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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 : **Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah**

Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India.

Latitude Longitude : 19°1'2.4"N 72°50'24.7"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    |
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### Regd. Office

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - A, "**Dadar Manish Market Co-op. Hsg. Soc. Ltd.**", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India belongs to **Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah.**

Boundaries of the property

North	: Commercial Shops & Internal road
South	: Apple Plaza, Priyadarshani Society
East	: Manish Market
West	: Jaygopal Industrial Estate and 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 **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve 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



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 14.01.2025 for Housing Loan Purpose.
1	Date of inspection	13.01.2025
3	Name of the owner / owners	<b>Mr. Jitendra Jivraj Shah &amp; Mrs. Preeti Jitendra Shah</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 701, 7 <sup>th</sup> Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Preeti Jitendra Shah (Owner) Contact No. 9867345864
6	Location, Street, ward no	Municipality Ward No - G/N, Senapati Bapat Marg (Formerly known a Tulsi Pipe Road Village - Lower Parel Division, District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 1390(pt) & 1/1392(pt), T.P.S. IV of Village - Lower Parel Division, Plot No - 488(pt) & 489(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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 807.93</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 1063.00</b> <b>(Area As Per Index- II)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, District - Mumbai Main, Pin - PIN - 400 028
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Jitendra Jivraj 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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Jitendra Jivraj Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 79,000/- Expected rental income per month.



	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1997 (As per occupancy certificate)
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><b>Remark:</b> The loading between measured Carpet area to Built up area mentioned in the agreement is 30%. We have adjusted the rate accordingly.</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 14.01.2025 for Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - A, "**Dadar Manish Market Co-op. Hsg. Soc. Ltd.**", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India belongs to **Mr. Jitendra Jivraj Shah**.

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

1)	Copy of Electricity Bill Consumer No.613-460-009*5 Dated 02.12.2024.
2)	Copy of Index- II Registration No. 4152/2016 Dated 12.05.2016 between Bharti Praveen Kanakia & Malini Praveen Kanakia(The Transferor) And Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah(The Transferee).
3)	Copy of Share Certificate No.025bearing Nos. 121 to 125 having 5 Shares of Rs. 50/- each transferred dated 18/09/2016 in the name of Mr. Jitendra Jivraj Shah & Mrs. Preeti Jitendra Shah issued by Dadar Manish Market Co-op. Hsg. Soc. Ltd..
4)	Copy of Occupancy Certificate No.EB/9209/GN/A Dated 10.04.1997 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at bearing Plot No - 488(pt) & 489(pt) inMunicipality Ward No - G/N, Village - Lower Parel DivisionDistrict - Mumbai Main, PIN - 400 028. The property falls in Residential Zone. It is at a traveling distance 250m from Dadar Railway Station.

### Building

The building under reference is having Ground + 10 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 7th Floor is having 2 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.(i.e. 1 BHK) This Residential Flat is Italian Marble Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 14th January 2025**

The Built Up Area of the Residential Flat	:	1063.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1997 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	1063.00 Sq. Ft. X ₹ 2,800.00 = ₹ 29,76,400.00
Depreciation $\{(100 - 10) \times (28 / 60)\}$	:	42.00%
Amount of depreciation	:	₹ 12,50,088.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,53,701/- per Sq. M. i.e. ₹ 23,570/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,13,487/- per Sq. M. i.e. ₹ 19,834/- per Sq. Ft.
Value of property	:	1063.00 Sq. Ft. X ₹ 31,000 = ₹3,29,53,000
Total Value of property as on 14th January 2025	:	₹3,29,53,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 14th January 2025</b>	:	<b>₹ 3,29,53,000.00 - ₹ 12,50,088.00 = ₹ 3,17,02,912.00</b>
<b>Total Value of the property</b>	:	<b>₹ 3,17,02,912.00</b>
<b>The realizable value of the property</b>	:	<b>₹2,85,32,621.00</b>
<b>Distress value of the property</b>	:	<b>₹2,53,62,330.00</b>
<b>Insurable value of the property (1063.00 X 2,800.00)</b>	:	<b>₹29,76,400.00</b>
<b>Guideline value of the property (1063.00 X 19834.00)</b>	:	<b>₹2,10,83,542.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - A, "Dadar Manish Market Co-op. Hsg. Soc. Ltd.", Plot No. 488(pt) & 489(pt), Senapati Bapat Marg (Formerly known a Tulsi Pipe Road, Village - Lower Parel Division, Municipality Ward No. G/N, District - Mumbai Main, Dadar (West), Mumbai , PIN - 400 028, State - Maharashtra, India for this particular purpose at **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve Only)** as on 14th January 2025

**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 **14th January 2025** is **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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

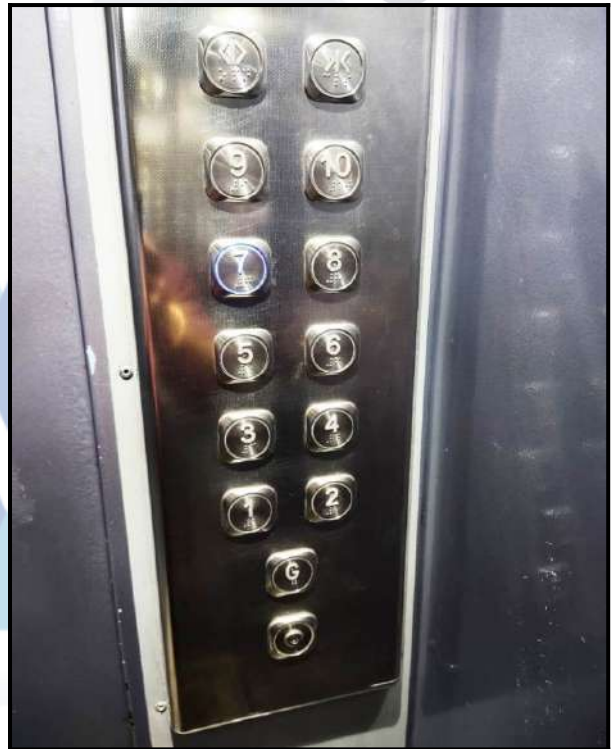
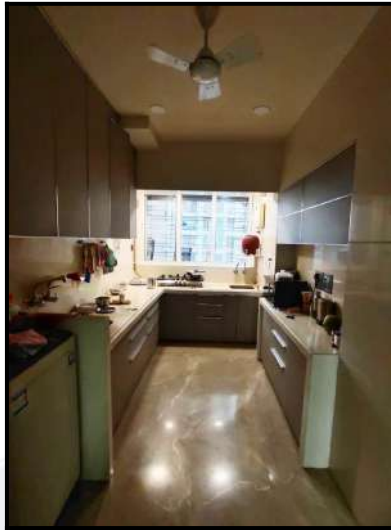
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 10 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor				
3	Year of construction	: 1997 (As per occupancy certificate)				
4	Estimated future life	: 32 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	: Italian Marble 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	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Superior White
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	2 Lifts
19	Underground sump – capacity and type of construction	:	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



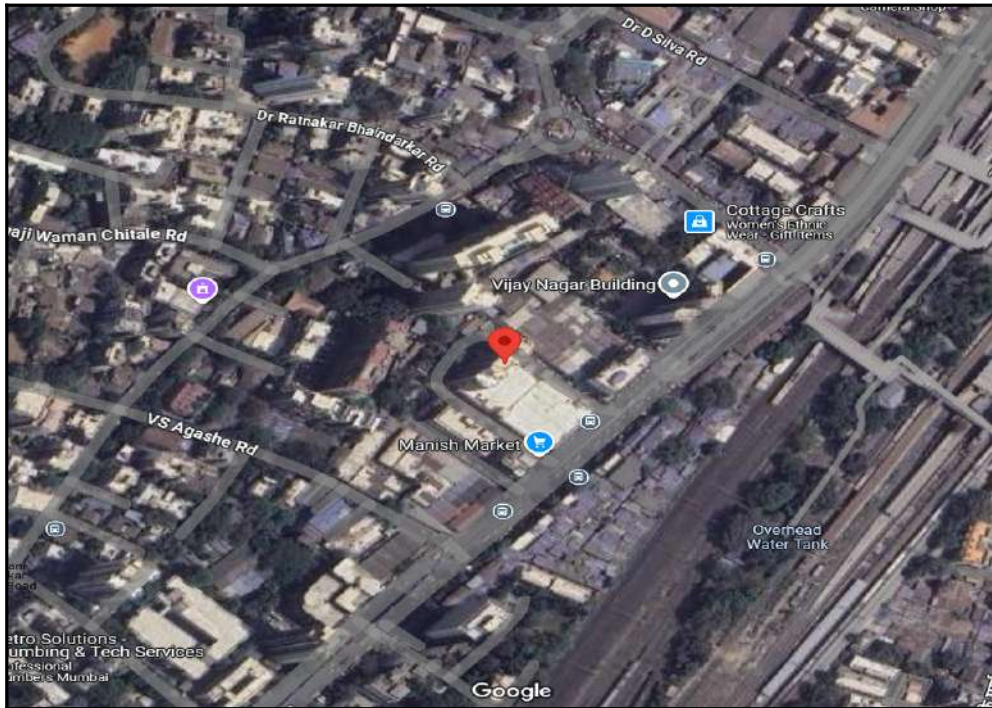


## Actual Site Photographs

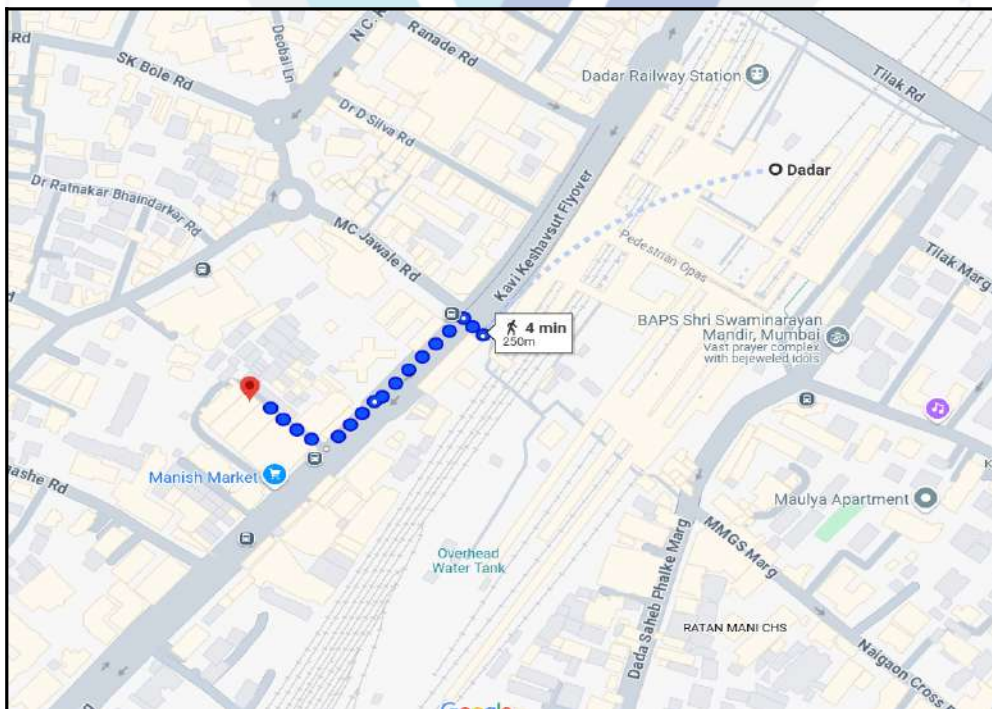




## Route Map of the property



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



**Longitude Latitude:** 19°1'2.4"N 72°50'24.7"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dadar - 250m).

## Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL 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: Rao Saheb Bale Road and Jawle Road to the North, Western Railway Line to the East, Sayani Road to the South, and Bhatankar Marg Triangle portion of Land.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/93	110080	241620	277860	310210	241620
1272, 1273, 1274, 1275, 1276, 1277, 1278, 1285, 1286, 1287, 1288, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 13/64, 1300, 1303, 1304, 1305, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1371, 1372, 1373, 1374, 1381, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1423, 1424, 1425, 1429, 1431, 1432, 1433, 1434, 1443, 1446, 1447, 1448, 1449, 1450, 1451, 1453, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1497, 1498, 1499, 1506, 1507, 1514, 1520, 1524, 1526, 1530, 1531, 1532, 1544/9999, 1552, 1553, 1554, 1555, 1556, 1560, 1561, 1562.						
<a href="#" style="color: white; text-decoration: none;">← Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	241620			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	12081			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,53,701.00</b>	<b>Sq. Mtr.</b>	<b>23,570.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	110080			
The difference between land rate and building rate(A-B=C)	143,621.00			
Percentage after Depreciation as per table(D)	28%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,13,487.00</b>	<b>Sq. Mtr.</b>	<b>19,834.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

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



## Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	850.00	1,105.00	-
Percentage	-	30%	-
Rate Per Sq. Ft.	₹41,176.00	₹31,674.00	-

**square yards** Mumbai Buy Rent Projects Agents Services Resources Data Intelligence Advertisements Rent Property Login

Home > Property in Mumbai > Flats in Mumbai > Flats in Dadar West > 2 BHK Flats in Dadar West > 2 Bedroom 850 Sq.Ft. Apartment in Dadar West M...

143 Views Compare Share

**Dadar Manish Market**  
**2 Bedroom 850 Sq.Ft. Apartment in Dadar West Mumbai**  
 Listing ID #7833759

**₹ 3.5 Cr.**

2 Bedrooms  
 Furnished  
 850 Sq.Ft. (Carpet Area)

Recent Registered Sale Jan 2024 ₹ 1.8 Cr 436 Sq.Ft.

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here.

1 Photos Map Paresh Solanki

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- Govt. Value, Rental Value

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Overview Furnishing Amenities Agent Overview About Project Data Intelligence Reviews Map and Landmarks Hot Selling Similar

**Key Highlights**

Prime Location Well Maintained Spacious

This prime located and well-maintained apartment in Dadar West, Mumbai is perfect for those who are looking for a spacious home.

- With an area of 850 square feet, this furnished apartment in Dadar Manish Market project offers 2 bedrooms and all the necessary amenities including a pre-school nearby. Located in the heart of Dadar West, this apartment provides ease of access to all the major conveniences.
- With a price of 3.5 crore, this property offers a comfortable and convenient living space for the whole family. The apartment is designed to maximize space utilization without compromising on style and functionality.
- The spacious rooms provide ample natural light and ventilation, creating a pleasant and comfortable ambience. The apartment is well-maintained and in excellent condition, making it ready for you to move in.

Enjoy **₹25,000 off** on Interior Services for a Limited Time.

- Lowest Prices Guaranteed
- 10-Year Warranty
- Timely Delivery

Hey there! We are here to help?

Get Offer Start Chat

## Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	800.00	1,040.00	-
Percentage	-	30%	-
Rate Per Sq. Ft.	₹40,625.00	₹31,250.00	-

The screenshot shows a real estate listing on the 'square yards' website. The listing is for a '2 Bedroom 800 Sq.Ft. Apartment in Dadar West Mumbai' with a listing ID of #7338717. The price is listed as ₹ 3.25 Cr. Key features include 2 bedrooms, furnished, 2 bathrooms, 800 Sq.Ft. (Carpet Area), Garden View, and 7th Floor. A 'Recent Registered Sale' is noted as Mar 2024 for ₹ 80 L (174 Sq.ft). The listing agent is Uday Chandrakant Cheulkar. Below the listing are four promotional cards: 'Get a CIBIL Linked Home Loan Estimate', 'Interiors Package', 'Professional Valuation Report in ₹999', and 'Are you Looking to Advertise a Property'. A navigation bar at the bottom includes 'Overview', 'Furnishing', 'Agent Overview', 'About Project', 'Data Intelligence', 'Reviews', 'Map and Landmarks', 'Hot Selling', and 'Similar Properties'. A 'Key Highlights' section lists 'Gated Society', 'Vastu compliant', 'Well Maintained', and 'Safe & Secure Locality'. A chat window for 'INTERIOR' services is also visible, offering ₹25,000 off on interior services.



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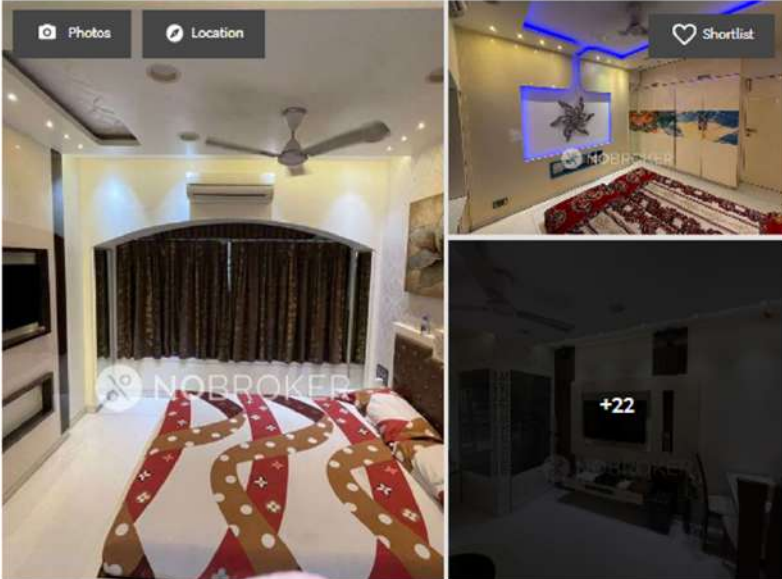


## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	868.00	1,128.40	-
<b>Percentage</b>	-	30%	-
<b>Rate Per Sq. Ft.</b>	₹38,364.00	₹29,511.00	-



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**2 BHK Flat In Dadar Manish Market For Sale In Dad...**

Dadar West, near Onam

₹ 3.33 Crores

Negotiable

₹ 1.91 Lacs/Month

Estimated EMI

915

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Dadar / 2bhk Flat for Sale in Dadar / Property Details

2 Bedroom	Dec 8, 2024
<small>No. of Bedroom</small>	<small>Posted On</small>
2 Bathroom	Immediately
<small>No. of Bathroom</small>	<small>Possession</small>
NA	Dadar Manish Market
<small>Balcony</small>	<small>Apartment</small>
Bike and Car	Partial
<small>Parking</small>	<small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate [Check Now](#)


Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station

Mahikari Dadar Centre, Matoshree Heights P. D. Hinduja Hospital & Medical Research Centre

### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹10.9 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	915 Sq.Ft	Carpet Area	868 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	9/9	Parking	Bike And Car
Gated Security	Yes		

[https://www.nobroker.in/flats-for-sale-near-pd\\_hinduja\\_hospital\\_and\\_medical\\_research\\_centre\\_mumbai](https://www.nobroker.in/flats-for-sale-near-pd_hinduja_hospital_and_medical_research_centre_mumbai)




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC201789

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th January 2025**

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 **₹ 3,17,02,912.00 (Rupees Three Crore Seventeen Lakhs Two Thousand Nine Hundred And Twelve 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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