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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Sanjay Raghunath Tarase, Mrs. Sheetal Sanjay Tarase & Tushar Ananda Sanas**

Name of Owner : **Mrs. Kanchan Ganpatrao Manekar**

Residential Flat No. G-3, Ground Floor, Wing - H, "Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India.

Latitude Longitude : 19°14'24.1"N 72°51'52.8"E

Intended User:

Cosmos Bank
Dadar Branch

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

BI-001, U/8 Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

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Vastu/Mumbai/03/2025/014054/2311344

28/2-541-JAVNR

Date: 28.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-3, Ground Floor, Wing - H, "Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India belongs to **Mrs. Kanchan Ganpatrao Manekar**. Name of Proposed Purchaser is **Mr. Sanjay Raghunath Tarase, Mrs. Sheetal Sanjay Tarase & Tushar Ananda Sanas**.

Boundaries of the property

North : Shri. Patidar Sava Samaj Hall
South : 'F' Wing of Shree Adinath Tower CHSL
East : Sant Dnyaneshwar Road
West : Western Express Highway

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 **₹ 88,31,304.00 (Rupees Eighty Eight Lakhs Thirty One Thousands Three Hundred And Four 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.28 12:09:43 +05'30'


Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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Residential Flat No. G-3, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, 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 28.03.2025 for Bank Loan Purpose.
1	Date of inspection	25.03.2025
3	Name of the owner / owners	Mrs. Kanchan Ganpatrao Manekar
	Name of the proposed purchaser	Mr. Sanjay Raghunath Tarase, Mrs. Sheetal Sanjay Tarase & Tushar Ananda Sanas
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proposed Purchaser - Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. G-3, Ground Floor, Wing - H, " Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd. ", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India. Contact Person : Mr. Subhash Jaiswal (Agent) Contact No. 9967092724
6	Location, Street, ward no	Veer Savarkar Marg Village - Dahisar, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 2367 & 2367/1 to 4 of Village - Dahisar New Survey No - 227/4-A
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area of amalgamated flat & shop in Sq. Ft. = 1412.75 (Area as per Site measurement) Carpet Area in Sq. Ft. = 534.79 (including Flat Area + Staircase area + Passage + 2 Toilets + Bath) Shop Area in Sq. Ft. = 177.00 Loft Area in Shop in Sq. Ft. = 78.67 (Height 5'7") Extra Enclosed Area in Sq. Ft. = 96.25 Mezzanine Area in Sq. Ft. = 526.04 (Height 6'6")</p> <p>Carpet Area of flat in Sq. Ft. = 409.00 (Area As Per Deed of Transfer)</p> <p>Built Up Area in Sq. Ft. = 490.80 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 066
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18000.00 Expected Rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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>Remark: At the time of inspection, we found that Flat No. G-3 and Shop No. S-32 are internally amalgamated to form a single commercial premises with separate entrances. Entry of Shop from front side of the building and other entrance from rear side. Separate demarcation of the flat and shop are not found. For the purpose of valuation, we have considered the agreement area of Flat No. G-3 only.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 28.03.2025 for Residential Flat No. G-3, Ground Floor, Wing - H, "Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India belongs to **Mrs. Kanchan Ganpatrao Manekar**. Name of Proposed Purchaser is **Mr. Sanjay Raghunath Tarase, Mrs. Sheetal Sanjay Tarase & Tushar Ananda Sanas**.

We are in receipt of the following documents:

1)	Copy of Draft Agreement for sale between Mrs. Kanchan Ganpatrao Manekar(The Transferor) And Mr. Sanjay Raghunath Tarase, Mrs. Sheetal Sanjay Tarase & Tushar Ananda Sanas(The Transferee) (Made in March 2025).
2)	Copy of Deed of Transfer Dated 12.03.2025 between Mr. Udaykumar D. Shetty(The Transferor) And Mr. Kanchan Ganpatrao Manekar(The Transferee).
3)	Copy of Part Occupancy Certificate No. CHE/5916/BP (WS) / AR Dated 19.12.2007 issued by Municipal Corporation of Greater Mumbai.



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4)	Copy of Electricity Bill CA No. 151404410 Dated 06.02.2025.
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Location

The said building is located at Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066. The property falls in Residential Zone. It is at a traveling distance 1.7 km. from Borivali Railway Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. Ground Floor is having 1 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the Ground Floor. The composition of amalgamated flat and shop are used as commercial premises (Shop No. S-32 with Loft Area and Flat No. G-3 with Mezzanine floor + Extra covered Area) 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 28th March 2025

The Carpet Area of the Residential Flat	:	409.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	18 Years
Cost of Construction	:	490.80 Sq. Ft. X ₹ 2,800.00 = ₹ 13,74,240.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$:	27.00%
Amount of depreciation	:	₹ 3,71,196.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,29,070/- per Sq. M. i.e. ₹ 11,991/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,16,022/- per Sq. M. i.e. ₹ 10,779/- per Sq. Ft.
Value of property	:	409.00 Sq. Ft. X ₹ 22,500 = ₹92,02,500
Total Value of property as on 28th March 2025	:	₹92,02,500.00

(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)

Fair value of the property as on 28th March 2025	:	₹ 92,02,500.00 - ₹ 3,71,196.00 = ₹ 88,31,304.00
Total Value of the property	:	₹ 88,31,304.00
The realizable value of the property	:	₹79,48,174.00



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Distress value of the property	:	₹70,65,043.00
Insurable value of the property (490.80 X 2,800.00)	:	₹13,74,240.00
Guideline value of the property (490.80 X 10779.00)	:	₹52,90,333.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. G-3, Ground Floor, Wing - H, "Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India for this particular purpose at **₹ 88,31,304.00 (Rupees Eighty Eight Lakhs Thirty One Thousands Three Hundred And Four Only)** as on 28th March 2025

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 **28th March 2025** is **₹ 88,31,304.00 (Rupees Eighty Eight Lakhs Thirty One Thousands Three Hundred And Four 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:

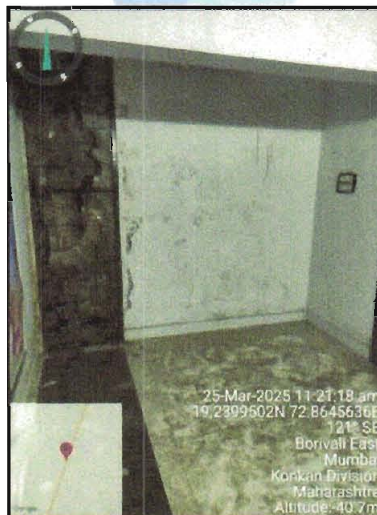
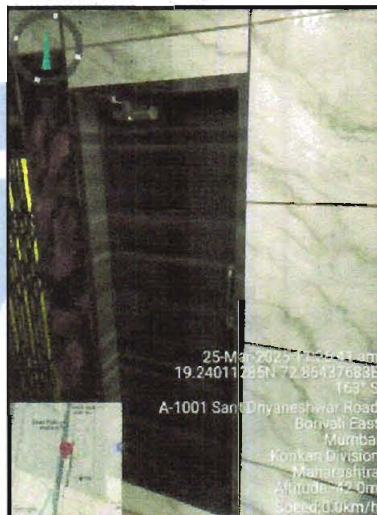
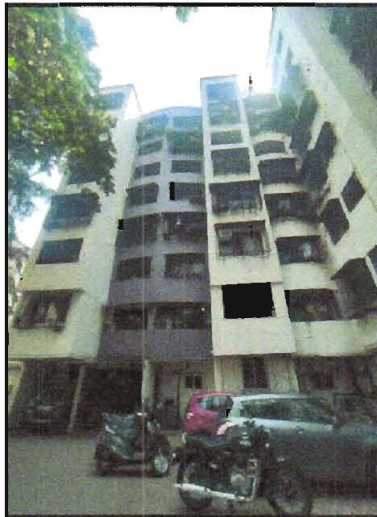
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 2007 (As per occupancy certificate)				
4	Estimated future life	: 42 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		:	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

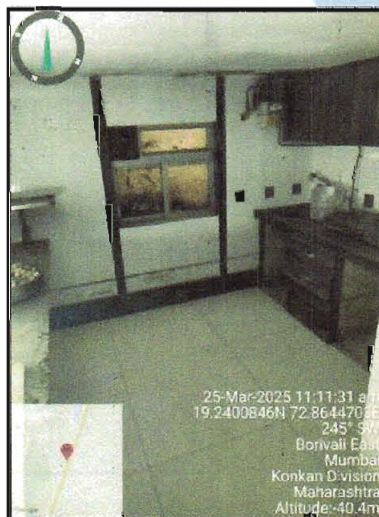
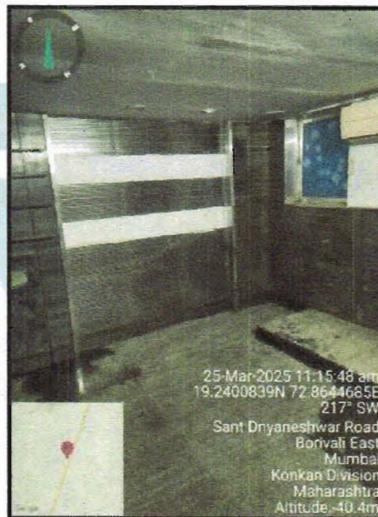
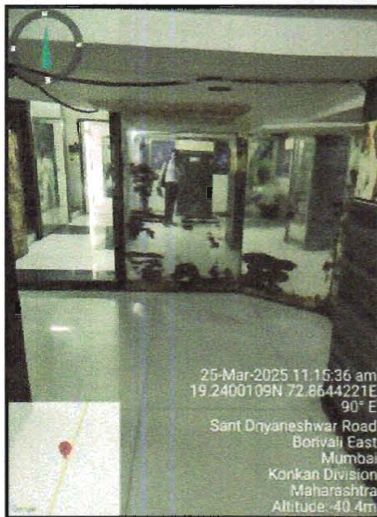
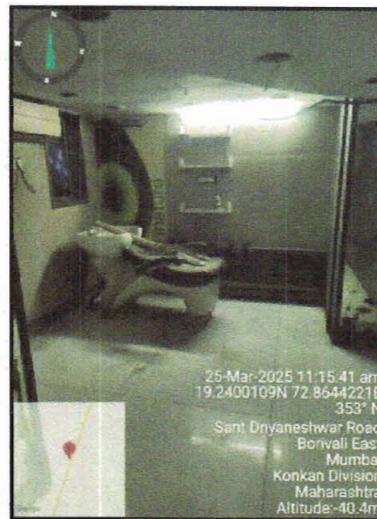
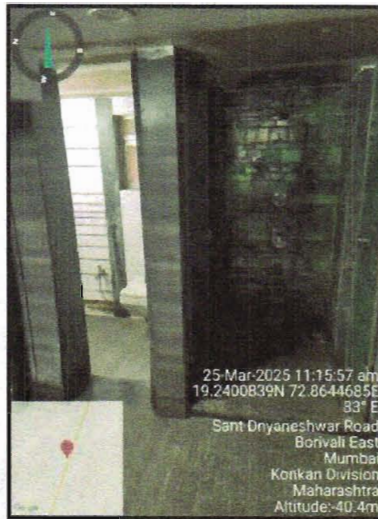
Actual Site Photographs



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Actual Site Photographs



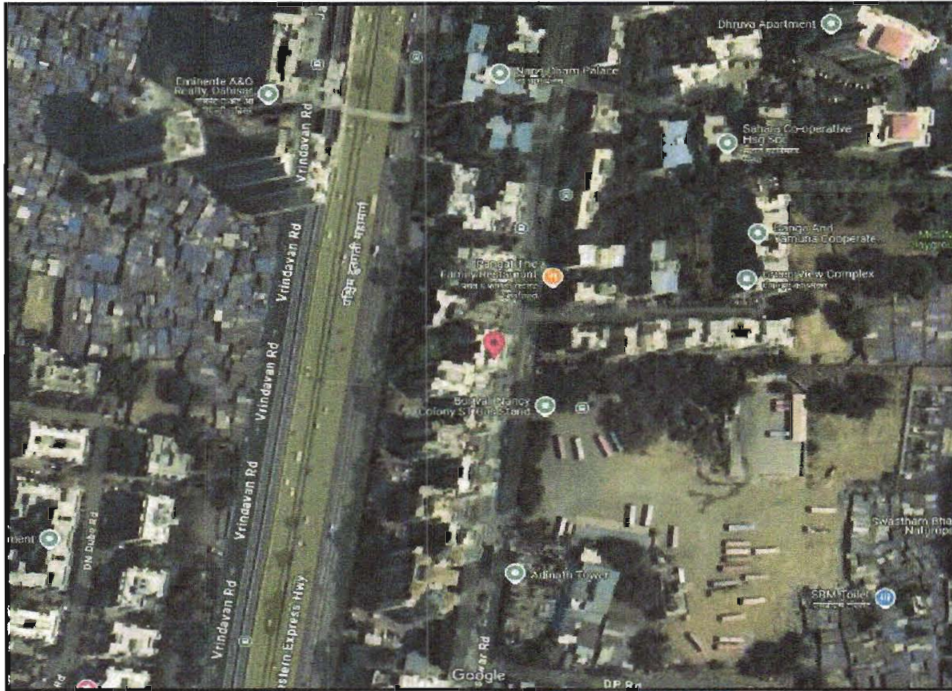
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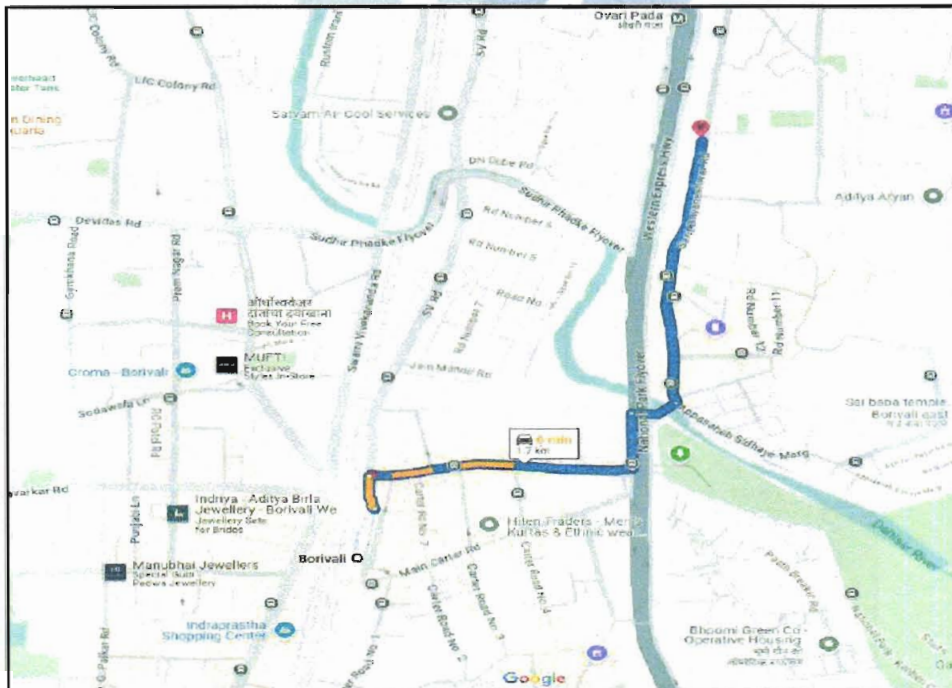
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Route Map of the property



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



Longitude Latitude: 19°14'24.1"N 72°51'52.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 1.7 km.).

Ready Reckoner Rate

Home		Valuation Guidelines User Manual					
Year	2024-2025	Language	English				
Selected District	MumbaiSubUrban						
Select Village	वहीसर (बोरीवली)						
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> Location						
Select	उपविभाग	खुली इमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	89/414-भुभाग: राष्ट्रीय उद्यानाचा भाग.	30250	80500	0	75630	0	चौ. मीटर
SurveyNo	89/415-भुभाग: उत्तरेस 18 मी. रुंद रस्ता, पूर्वेस राष्ट्रीय उद्यान, दक्षिणेस शिव वल्लभ मार्ग व पश्चिमेस दूतगती मार्ग.	57110	136750	157200	181300	136750	चौ. मीटर
SurveyNo	89/416-भुभाग: उत्तरेस शिव वल्लभ मार्ग, पूर्वेस राष्ट्रीय उद्यान, दक्षिणेस नदी व पश्चिमेस दूतगती मार्ग.	56580	129070	167100	228800	129070	चौ. मीटर
SurveyNo	89/417-भुभाग: उत्तर व पूर्वेस मुंबई म.ना.पा. हद्द, दक्षिणेस राष्ट्रीय उद्यान व शिव वल्लभ मार्गाच्या उत्तरेकडील 18 मी. रुंद रस्ता व पश्चिमेस दूतगती मार्ग.	44500	110520	131130	145650	116520	चौ. मीटर
SurveyNo	89/418-रस्ता: दूतगती मार्ग - (नदी वे म.न.पा. हद्द)	60380	127280	146370	159090	127280	चौ. मीटर
1234							

Stamp Duty Ready Reckoner Market Value Rate for Flat	129070			
Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,29,070.00	Sq. Mtr.	11,991.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56580			
The difference between land rate and building rate(A-B=C)	72,490.00			
Percentage after Depreciation as per table(D)	18%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,16,022.00	Sq. Mtr.	10,779.00	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



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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	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	471.00	565.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,718.00	₹18,931.00	-

square yards Mumbai Buy Rent Projects Agents Services Resources [View](#) [In](#) [Sell](#) [Rent](#) [Property](#) [List](#) [us](#) [Login](#)

Home Property in Mumbai Flats in Mumbai Flats in Ratan Nagar 1 BHK Flats in Ratan Nagar 1 Bedroom 565 Sq Ft. Apartment in Ratan Nagar

1410 Views Compare Share

Shree Adinath Towers
1 Bedroom 565 Sq.Ft. Apartment in Ratan Nagar Mumbai
 Listing ID #6913083
₹ 1.07 Cr.

- 1 Bedroom
- Semi-Furnished
- 2 Bathroom
- 565 Sq Ft. (Built-up Area)
- Garden View
- 7th Floor out of 8 Floors

12 Photos Map **Devidas Mahadev Tonape**

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here

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- Lowest ROI

Get CIBIL-Linked Estimate

Interiors Package

- Made to Order
- Lowest Prices, 10-Year Warranty

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Professional Valuation Report in ₹999

- Market Value
- Govt. Value, Rental Value

Request a Professional Valuation

Are you Looking to Advertise a Property

- 10M+ Property Seekers
- Transaction Every 15 Minutes

Reach out to us Now

Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	410.00	492.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,439.00	₹18,699.00	-

The screenshot shows a real estate listing on the 'square yards' website. The listing is for a 1 Bedroom 410 Sq. Ft. Apartment in Borivali East Mumbai, Listing ID #7197051, priced at ₹92 L. The listing includes a photo of the apartment interior, a 'Compare' button, and a 'Share' button. Below the photo are '14 Photos' and 'Map' buttons. The listing details include: 1 Bedroom, Unfurnished, 2 Bathroom, 410 Sq. Ft. (Carpet Area), Park View, and 1st Floor out of 7 Floors. There are 'Whatsapp' and 'Request for Call' buttons. A 'Rajendra Kewat' Trusted Partner badge is also visible. Below the listing are four promotional banners: 'Get a CIBIL Linked Home Loan Estimate', 'Interiors Package', 'Professional Valuation Report in ₹999', and 'Are you Looking to Advertise a Property'. At the bottom, there are navigation links: Overview, Amenities, Agent Overview, About Project, Data Intelligence, Reviews, Map and Landmarks, Hot Selling, and Similar.



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Price Indicators


Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	677.00	812.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,498.00	₹16,248.00	-

magicbricks
Buy
Rent
Sell
Home Loans

₹1.32 Cr [EMI - ₹60k](#) | [Get Loan offers from 34+ banks](#)

[Validate Market Price with ProoWorth](#)

2 BHK Flat For Sale in Shree Adinath Towers, Nensey Colony, Mumbai



2 Beds
2 Baths
Semi-Furnished

Carpet Area 677 sqft ~ ₹19,498/sqft	Developer Adinath Group	Project Shree Adinath Towers
Floor 6(Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Semi-Furnished	Age Of Construction 5 to 10 years	

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.32 Cr
Address	Adinath Tower opposite nancy bus depot, borevali east, Nensey Colony, Mumbai - Western Mumbai, Maharashtra
Furnishing	Semi-Furnished
Age of Construction	5 to 10 years

Contact Owner

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,340.00	₹18,617.00	-

1684516 01-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 8 दस्त क्रमांक : 1684/2025 नोंदणी Regn:63m
गावाचे नाव : कान्हेरी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8936174	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5513708.21	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. 702, माळा नं: 7वा मजला, इमारतीचे नाव: वर्षा गॅलेक्सी,ओम रामेश्वर को-ऑप.हौ.सो. लि., ब्लॉक नं: बोरीवली पूर्व,मुंबई - 400 066, रोड : दत्तपाडा रोड, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 400 चौ.फुट रेरा कारपेट व 37.16 चौ.मी. रेरा कारपेट. सोबत मेकॅनॉईज पार्किंग एरिया मध्ये 1 कार पार्किंग स्लॉट.((C.T.S. Number : 288 & 288/1 ;))	
(5) क्षेत्रफळ	40.89 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून टेंवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-ओम रामेश्वर को-ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन रमेश गोविंद केळकर तर्फे मुखत्यार मे. मल्टी ग्लोबल प्रोजेक्ट्स चे भागीदार देवर्षी एम. रूपाणी वय:- पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: वर्षा बिल्डिंग , ब्लॉक नं: बोरीवली पूर्व , रोड नं: दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAAAO0819J 2) नाव:-ओम रामेश्वर को-ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी सुधीर गंगाधर जोशी तर्फे मुखत्यार मे. मल्टी ग्लोबल प्रोजेक्ट्स चे भागीदार देवर्षी एम. रूपाणी वय:- पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: वर्षा बिल्डिंग , ब्लॉक नं: बोरीवली पूर्व , रोड नं: दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAAAO0819J 3) नाव:-ओम रामेश्वर को-ऑप हाउसिंग सोसायटी लिमिटेड चे एमसी मेबर कल्पेश नवीनचंद्र पटेल तर्फे मुखत्यार मे. मल्टी ग्लोबल प्रोजेक्ट्स चे भागीदार देवर्षी एम. रूपाणी वय:- पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: वर्षा बिल्डिंग , ब्लॉक नं: बोरीवली पूर्व , रोड नं: दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAAAO0819J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-पुनीत जयंती मेहता वय:-36, पत्ता:-प्लॉट नं: सदनिका क्र. 4, माळा नं: - इमारतीचे नाव: मधुली सीएचएस, ब्लॉक नं: बोरीवली पूर्व, रोड नं: कार्टर रोड नं. 3, अंबे माता मंदिरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AQRPM9198G 2) नाव:-सोनल पुनीत मेहता वय:-35, पत्ता:-प्लॉट नं: सदनिका क्र. 4, माळा नं: - इमारतीचे नाव: मधुली सीएचएस, ब्लॉक नं: बोरीवली पूर्व, रोड नं: कार्टर रोड नं. 3, अंबे माता मंदिरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AMUPR2103F	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2025	
(11)अनुक्रमांक,खड व पृष्ठ	1684/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	536500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)श्रीरा		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	565.00	678.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,239.00	₹17,699.00	-

3/27/25, 2:59 PM

igr_9785

9785368

28-07-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 9785/2024

नोंदणी :

Regn:63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8018640
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन :सदनिका नं: 105,ए विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री आदिनाथ टॉवर, विंग- ए, को- ऑप हाऊसिंग सो.लि, ब्लॉक नं: बोरीवली पूर्व,मुंबई 400066, रोड : वीर सावरकर मार्ग, नॅसी कॉलनी जवळ, इतर माहिती: .((C.T.S. Number : 2367 ;))
(5) क्षेत्रफळ	63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पायल सिद्धार्थ निसर वय:-39 पत्ता:-प्लॉट नं: 802, माळा नं: .. इमारतीचे नाव: नीलयोग मोनार्च , ब्लॉक नं: घाटकोपर पूर्व, पंत नगर, रोड नं: आर.एन.नारकर मार्ग, गौरीशंकर वाडी-1, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-BCEPK8726Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण जसवीरसिंह मन्कू वय:-56; पत्ता:-प्लॉट नं: खोली क्रमांक 6, माळा नं: .. इमारतीचे नाव: वसु मांगल्य, निमळे चाळ, ब्लॉक नं: बोरीवली पूर्व, रोड नं: काजूपाडा, समर्थ मित्र मंडळ, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-BVFPM1945R 2): नाव:-जसमीत जसवीरसिंह मन्कू वय:-27; पत्ता:-प्लॉट नं: खोली क्रमांक 6, माळा नं: .. इमारतीचे नाव: वसु मांगल्य, निमळे चाळ, ब्लॉक नं: बोरीवली पूर्व, रोड नं: काजूपाडा, समर्थ मित्र मंडळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-CSGPM3675P
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9785/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	720000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th March 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 **₹ 88,31,304.00 (Rupees Eighty Eight Lakhs Thirty One Thousands Three Hundred And Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.
org, c=IN
Date: 2025.03.26 12:10:42 +05'30'

Auth. Sign.

Director

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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