b></td> </tr> <tr> <td><b>Area in Sq. Ft.</b></td> <td><b>990.29</b></td> </tr> </tbody> </table>			S. No.	Plot area (Sq. M.)	15/1	93.00	15/2	89.00	15/6	82.00	15/7	56.00	15/8/A	66.00	<b>Total</b>	<b>386.00</b>	<b>Area in Sq. Ft.</b>	<b>4,154.90</b>	SAC No.	Carpet Area (Sq. M.)	PN0006930310000	52.00	PN0006930820000	40.00	<b>Total</b>	<b>92.00</b>	<b>Area in Sq. Ft.</b>	<b>990.29</b>
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	<b>As per measurement Carpet area is 685.00 Sq. Ft. and as per Property Tax Annexure it is 990.29 Sq. Ft. We have considered least area i.e. 685.00 Sq. Ft. measured carpet area for the purpose of valuation.</b>						
6.	Location of property		:				
	a)	Plot No. / Survey No.	:	S. Nos. 15/1, 15/2, 15/6, 15/7 & 15/8/A			
	b)	Door No.	:	Villa known as "Dhankalp Villa"			
	c)	C.T.S. No. / Village	:	Village - Madh			
	d)	Ward / Taluka	:	Taluka – Andheri			
	e)	Mandal / District	:	District – Mumbai Suburban			
7.	Postal address of the property		:	Residential Land & Villa known as " <b>Dhankalp Villa</b> " Behind Sutarwadi Studio, Near Arista Villa, S. Nos. 15/1, 15/2, 15/6, 15/7 & 15/8/A, Old Ferry Road, Malad (West), Village - Madh, Taluka – Andheri, Mumbai - 400 061, Maharashtra, India			
8.	City / Town		:	Mumbai			
	Residential area		:	Yes			
	Commercial area		:	No			
	Industrial area		:	No			
9.	Classification of the area		:				
	i) High / Middle / Poor		:	Middle Class			
	ii) Urban / Semi Urban / Rural		:	Urban			
10.	Coming under Corporation limit / Village PanChhayat / Municipality		:	MCGM			
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No			
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.			
13.	Boundaries of the property			<b>Actual</b>		<b>As per document</b>	
	<b>Boundaries</b>	<b>Actual</b>	<b>As per document</b>				
			S. No. 15/2 CTS No. 714	S. No. 15/6 CTS No. 722 (pt)	S. No. 15/7 CTS No. 723 (pt)	S. No. 15/8 CTS No. 724	
	North	Old Ferry Road	CTS No. 696	Details not available	Details not available	Details not available	Road
	South	Residential Bungalow	CTS No. 723				CTS No. 723
	East	Residential Bungalow	CTS No. 715				S. No. 15/2 CTS No. 714
	West	Arista Villa	CTS No. 713				CTS No. 711 & 712
14.1	Dimensions of the site			N. A. as the plot under consideration is irregular in shape.			
				A As per the Deed	B Actual		
	North		:	-	-		

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'38.2"N 72°47'34.0"E	
14.	Extent of the site	:	Plot area = 4,154.90 Sq. Ft.	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per 7/12 Revenue Extract)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Developed area	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available in nearby area	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Yes.	
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Tar Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft.	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Available	
16.	Underground sewerage system	:	Provided	
17.	Is Power supply is available in the site	:	Available	
18.	Advantages of the site	:	Located in developed area	
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	There is no threat of acquisition by Govt. by road widening / public service purposes. The land is leveled and there is no threat of sub merging. The structure is located approx. 1.2 km. from Madh Jetty.	
<b>Part – A (Valuation of land)</b>				
1	Size of plot	:	Plot area = 4,154.90 Sq. Ft. (Area as per 7/12 Revenue Extract)	
	North & South	:	-	
	East & West	:	-	
2	Total extent of the plot	:	Plot area = 4,154.90 Sq. Ft. (Area as per 7/12 Revenue Extract)	
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,500.00 per Sq. Ft.  Details of recent transactions/online listings are attached with the report.	

4	Guidelines Rates from Government Portal ( an evidence thereof to be enclosed)	:	₹ 27,970.00 per Sq. M. i.e. ₹ 2,598.00 per Sq. Ft.										
5	Assessed / adopted rate of valuation	:	₹ 5,000.00 per Sq. Ft.										
6	<b>Estimated value of land</b>	:	<b>₹ 2,07,74,500.00</b>										
<b>Part – B (Valuation of Building)</b>													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	Load bearing structure										
	c) Year of construction	:	1995 (As per site information)										
	d) Number of floors and height of each floor including basement, if any	:	Ground Floor										
	e) Plinth area floor-wise	:											
<p><b>As per our physical measurement Carpet area is 552.00 Sq. Ft. and Porch area is 133.00 Sq. Ft. aggregating 685.00 Sq. Ft.</b></p> <p>As per Property Tax Annexure Carpet area are as under:</p> <table border="1"> <thead> <tr> <th>SAC No.</th> <th>Carpet Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>PN0006930310000</td> <td>52.00</td> </tr> <tr> <td>PN0006930820000</td> <td>40.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>92.00</b></td> </tr> <tr> <td><b>Area in Sq. Ft.</b></td> <td><b>990.29</b></td> </tr> </tbody> </table> <p><b>As per measurement Carpet area is 685.00 Sq. Ft. and as per Property Tax Annexure it is 990.29 Sq. Ft. We have considered least area i.e. 685.00 Sq. Ft. measured carpet area for the purpose of valuation.</b></p>				SAC No.	Carpet Area (Sq. M.)	PN0006930310000	52.00	PN0006930820000	40.00	<b>Total</b>	<b>92.00</b>	<b>Area in Sq. Ft.</b>	<b>990.29</b>
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<b>Area in Sq. Ft.</b>	<b>990.29</b>												
	f) Condition of the building	:											
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal										
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal										
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan not provided for our verification.										
	h) Approved map / plan issuing authority	:	-										
	i) Whether genuineness or authenticity of approved map / plan is verified	:	-										
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	-										

#### Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	RCC
2.	Basement	:	Not found
3.	Superstructure	:	Load bearing structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	M.S. gate. Teakwood flush doors, Aluminum sliding windows.
5.	RCC Works	:	Beam, slab, plaster

6.	Plastering	:	Cement
7.	Flooring, Skirting, dado	:	Vitrified flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Not found
9.	Roofing including weather proof course	:	AC sheet roof
10.	Drainage	:	By Municipal Drainage.
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	5'
	Length	:	
	Type of construction	:	Brick masonry compound wall
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	As per requirement
	Fan points	:	As per requirement
	Spare plug points	:	As per requirement
	Any other item	:	No
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	-
	b) No. of wash basins	:	Available
	c) No. of urinals	:	-
	d) No. of bath tubs	:	-
	e) Water meters, taps etc.	:	Available
	f) Any other fixtures	:	-

**Structure**

S. No	Particulars of item	Measured carpet Area In	Age of building	Estimated replacement rate of construction	% of the depreciation rate to be deducted	Replacement cost	Depreciation	Net Value after depreciation
		(Sq. Ft)		(₹)		(₹)	(₹)	(₹)
	Ground floor load bearing structure	685.00	29 years	1,800.00	43.5	12,33,000.00	5,36,355.00	6,96,645.00
	<b>TOTAL</b>							<b>6,96,645.00</b>

Part – C (Extra Items)		Amount in ₹
1.	Portico	Included in the Land Development Cost
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	<b>Total</b>	

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Included in the Cost of Construction
2.	Glazed tiles	
3.	Extra sinks and bath tub	



4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Land development Cost
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

**Government Value**

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	4154.90	2,598.00	1,07,94,430.00
Structure	As per valuation table		6,96,645.00
<b>Total</b>			<b>1,14,91,075.00</b>

Part – A	Land	:	₹ 2,07,74,500.00
Part – B	Building	:	₹ 6,96,645.00
	Land Development such as Plot Garden, M.S. Gate, Compound wall and other miscellaneous items	:	₹ 10,00,000.00
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	<b>Fair Market Value</b>	:	<b>₹ 2,24,71,145.00</b>
	<b>Insurance Value</b>	:	<b>₹ 5,92,148.00</b>

<b>Remarks</b>	1.	For the purpose of valuation, we have considered plot area as per new 7/12 Revenue Extract.
	2.	As per measurement Carpet area is 685.00 Sq. Ft. and as per Property Tax Annexure it is 990.29 Sq. Ft. We have considered least area i.e. 685.00 Sq. Ft. measured carpet area for the purpose of valuation.
	3.	Name of Mrs. Chhaya Prakash Save, Ms. Dhanshri Sachin Patil & Mr. Kalpak Prakash Save mentioned in the 7/12 Revenue Extract of S. No. 15/8/A, but not as owner of the property.
	4.	We have considered the ownership of the property as per New 7/12 Revenue Extract.

### **Total abstract of the entire property**

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is residential land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,500.00 per Sq. Ft. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of residential and commercial application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. for Land with appropriate cost of construction for valuation.

The saleability of the property is : Normal  
Likely rental values in future in: N.A.  
Any likely income it may generate: N.A.

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

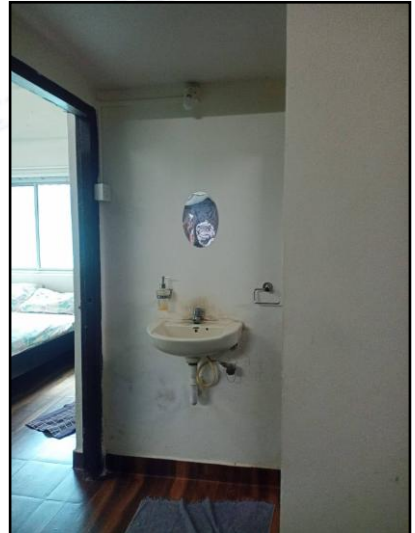
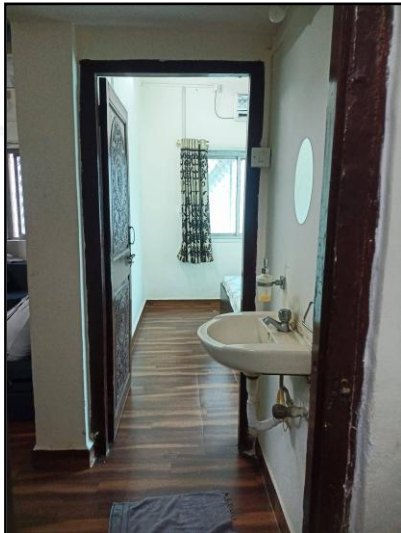
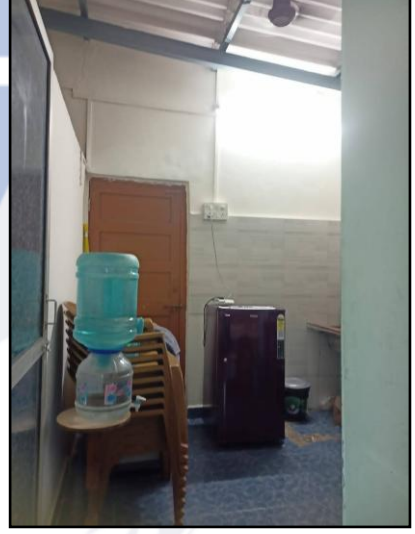
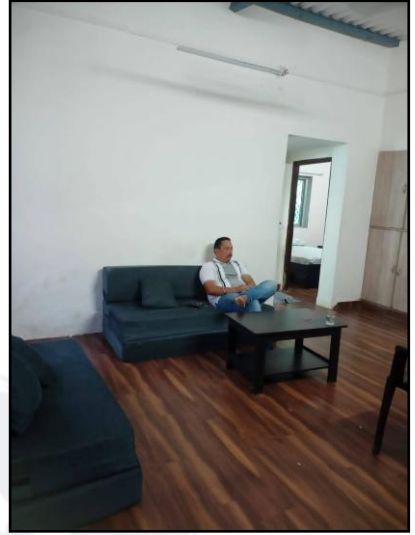
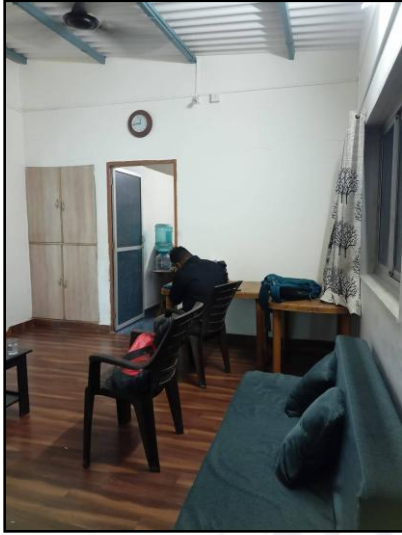
**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/38/37

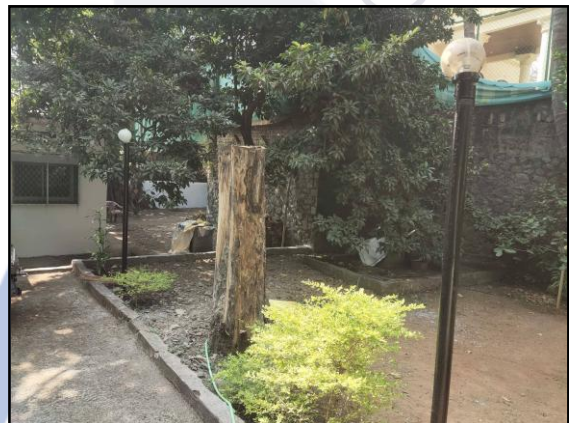
## Actual Site Photographs



## Actual Site Photographs



## Actual Site Photographs

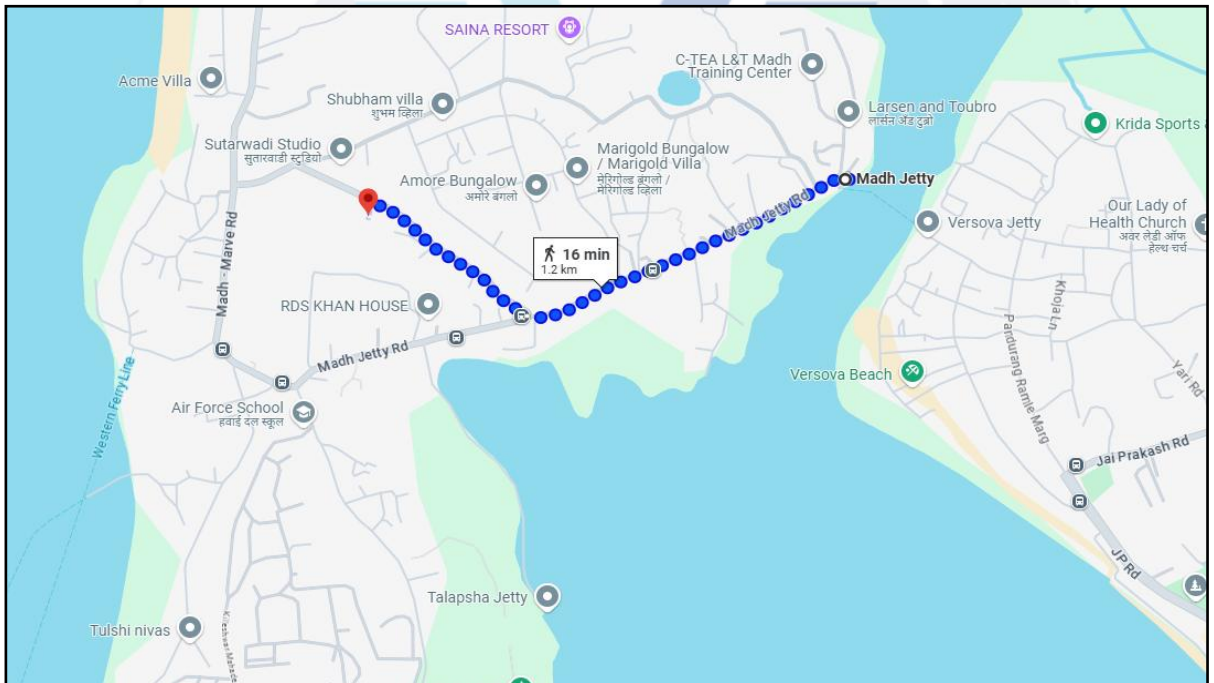
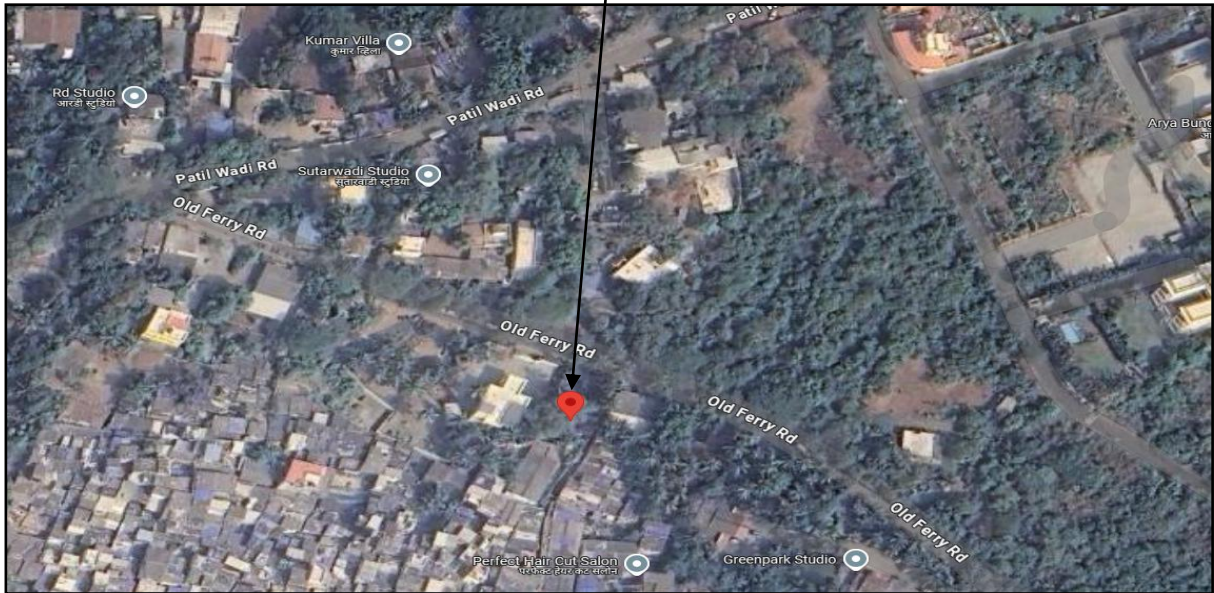


## Actual Site Photographs



## Route Map of the property

Site u/r



**Longitude Latitude: 19°08'38.2"N 72°47'34.0"E**

**Note:** The Blue line shows the route to site from nearest (Madh Jetty – 1.2 KM.)

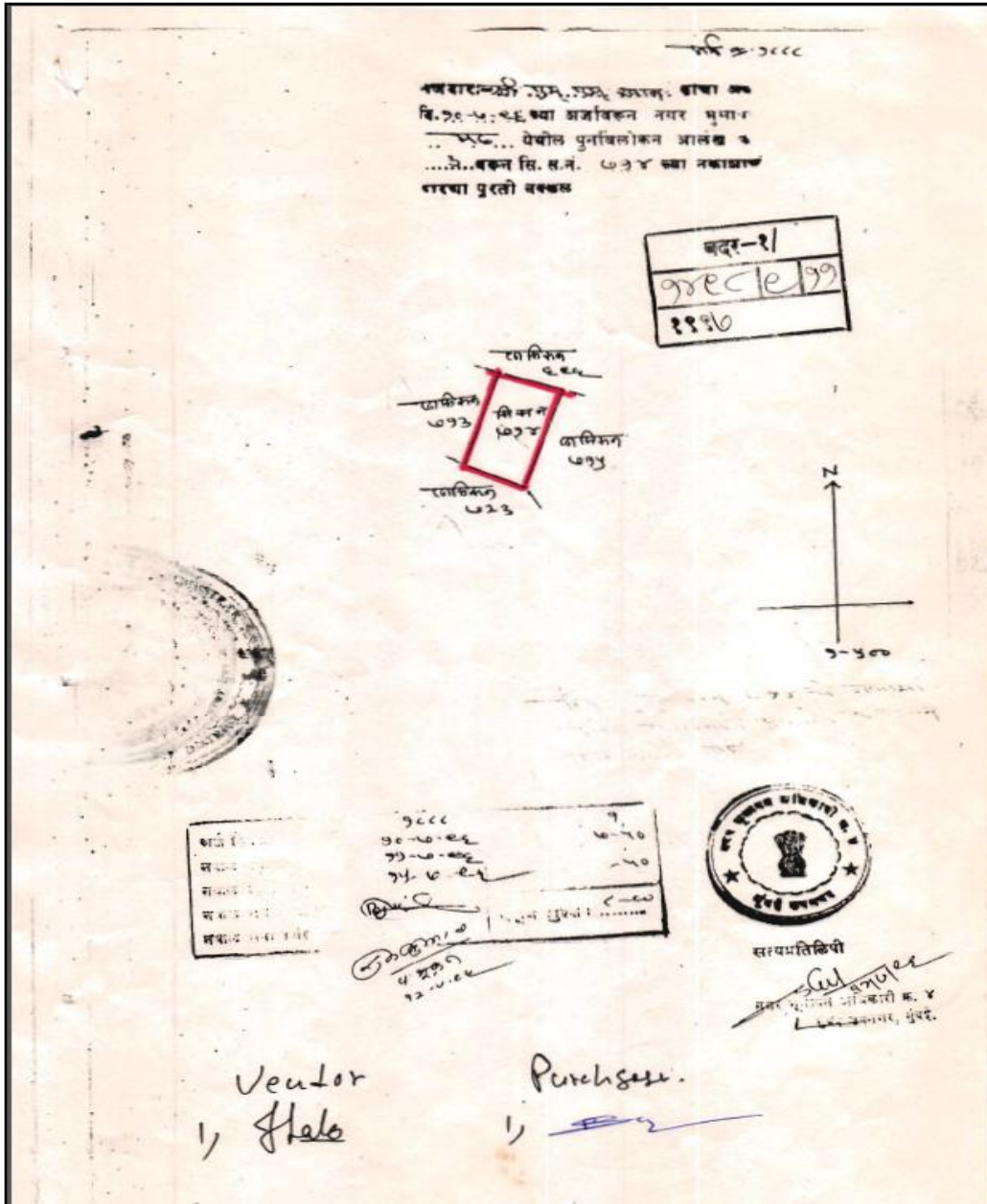
## Ready Reckoner Rate

DIVISION / VILLAGE : MADH 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 <a href="#">Mumbai</a>					
Land Mark	Road: All the Properties of Madh Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
48	48/234	27970	73000	90400	131600	75900
<p>CTS No. 498PT, 499PT, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 517PT, 542, 553, 554, 555, 556, 557, 558, 559, 560, 560/1, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589PT, 593, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 638, 640, 641, 645, 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 659/9999, 660, 661, 662, 663, 664, 665, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 695, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, <b>723</b>, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 741, 742, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781,</p>						
<a href="#">Compare With Previous Year</a>						





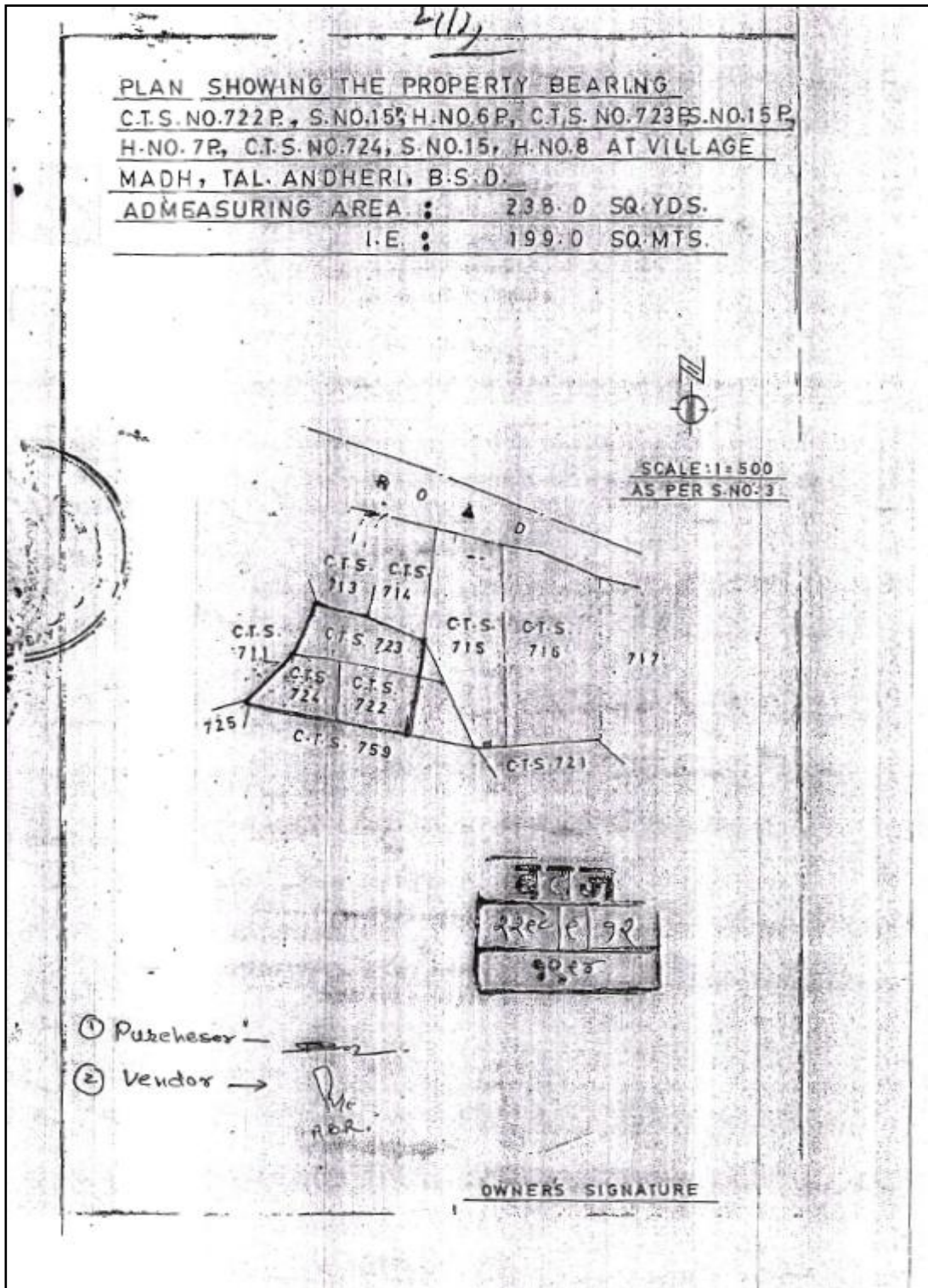
### Surveyor's Plot Map – S. No. 15/2, CTS No. 714



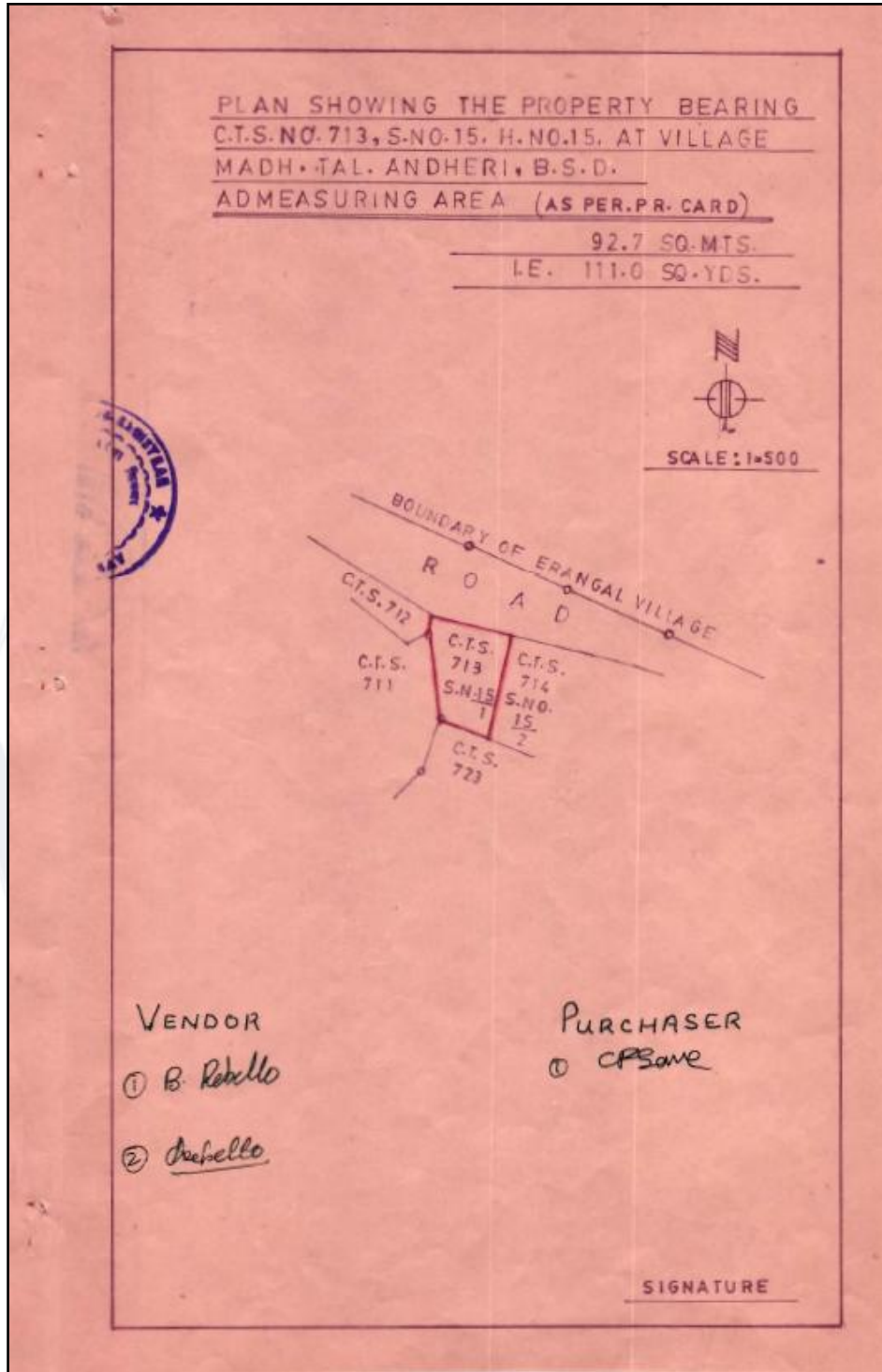
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**Surveyor's Plot Map – S. No. 15/6, CTS No. 722 (pt), S. No. 15/7, CTS No. 723 (pt), S. No. 15/8, CTS No. 724**



### Surveyor's Plot Map – S. No. 15/1, CTS No. 713




## Price Indicators

Plot area	832 Sq. Yd. i.e. 7,486.90 Sq. Ft.
Value	₹ 5,00,00,000.00
Rate / per Sq. Ft.	₹ 6,678.00 per Sq. Ft.

**magicbricks**
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₹ 5.0 Cr ₹ 6677/sqft EMI - ₹ 2,26L | [Get Loan offers from 34+ banks](#)

Plot For Sale in **Madh, Mumbai** [View on map](#)



Gated Colony
Corner Plot
1 Floor allowed

Plot Area	Any Construction Done	Boundary Wall
832sqyrd	No	No
Transaction Type		
Resale		

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

**Contact Owner**

**Rahul Sachdev** -91-98XXXXXX

Get Phone No.

**More Details**

Price: ₹ 5 Cr

Address: **Madh, Mumbai - Western Mumbai, Maharashtra**

Additional Features: **In a gated colony.**

Floors allowed for construction: **1**

**Description:** Presents an unparalleled opportunity to build a dream home or embark on a lucrative development project with this Plot available for sale Madh of Mumbai is known for its picturesque... [Read more](#)

Contact Owner

**Popular Landmarks Nearby**

Plot area	5,000 Sq. Ft.
Value	₹ 3,20,00,000.00
Rate / per Sq. Ft.	₹ 6,400.00 per Sq. Ft.

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

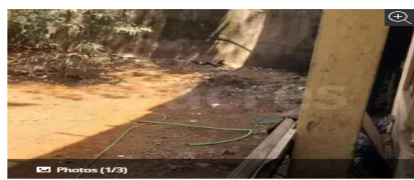
Home > Property in Mumbai > Plots in Mumbai > Plots in Madh

**₹ 3.2 Cr** @ 6,400 per sq.ft. | Residential Land/Plot for Sale

Estimated EMI ₹ 2,55,585 | In Sai Chayya House, Madh, Mumbai

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

**Overview** | Owner Details | Locality Reviews | Recommendations | Articles



Photos (1/3)

**Dimensions**

Plot area 5000 sq.ft. (464.52 sq.m.)

l x b : 70.00 ft. (21.33 mt) x 7.00 ft. (2.13 mt)

**Price**

₹ 3.2 Crore

@ 6,400 per sq.ft. (Negotiable)

**Address**

Sai Chayya House

Madh, Mumbai

**Authority approved**

Yes

**No. of Open Sides**

1

**Possession**

Immediate

**Boundary wall**


Yes

**Places nearby** Madh, Mumbai View All (3)

The Retreat
Malvani Bus Depot
UK A to Z Props

Transaction Type: **Resale** | Property Ownership: **Freehold** | Boundary Wall: **Yes** | Property Code: **078404885**

No. of Open sides: **1** | Any construction done: **Yes (Other)** | Approved By\*: **MCGM** (as provided by dealer) | [www.99acres.com/078404885](http://www.99acres.com/078404885)




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
MH2010 PTC237890

## Price Indicator

Plot area	5,120.00 Sq. Ft.
Value	₹ 3,12,00,000.00
Rate / per Sq. Ft.	₹ 6,094.00 per Sq. Ft.

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property | Ready to move

Home > Property in Mumbai > Plots in Mumbai > Plots in Madh

**₹ 3.12 Cr** @ 5,683 per sq.ft. Residential Land/Plot for Sale in Madh, Mumbai

Estimated EMI ₹ 2,49,196

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

**Overview** | Owner Details | Locality Reviews | Recommendations | Articles

**Property (0)**

Dimensions: Plot area 5120 sq.ft. (475.66 sq.m.)

Price: ₹ 3.12 Crore+ Govt Charges & Tax @ 5,683 per sq.ft. (Negotiable)

Address: Madh, Mumbai

Authority approved: Yes

No. of Open Sides: 4

Overlooking: Main Road

Possession: Immediate

Boundary wall: No

**Places nearby** Madh, Mumbai

The Retreat | Malvani Bus Depot | UK A toZ Props

**Why should you consider this property?**

Close to Market | Overlooking Main Road

Transaction Type: Resale | Property Ownership: Freehold | Boundary Wall: No

No. of Open sides: 4 | Any construction done: Yes (Room(s)) | Approved By\*: MCGM (as provided by dealer)

Property Code: V75566851 | www.99acres.com/V75566851

Plot area	3,500.00 Sq. Ft.
Value	₹ 2,00,00,000.00
Rate / per Sq. Ft.	₹ 5,714.00 per Sq. Ft.

**HOUSING.COM** Buy in Mumbai | Madh | + Add | Download App | List Property | Saved

**Residential Plot** Madh Island plots, Ambu Bet, Madh, Mumbai

**₹ 2.0 Cr** EMI starts at ₹ 99,29 K ₹ 5.71 K/sq.ft.

No Property Images Available

Request Photos

3500 sq.ft Plot Area | ₹ 5.71 K/sq.ft Avg. Price | 5 Year Old Age of property | Immediate Possession status

**OVERVIEW** | RATINGS AND REVIEWS | PRICE TRENDS | LOCALITY | CALCULATOR

**Property Location** Madh Island plots, Ambu Bet, Madh, Mumbai

**Around This Property**

School: Stellarworld School, Andheri West | 26 mins (20.1 km)

Hospital: Axis Multispecialty Hospital | 25 mins (19.4 km)

**Property Overview**

Brokerage: ₹ 2 Lacs | Price: ₹ 2.0 Cr

Access Zero Brokerage Properties >



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

This exercise is to assess Fair Market Value of the property under reference for **Fair Market Value** purpose as on dated **19<sup>th</sup> December 2024**.

The term Fair Market Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that 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 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, 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 this particular purpose at ₹ **2,24,71,145.00 (Rupees Two Crore Twenty Four Lakh Seventy One Thousand One Hundred Forty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/38/37

Auth. Sign.