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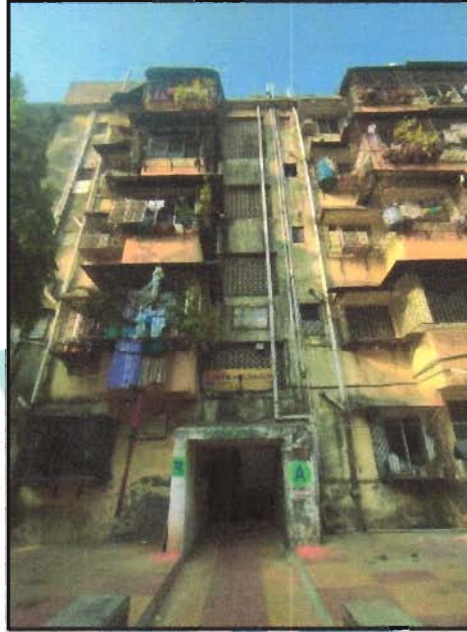
MSME Reg No: UDYAM-MH-18-0083617

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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. Sangeeta Sanjay Patole**

Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, "Utkarsha Co-Op. Hsg. Soc. Ltd.", P.
M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, State
- Maharashtra, India.

Latitude Longitude : 19°8'4.8"N 72°52'8.7"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, "Utkarsha Co-Op. Hsg. Soc. Ltd.", P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, State - Maharashtra, India belongs to **Mrs. Sangeeta Sanjay Patole**.

Boundaries of the property

North : Open Plot
South : Internal Road
East : Wing - B
West : Open Plot

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 **₹ 46,57,280.00 (Rupees Forty Six Lakhs Fifty Seven Thousands Two Hundred And Eighty Only)**.

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

Hence certified

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

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: 2025.02.14 12:22:39 +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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Regd. Office

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

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Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, "**Utkarsha Co-Op. Hsg. Soc. Ltd.**", P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, 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 14.02.2025 for Bank Loan Purpose.
1	Date of inspection	11.02.2025
3	Name of the owner / owners	Mrs. Sangeeta Sanjay Patole
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 22, 3 rd Floor, Building No 15, Wing - A, " Utkarsha Co-Op. Hsg. Soc. Ltd. ", P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, State - Maharashtra, India. Contact Person : Mr. Sanjay Patole (Owner's Husband) Contact No. 9820917570
6	Location, Street, ward no	Off Andheri Mahakali Road Village - Majas, Andheri (East)
7	Survey / Plot No. of land	CTS No - 175 (Part) of Village - Majas
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 200.22 (Area as per Site measurement) Carpet Area in Sq. Ft. = 200.00 (Area As Per Allotment Letter) Built Up Area in Sq. Ft. = 240.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Majas, Andheri (East)Pin - 400 093
14	If freehold or leasehold land	Free Hold.



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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?	Tenant Occupied - Mr. Dadushri Patagaonkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Information not available Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Dadushri Patagaonkar
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 14,500/- Since last 7 Months
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1991 (Allotment Letter)
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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 14.02.2025 for Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, "Utkarsha Co-Op. Hsg. Soc. Ltd.", P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, State - Maharashtra, India belongs to **Mrs. Sangeeta Sanjay Patole**.

We are in receipt of the following documents:

1)	Copy of Declaration Cum Indemnity Bond Dated 21.01.2015.
2)	Copy of Share Certificate Document No.22 transferred on 01.08.2013 in the name of Mrs. Snageeta Sanjay Patole .
3)	Copy of Society NOC Letter Document No.- Dated 01.08.2013.
4)	Copy of Agreement for sale Document No.1235/2000 Dated 25.09.2000 between Mrs. Neelam Mukesh Patel & Mr. Mukesh Lalubhai Patel(The Vendor) And Mrs. Snageeta Sanjay Patole(The Purchaser).
5)	Copy of MHADA Allotment Letter Document No.JV No. / K. A. / M. V. / Bandra (East) / M.M. / 320 / 2015 Dated 07.07.2015 issued by Mumbai Housing and Area Development Board for the transfer of flat in the name of Mrs. Sangeeta Sanjay Patole. .
6)	Copy of Allotment Letter Dated 08.01.1991 issued by Mumbai Housing and Area Development Board in the name of Mr. Rawal Narayandas Manilal (Original Allottee).

Location

The said building is located at Village - Majas, Andheri (East)400 093. The property falls in Residential Zone. It is at a traveling distance 2.7 Km from Mogra Metro Station.

Building

The building under reference is having Ground + 4 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 Normal. The building is used for Residential purpose. 3rd Floor is having 6 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is Living Room + Kitchen + Toilet + Balcony. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Alluminum sliding windows with M. S. Grills, Open-Conduit plumbing with Casing Capping Electrical wiring etc.

Valuation as on 14th February 2025

The Carpet Area of the Residential Flat	:	200.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1991 (Allotment Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	34 Years
Cost of Construction	:	240.00 Sq. Ft. X ₹ 2,800.00 = ₹ 6,72,000.00
Depreciation $\{(100 - 10) \times (34 / 60)\}$:	51.00%
Amount of depreciation	:	₹ 3,42,720.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,710/- per Sq. M. i.e. ₹ 14,373/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,523/- per Sq. M. i.e. ₹ 11,940/- per Sq. Ft.
Value of property	:	200.00 Sq. Ft. X ₹ 25,000 = ₹50,00,000
Total Value of property as on 14th February 2025	:	₹50,00,000.00

(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)

Fair value of the property as on 14th February 2025	:	₹ 50,00,000.00 - ₹ 3,42,720.00 = ₹ 46,57,280.00
Total Value of the property	:	₹ 46,57,280.00
The realizable value of the property	:	₹41,91,552.00
Distress value of the property	:	₹37,25,824.00
Insurable value of the property (240.00 X 2,800.00)	:	₹6,72,000.00
Guideline value of the property (240.00 X 11940.00)	:	₹28,65,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, "Utkarsha Co-Op. Hsg. Soc. Ltd.", P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas, Andheri (East), Mumbai, 400 093, State - Maharashtra, India for this particular purpose at **₹ 46,57,280.00 (Rupees Forty Six Lakhs Fifty Seven Thousands Two Hundred And Eighty Only)** as on 14th February 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 **14th February 2025 is ₹ 46,57,280.00 (Rupees Forty Six Lakhs Fifty Seven Thousands Two Hundred And Eighty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
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.



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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 + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 1991 (Allotment Letter)				
4	Estimated future life	: 26 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 Solid flush door with M.S Safety door, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Ceramic Tile Flooring.				
11	Finishing	: Cement Plastering.				
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.	: Open-Conduit plumbing with Casing Capping Electrical wiring
(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.	:	Ordinary
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	:	Not Provided
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



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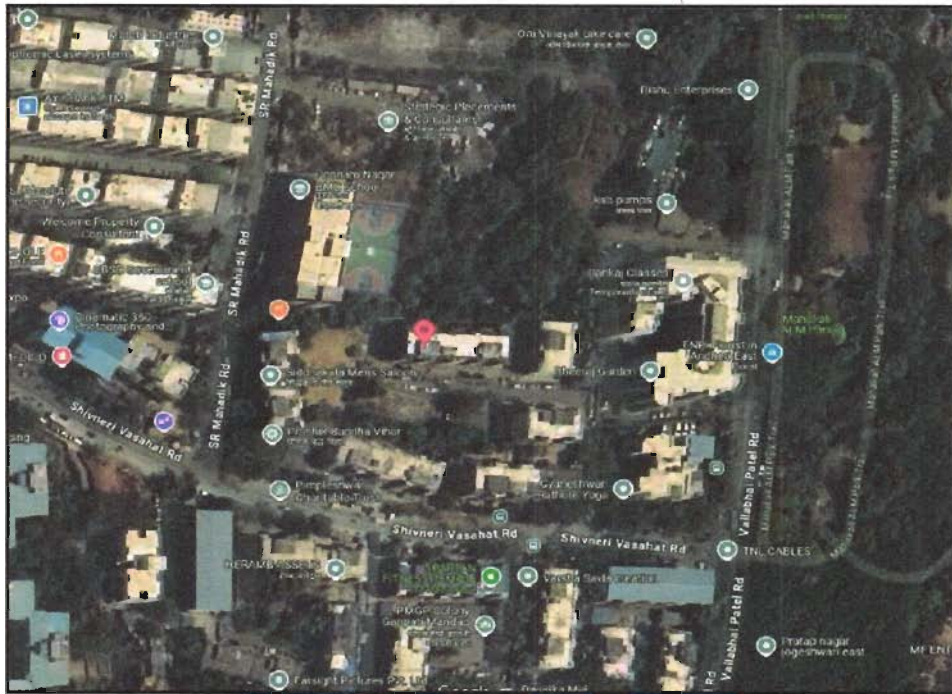
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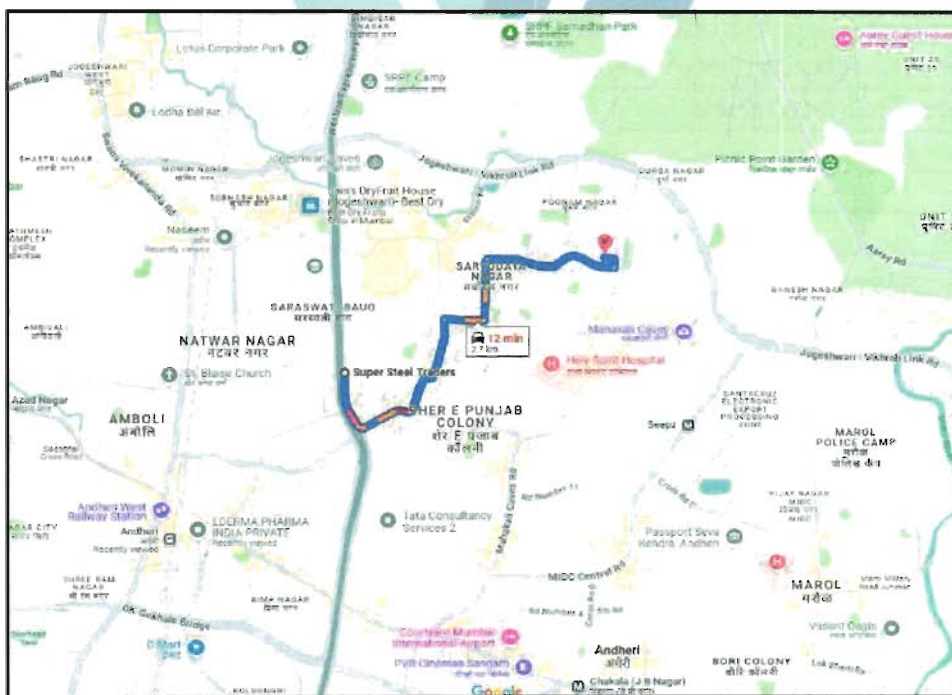
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°8'4.8"N 72°52'8.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Mogra - 2.7 Km).



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Ready Reckoner Rate

DIVISION / VILLAGE - MAJAS 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	Part. Boundary of Value Rate 53/252 to the North, Mahakali Cave Road to the East and part of this village boundary, Village boundary to the South and Shere Punjab Colony to the West, South and North 18.30 m to the West. Wide development Plan Road.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
53	53/252C	77690	154710	185100	201850	16684
CTS No. 77, 78, 79, 80, 81PT, 82, 83, 84, 85, 87, 88, 90, 91, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 156A, 156B, 157, 158, 159, 160A, 160A/1, 160A/2, 160B, 161, 162, 163, 164, 165, 165B, 166PT, 170/C, 170/D, 170/G, 172, 173, 174, 175, 197						
<input type="checkbox"/> Compare With Previous Year +						

Stamp Duty Ready Reckoner Market Value Rate for Flat	154710			
Decrease by 15% on Flat Located on 3 rd Floor	23206.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,31,504.00	Sq. Mtr.	12,217.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	77690			
The difference between land rate and building rate(A-B=C)	53,813.50			
Percentage after Depreciation as per table(D)	34%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,28,523.00	Sq. Mtr.	11,940.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	320.00	384.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,563.00	₹22,135.00	-

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Home > Property in Mumbai > Andheri East > Apartment in Andheri East > 1 BHK, 450 Sq-Ft

₹ 85.0 Lac | EMI - ₹ 38k | [Get pre-approved loan](#)

1 BHK 450 Sq-ft Flat For Sale [Andheri East, Mumbai](#)

1 Bed **1 Bath** **Unfurnished**

Carpet Area
320 sqft ~
₹ 26,563/sqft

Transaction Type
Resale

Lift
NaN

Project
PMGP Colony

Status
Ready to Move

Furnished Status
Unfurnished

Floor
4(Out of 4 Floors)

Facing
East

Type Of Ownership
Co-operative Society

+5 Photos

✓ East Facing Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

Contact Agent
Vishal -91-9800000000

Get Phone No.

Top Agent in this Locality

Ziya Zera Estate Consultants

29

COOPERATIVES FOR SALE

127

COOPERATIVES FOR RENT

[View Profile](#) View Proper

More Details

Price Breakup **₹ 85 Lac** | ₹ 4,25,000 Approx. Registration Charges | ₹ 700 Monthly

Booking Amount **₹ 5.0 Lac**

Address **Shiyneri Vasahat Road, Poonam Nagar, Western Suburbs, Andheri East, Mumbai, Maharashtra, Andheri East, Mumbai - Western Mumbai, Maharashtra**

Landmarks **St Xaviers school**

Furnishing **Unfurnished**

Flooring **Ceramic Tiles**

Type of Ownership **Co-operative Society**

[View all details ▾](#)

Description: Available 1 Rk converted 1 bhk flat for sale in Pmgp colony, Poonam nagar, Andheri East. Flat is in

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	187.50	225.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-

Pay Rent Post Your Property Trusti Parmani Menu

1 RK Flat In Bindra Complex For Sale In Andheri East

Behind Ginger Hotel, Mahakali Caves Rd. Andheri East, Mumbai, Ma...

₹ 45 Lacs
Non-negotiable

₹ 25,791/Month
Estimated EMI

225
Sq.Ft

[Need Home Loan ?](#)
[Apply Loan](#)

Photos Location

Shortlist

- 1 Bedroom**
No. of Bedroom
- 1 Bathroom**
No. of Bathroom
- NA**
Beachy
- None**
Parking

- Jan 9, 2025**
Posted On
- Apr 1, 2025**
Possession
- Bindra Complex**
Apartment
- None**
Power Backup

[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: [VIJAYA BANK, GOREGAON WEST](#) [Goregaon Railway Station](#) [Ashtangayoga](#)
[Kokilaben Chirubhai Ambani Hospital And Medical Research Institute](#) [Goregaon \(East\)](#)

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.7 Per Sq.Ft/M	Flooring	NA
Builtup Area	225 Sq.Ft.	Furnishing Status	Unfurnished Furnish Now
Facing	East	Floor	6/6
Parking	None	Gated Security	Yes

Activity On This Property

101
Unique Views

3
Shortlists

8
Contacted

Powered By: [NBEstimate](#)

Similar Properties

1 RK Flat In Shree Ganes...

PODUM LIGDE ANDHERI EAST

Within a km

Price **₹42 Lacs** Builtup Area **295 sqft**



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	180.00	216.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,722.00	₹19,769.00	-

2/5/25, 9:12 PM		freesearch@service.maharashtra.gov.in/saritaHTMLReportSuchKramank2_RegLive.aspx	
1434322	सूची क्र.2		दुयम निबंधक सह दु.नि. अंधेरी ।
05-02-2025			दस्ता क्रमांक 1434/2025
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी: Regn:63m	
गावाचे नाव : मजास			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4000000		
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3295253.16		
(4) भू-मापन पोटहिस्सा व परकामांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्पन:सदनीका नं: 103, माळा नं: 1 ला मजास, दुमरतीचे नाव: मजास वाडी उरुवळ को ऑप हो सो लि बिल्डिंग न 7 सि, ब्लॉक नं: अन्धेरी पूर्व न्यु म्हाडा कॉलनी, रोड नं: जवळ पुनम नगर ऑफ महाकाली केव्हस रोड, इतर माहिती: सदनीकेचे एकूण क्षेत्र 180 चौ फूट कार्पेट (C.T.S. Number : 175 part ;)		
(5) क्षेत्रफळ	20.07 चौ मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव -सयना नंदकिशोर विक्रमे वय:-50 पत्ता:-प्लॉट नं: जी -4 /4 ,माळा नं: , दुमरतीचे नाव: जवळ बी एम सी स्कूल न 2 , ब्लॉक नं: घाटकोपर पश्चिम , रोड नं: एस वी बरवे नगर , महाराष्ट्र, MUMBAI पिन कोड:-400084 फोन नं:-AZLPS99248		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -श्रेया राजीव नाईक वय:-26, पत्ता:-प्लॉट नं: 111, माळा नं: बिल्डिंग न 7 बी , दुमरतीचे नाव: साई विराज को ऑप हो सो लि , ब्लॉक नं: अन्धेरी पूर्व न्यु म्हाडा कॉलनी , रोड नं: जवळ पुनम नगर ऑफ महाकाली केव्हस रोड , महाराष्ट्र, MUMBAI पिन कोड:-400093 फोन नं:-CBYPN2736H 2): नाव -राजीव विष्णु नाईक वय:-61; पत्ता:-प्लॉट नं: 111, माळा नं: बिल्डिंग न 7 बी , दुमरतीचे नाव: साई विराज को ऑप हो सो लि , ब्लॉक नं: अन्धेरी पूर्व न्यु म्हाडा कॉलनी , रोड नं: जवळ पुनम नगर ऑफ महाकाली केव्हस रोड , महाराष्ट्र, MUMBAI पिन कोड:-400093 फोन नं:-ADVPN4531D		
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2025		
(10)दस्ता नोंदणी केल्याचा दिनांक	30/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	1434/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearch@service.maharashtra.gov.in/saritaHTMLReportSuchKramank2_RegLive.aspx		1/2	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th February 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

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 **₹ 46,57,280.00 (Rupees Forty Six Lakhs Fifty Seven Thousands Two Hundred And Eighty 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: 2025.02.14 12:22:52 +05'30'

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

