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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. Hansa Manilal Shah & Mr. Chirag Manilal Shah**

Residential Flat No. 603, 6th Floor, Building No 26, "**Vengurlekars Chaitra**", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India.

Latitude Longitude : 19°7'49.9"N 72°50'6.6"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 under construction property bearing Residential Flat No. 603, 6th Floor, Building No 26, "Vengurlekars Chaitra", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah.**

Boundaries	:	Building	Flat
North	:	Mogara Nala & Open Land	Marginal Space
South	:	Apna Bazar Road	Flat No. 601
East	:	Karmayog Building No. 27	Marginal Space
West	:	Building No. 25 Basera CHSL	Passage & Staircase

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 **₹ 2,63,70,000.00 (Rupees Two Crore Sixty Three Lakhs Seventy Thousands Only) After completion of construction works.** As per Site Inspection 73% Construction Work is Completed.

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 26.12.2024 for Housing Loan Purpose.
1	Date of inspection	24.12.2024
3	Name of the owner / owners	Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah
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. 603, 6 th Floor, Building No 26, "Vengurlekars Chaitra", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India. Contact Person : Ms. Nisha Shah (Wife of Mr. Chirag Shah) Contact No. 9769460494
6	Location, Street, ward no	Azad Nagar Village - Ambivali, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 835(pt), 838(pt) & 839(pt) of Village - Ambivali New Survey No - 135(pt)
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	<p>Carpet Area in Sq. Ft. = 796.68 (Area as per Site measurement) Carpet Area in Sq. Ft. = 879.00 (Area As Per Agreement For Permanent Alternate Accomodation)</p> <p>Built Up Area in Sq. Ft. = 966.90 (Carpet Area + 10%)</p> <p>All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 053
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. Hansa Manilal Shah
	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. Hansa Manilal Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 55,000.00 (Expected rental income per month after completion of construction works)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Building is under construction
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> <ol style="list-style-type: none"> As per approved plan dated 14/01/2015 and commencement certificated dated 06/03/2013 for the building plan approved for Ground + 11th upper floor issued by MCGM. Further the approved plan and Commencement certificate is revised for extending the floors up to 11th to 18th upper floors. Already the part Occupancy certificate is received up to 11th upper floors vide no. MH / EE / (B.P.) / GM / MHADA-106 / 1036 / 2022 dated 12.08.2022 issued by MHADA. Further Commencement Certificate No. MH / EE / BP Cell / GM / MHADA-106 / 1036 / 2023 dated 21.12.2023 issued by MHADA. Amended Approved Building Plan No. MHADA-106 / 1036 / 2022 Dated 24.01.2022 issued by MHADA. 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch Branch to assess Fair Market Value as on 26.12.2024 for Residential Flat No. 603, 6th Floor, Building No 26, "**Vengurlekars Chaitra**", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Mrs. Hansa Manilal Shah**.

We are in receipt of the following documents:

1)	Copy of Agreement For Permanent Alternate Accomodation Dated 31.03.2023 between M/s. Vengurlekars Shree Sai Builders And Developers Private Limited, through its Director Shri. Vijay M. Vengurlekar(The Developers) And Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah (Extra Area Purchaser/s)(The Purchasers).
2)	Copy of RERA Certificate No. P51800005637 Dated 05.12.2023.



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3)	Copy of Commencement Certificate No. MH/EE/BPCell/GM/MHADA-106/1036/2023 Dated 21.12.2023 issued by Maharashtra Housing And Area Development Authority.
4)	Copy of Part Occupancy Certificate No. MH/EE/(B.P.)/GM/MHADA-106/1036/2022 Dated 12.08.2022 issued by Maharashtra Housing And Area Development Authority.
5)	Copy of Approved Building Plan No. MHADA-106/1036/2022 Dated 24.01.2022 issued by Maharashtra Housing And Area Development Authority.

Location

The said under construction building is located at Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053. The property falls in Residential Zone. It is at a traveling distance 600m from Azad Nagar Metro Station.

Building

The under construction building under reference is having Proposed Stilt + 1 Podium + 19 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. 6th Floor is having 3 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 3 Bedrooms + Living Room + Kitchen + 3 Passage + 2 Toilet + Cupboard. (i.e. BHK with 2 Toilets) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th December 2024

The Carpet Area of the Residential Flat	:	879.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Building is under construction
Cost of Construction	:	966.90 Sq. Ft. X ₹ 3,000.00 = ₹ 29,00,700.00
Depreciation $\{(100 -) X (0 / 60)\}$:	N.A. Building is under construction
Amount of depreciation	:	N.A. Building is under construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,20,112/- per Sq. M. i.e. ₹ 20,449/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Building is under construction
Value of property	:	879.00 Sq. Ft. X ₹ 30,000 = ₹ 2,63,70,000
Total Value of property as on 26th December 2024	:	₹ 2,63,70,000.00

(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)



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Fair value of the property as on 26th December 2024	:	₹ 2,63,70,000.00
Total Value of the property	:	₹ 2,63,70,000.00
The realizable value of the property	:	₹ 2,37,33,000.00
Distress value of the property	:	₹ 2,10,96,000.00
Insurable value of the property (966.90 X 3,000.00)	:	₹ 29,00,700.00
Guideline value of the property (966.90 X 20449.00)	:	₹ 1,97,72,138.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6th Floor, Building No 26, "Vengurlekars Chaitra", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India for this particular purpose at **₹ 2,63,70,000.00 (Rupees Two Crore Sixty Three Lakhs Seventy Thousands Only)** as on 26th December 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 **26th December 2024** is **₹ 2,63,70,000.00 (Rupees Two Crore Sixty Three Lakhs Seventy Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

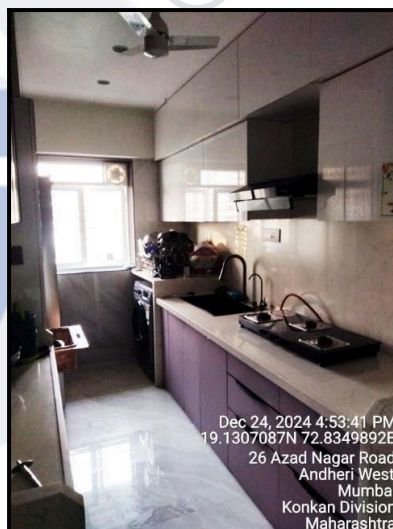
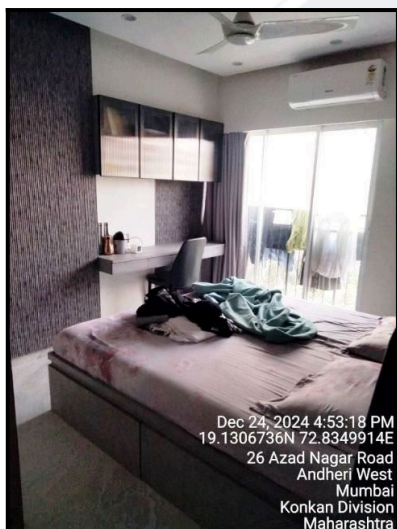
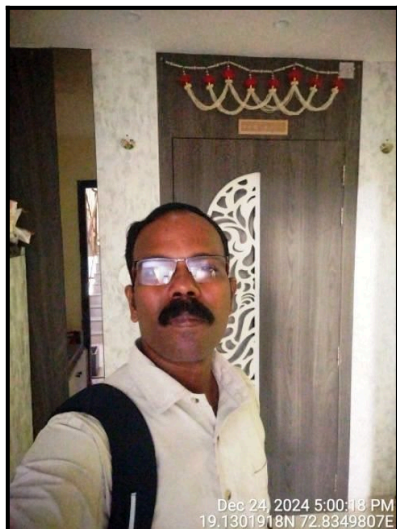
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Proposed Stilt + 1 Podium + 19 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 th Floor				
3	Year of construction	: Building is under construction				
4	Estimated future life	: 60 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
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.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Proposed 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

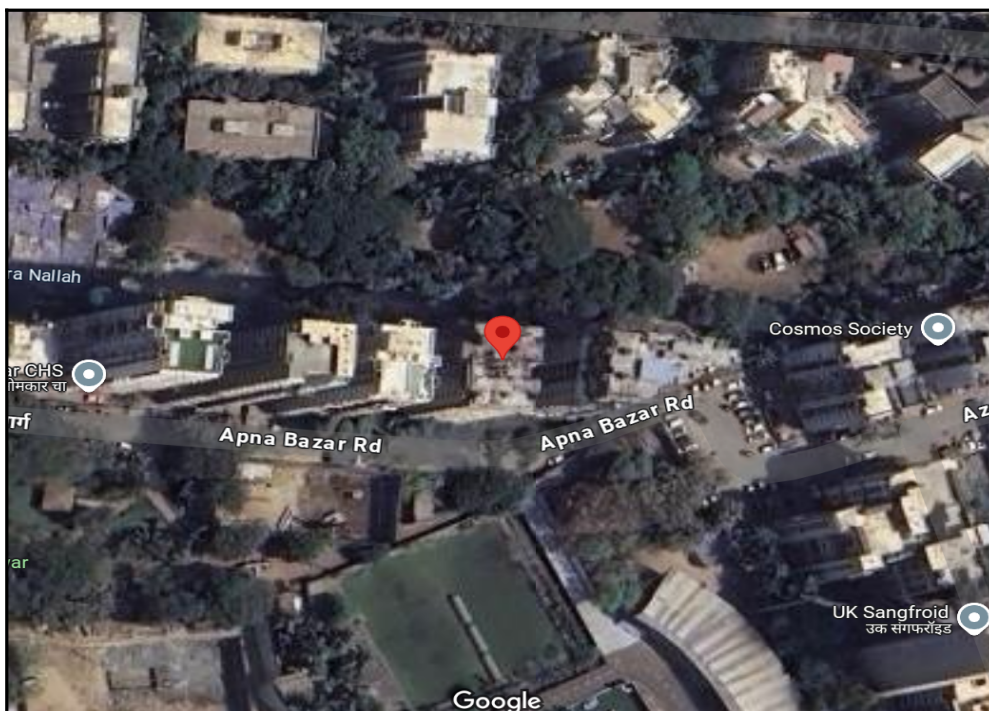
Actual Site Photographs



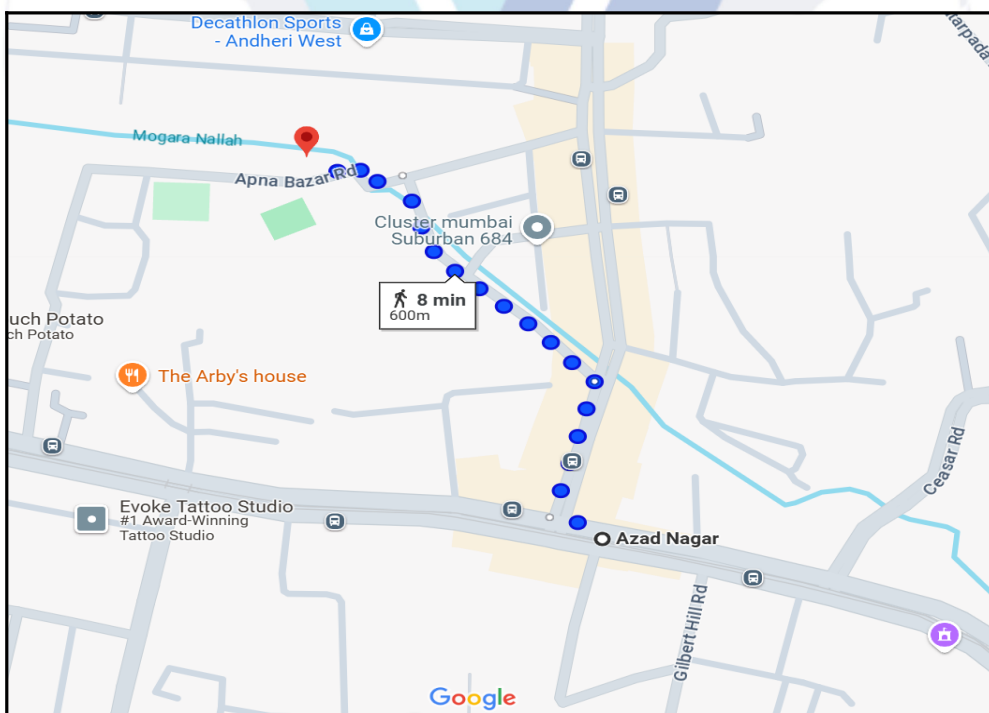
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°7'49.9"N 72°50'6.6"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Azad Nagar - 600m).

Ready Reckoner Rate

DIVISION / VILLAGE : AMBIVALI 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: Village Boundary to the North, Veera Desai Marg to the East, Village Boundary to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
47	47/232	112550	209630	241080	262040	209630
CTS No. 1pt, 1A/1, 1A/2, 244, 638, 639, 640, 641, 642, 643, 809A, 814, 815, 816, 817, 818, 819, 820, 822/1, 822/2, 822/3, 822/4, 822/5, 822/6, 822/8, 834, 834/1, 834/2, 835 , 836, 837, 838PT, 839/1, 839/2, 839/3, 844, 844/1, 844/2, 844/3, 844/4, 844/5, 844/6, 844/7, 844/8, 844/9, 844/10, 844/11, 844/12, 844/13, 844/14, 844/15, 844/16, 844/17, 844/18, 844/19, 844/20, 844/21, 844/22, 844/23, 844/24, 844/25, 844/26, 844/27, 844/28, 844/29, 844/30, 844/31, 844/32, 844/33, 844/34, 844/35, 844/36, 844/37, 844/38, 844/39, 844/40, 844/41, 844/42, 844/43, 844/44, 844/45, 844/46, 844/47, 844/48, 844/49, 844/50, 844/51, 844/52, 844/53, 844/54, 845						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	209630			
Increase by 5% on Flat Located on 6 th Floor	10481.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,20,112.00	Sq. Mtr.	20,449.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	112550			
The difference between land rate and building rate(A-B=C)	107,561.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,20,112.00	Sq. Mtr.	20,449.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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



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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	879.09	967.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹30,618.00	₹27,834.00	-

7896512

25-05-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 7896/2024

नोंदणी :

Regn:83m

गावाचे नाव : आंबिवली


(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	26915667
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20709557.33
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र 1403 14 वा मजला आझाद नगर वेंगुर्लेकर्स चैत्रा बिल्डिंग नं 26 आझाद नगर अंधेरी वेस्ट मुंबई 400053((C.T.S. Number : 835,838 and 839pt ;))
(5) क्षेत्रफळ	89.81 चौ.मीटर
(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:-मे वेंगुर्लेकर्स श्रीसाई बिल्डर्स अॅण्ड डेव्हलपर्स प्रा लि चे संचालक आश्विनी मधुकर काटकर तर्फे विवेक सहदेव उभारे वय:-24 पत्ता:-प्लॉट नं: ऑफिस नं बी -304, माळा नं: -, इमारतीचे नाव: ओम दत्त अपार्टमेंट, ब्लॉक नं: पार नाका, रोड नं: उहाणू पालघर, महाराष्ट्र, THANE. पिन कोड:-401601 पॅन नं:-AAGCV2902B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कोलाकानी स्वामी वय:-46; पत्ता:-प्लॉट नं: 2-65, माळा नं: 65-, इमारतीचे नाव: उब्बू ठिम्मयापल्ली, ब्लॉक नं: -, रोड नं: रामसागर तेलंगाना, आंध्रा प्रदेश, करीम नगर. पिन कोड:-505501 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7896/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1615500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators



Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	889.00	977.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹35,883.00	₹32,621.00	-

square yards
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Vengurlekars Chaitra

Azad Nagar Colaba, Mumbai [See on Map](#)

₹2.25 Cr - 3.19 Cr

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Project Overview
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Rera Details
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Project Sales Trend
Amenities
Specifications
Map & Landr

About Vengurlekars Chaitra

Project Overview


Price List

Vengurlekars Chaitra is a luxurious residential project located in Mumbai South, Mumbai. Spread over 56 units, it offers 2& 3BHK homes, with sizes ranging from 627 sqft to 889 sqft. The project is exclusively gated and offers residents a world-class lifestyle with art deco buildings that have thoughtfully planned residences. The luxurious homes come with the most superior internal finishes and easy access to Azad Nagar metro station, well connected to Western Express Highway.

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TEV Consultants
Lender's Engineer
MH2010 PTC23789

Price Indicators

Property	Residential Flat		
Source	Dwello.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	879.00	966.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹35,267.00	₹32,061.00	-



Select City



Homes in Mumbai >

Homes in Western Suburbs >


Homes in Andheri >





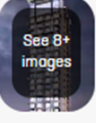
Homes in Azad Nagar >

Vengurlekars Chaitra At Azad Nagar, Andheri By Vengurlekars Shreesai Builders and Developers Private Limited

Vengurlekars Chaitra **Andheri** **Mumbai**

By Vengurlekars Shreesai Builders and Developers Private Limited




Location
Azad Nagar, Andheri

Possession Date
December 2024

Project Size
56 Units

Developer
Vengurlekars Shreesai Builders and Developers Private Limited

Products
2, 4 BHK

REQUEST DETAILS 

Configurations

Floor Plans

About

Highlights







Project Stories

Amenities

Specifications

Develop >

CONFIGURATIONS FOR VENGURLEKARS CHAITRA

	<p>2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms</p>	626.33 ft ²	₹2.24 Cr 
	<p>2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms</p>	635.72 ft ²	₹2.27 Cr 
	<p>3.5 BHK 1 living room, kitchen, 4 bedrooms, 3 bathrooms</p>	878.55 ft ²	₹3.10 Cr 

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	628.00	690.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹28,140.00	₹25,582.00	-

19837513 03-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 19837/2024 नोंदणी : Regn:83m
गावाचे नाव : आंबिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	17671740	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14416134.1	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं 1904, माळा नं: 19 वा मजला, इमारतीचे नाव: ए आर सी ऑरा बिल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400058, रोड : आज़ाद नगर नं 3, इतर माहिती: सदनिकेचे क्षेत्रफळ 58.37 चौ. मी,628.29 चौ. फुट रेरा कारपेट एरिया. सोबत एक कार पार्किंग स्पेस. ((C.T.S. Number : 630 (Part) and 183 (part) ;))	
(5) क्षेत्रफळ	64.23 चौ.मीटर	
(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:-प्रथम विग्रहर्ता इन्फोकॉन एलएलपी चे भागीदार अचल चौरसिया तर्फे मुखत्यार जगदीश सी परमार वय:-64 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: A1602, नमन मिडटाऊन सेनापती बापट मार्ग, वन इंटरनॅशनल सेंटर जवळ, दादर पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AAWFP1589K 2): नाव:-प्रथम विग्रहर्ता इन्फोकॉन एलएलपी चे भागीदार अशोक राणे तर्फे मुखत्यार जगदीश सी परमार वय:-64 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: A1602, नमन मिडटाऊन सेनापती बापट मार्ग, वन इंटरनॅशनल सेंटर जवळ, दादर पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AAWFP1589K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज कुमार नरेंद्र झा वय:-53; पत्ता:-प्लॉट नं: सदनिका नं. नं 503 , माळा नं: -, इमारतीचे नाव: भानू को ऑप हौ सो ली., ब्लॉक नं: मीरा रोड पूर्व,ठाणे , रोड नं: जांगीड इस्टेट, विजय पार्क जवळ, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ABLPJ7079E 2): नाव:-कल्पना पंकज झा वय:-52; पत्ता:-प्लॉट नं: सदनिका नं. नं 503 , माळा नं: -, इमारतीचे नाव: भानू को ऑप हौ सो ली., ब्लॉक नं: मीरा रोड पूर्व,ठाणे , रोड नं: जांगीड इस्टेट, विजय पार्क जवळ, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ABCPJ1554F	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/11/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19837/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1060400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th December 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 **₹ 2,63,70,000.00 (Rupees Two Crore Sixty Three Lakhs Seventy Thousands 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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Extent of Work Completion

Name of Owner: Mrs. Hansa Manilal Shah & Mr. Chirag Manilal Shah

Property Address: Residential Flat No. 603, 6th Floor, Building No 26, "Vengurlekars Chaitra", Azad Nagar, Off Veera Desai Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, Country - India.

As per site inspection, 73% construction work is completed.

Extent of completion as under:

Foundation	Completed	RCC plinth	Completed
Full Building RCC	Completed upto 19th Floors	Internal Brick Work	Completed upto 11th Floors
External Brici Work	Completed upto 11th Floors	Internal Plastering	Completed upto 11th Floors
External Plastering	Completed upto 11th Floors	Door & Windows	Completed upto 10th Floors
Flooring Tiling, Kitchen Platform	Completed upto 10th Floors	Internal Painting	Completed upto 11th Floors
External paining	Completed upto 11th Floors	Electrification, Plumbing & Sanitary Installation	Completed upto 10th Floors
Lift Installation	3 Lifts working up to 11th Floor	Total	Approx. 73% work completed