

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-1287/22-23	7-Jul-2022
Buyer (Bill to) <b>COSMOS BANK- BORIVALI MRO A-2</b> Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai -, 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 E-Mail : prerana.sakhalkar@cosmosbank.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	41483/25293	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	15,000.00
				CGST 1,350.00
				SGST 1,350.00
<b>Total</b>				<b>17,700.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Seventeen Thousand Seven Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
<b>Total</b>			<b>1,350.00</b>		<b>1,350.00</b>	<b>2,700.00</b>

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

**Remarks:**

Deepthi Balagiri - Residential Flat No. 13 & 14, 4th Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

**Company's Bank Details**

A/c Holder's Name: **VASTUKALA CONSULTANTS (I) PVT LTD**  
 Bank Name : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici



Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**

*[Signature]*  
 Authorized Signatory

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Deepthi Balagiri**

Residential Flat No. 13 & 14, 4<sup>th</sup> Floor, "**Savitha Building**", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd.,  
70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°04'06.1"N 72°54'06.2"E

## Valuation Done for:

Think.In **Cosmos Bank** Create

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),  
Mumbai - 400 092, State - Maharashtra, Country - India.

## **Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 13 & 14, 4<sup>th</sup> Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089, State – Maharashtra, Country – India belongs to **Deepthi Balagiri**.

**Boundaries of the property.**

North	: Amar Mahal Building
South	: Pestom Sagar Road No. 2
East	: Road & Kankal Hospital
West	: Chandrika Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 3,16,84,075.00 (Rupees Three Crore Sixteen Lakh Eighty Four Thousand Seventy Five Only)**.

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

Hence certified

**For VASTUKALA CONSULTANTS (I) PVT. LTD.****MANOJ BABURAO****CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA  
2.5.4.20=9022ba4c46d95a033a0d319a0a8691330d03c37304113  
3115279b17a180502, postalCode=400008, st=Maharashtra,  
serialNumber=1a50a66a6a6c3998b2a55a8f0c3e6a317110a2e  
29a02020a3170a2010, ou=MANOJ BABURAO CHALIKWAR  
Date: 2022.07.08 09:57:45:32

**Auth. Sign.****Director****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile: +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

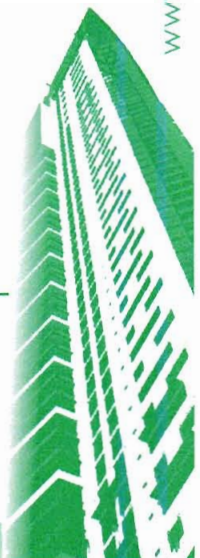
28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org



Valuation Report of Residential Flat No. 13 & 14, 4th Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089, State - Maharashtra, Country - 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 the Fair Market Value as on 07.07.2022 for Banking Purpose
2	Date of inspection	29.06.2022
3	Name of the owner/ owners	<b>Deepthi Balagiri</b>
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	<b>Address:</b> Residential Flat No. 13 & 14, 4 <sup>th</sup> Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Navuyan Mewded
6	Location, street, ward no	70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai
	Survey/ Plot no. of land	C.T.S. No. 89 of Village - Chembur
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, 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. = 1054.00</b> <b>Terrace Area in Sq. Ft. = 270.00</b> <b>(i.e. 40% of Terrace Area i.e. 675.00 Sq. Ft.)</b> <b>Total Carpet Area = 1324.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1535.00 [(Carpet Area as per Agreement + 20%) + 40% of

		Terrace Area]
13	Roads, Streets or lanes on which the land is abutting	70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai
14	If freehold or leasehold land	Freehold
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
21	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	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner's relative occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Partly 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	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 66,000.00 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?	N.A.
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.
		<b>SALES</b>	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
<b><i>COST OF CONSTRUCTION</i></b>		
41	Year of commencement of construction and year of completion	Year of Completion – 1967 (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></p> <ol style="list-style-type: none"> <li><u>As per Site Inspection, Flat No. 13 &amp; 14 are internally amalgamated with single entrance.</u></li> <li><u>At the time of visit, two bedrooms were locked. Hence, measurement, photographs of the bedrooms could not be possible.</u></li> <li><u>Terrace area covered with G.I. Sheet roofing.</u></li> </ol>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 07.07.2022 for Residential Flat No. 13 & 14, 4<sup>th</sup> Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089, State – Maharashtra, Country – India belongs to **Deepthi Balagiri**.

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

1	Copy of Gift Deed dated 23.06.2022
2	Copy of Occupancy Certificate Document No. CE / 7828 / BSI / A / M dated 23.06.1967 issued by Municipal Corporation of Greater Mumbai

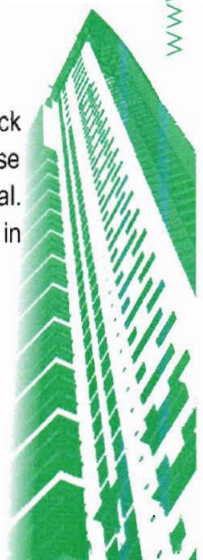
### LOCATION:

The said building is located at 70, Pestom Sagar Road No. 2, Tilak Nagar P.O, Chembur, Mumbai, PIN Code - 400 089, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 1.1 Km. from Chembur railway 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" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 4th Floor is having single Residential Flat. Lift is not provided in building.

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**Residential Flat:**

The residential flat under reference is situated on the 4th Floor. It consists of 3 Bedroom + Living Room + Dining Room + Kitchen + W.C. + Bathroom + Pooja Room. The residential flat is finished with Marble flooring, Teak wood door frame with flush shutters, Aluminum Sliding window & Concealed electrification & concealed plumbing.

**Valuation as on 07th July 2022**

The Carpet Area of the Residential Flat	:	1324.00 Sq. Ft.
The Built Up Area of the Residential Flat	:	1535.00 Sq. Ft.

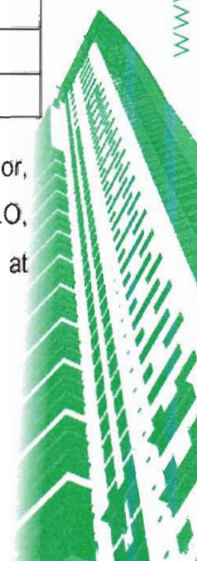
**Deduct Depreciation:**

Year of Construction of the building	:	1967 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	55 years
Cost of Construction	:	1535.00 X 3,000.00 = ₹ 46,05,000.00
Depreciation $\{(100-10) \times 55 / 60\}$	:	82.5%
Amount of depreciation		₹ 37,99,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,640.00 per Sq. M. i.e. ₹ 13,902.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,01,472.00 per Sq. M. i.e. ₹ 9,427.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,800.00 per Sq. Ft. on Carpet Area
Value of property as on 07.07.2022	:	₹ 1324.00 Sq. Ft. X ₹ 26,800.00 = ₹ 3,54,83,200.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 07.07.2022	:	₹ 3,54,83,200.00 - ₹ 37,99,125.00 = ₹ 3,16,84,075.00
Total Value of the property	:	₹ 3,16,84,075.00
The realizable value of the property	:	₹ 2,85,15,668.00
Distress value of the property	:	₹ 2,53,47,260.00
Insurable value of the property	:	₹ 46,05,000.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 13 & 14, 4<sup>th</sup> Floor, "Savitha Building", of Sri Sath Sangh Co-op. Hsg. Soc. Ltd., 70, Pestom Sagar Road No. 2, Tilak Nagar P.O., Chembur, Mumbai, PIN Code - 400 089, State – Maharashtra, Country – India for this particular purpose at





**₹ 3,16,84,075.00 (Rupees Three Crore Sixteen Lakh Eighty Four Thousand Seventy Five Only)** as on 07th July 2022.

**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **07th July 2022 is ₹ 3,16,84,075.00 (Rupees Three Crore Sixteen Lakh Eighty Four Thousand Seventy Five Only)**.
2. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
3. 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.
4. 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.

**PART III- DECLARATION**

I hereby declare that

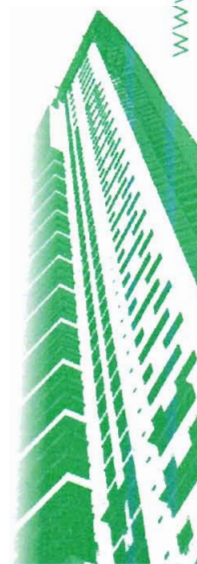
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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**ANNEXURE TO FORM 0-1**

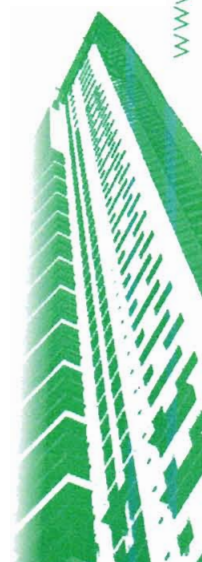
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4th Floor
3.	Year of construction	Year of Completion – 1967 (As per Occupancy Certificate)
4.	Estimated future life	5 - 10 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Aluminum Sliding window
10.	Flooring	Marble flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	5'.6" High, R.C.C. column with B. B. masonry wall



18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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



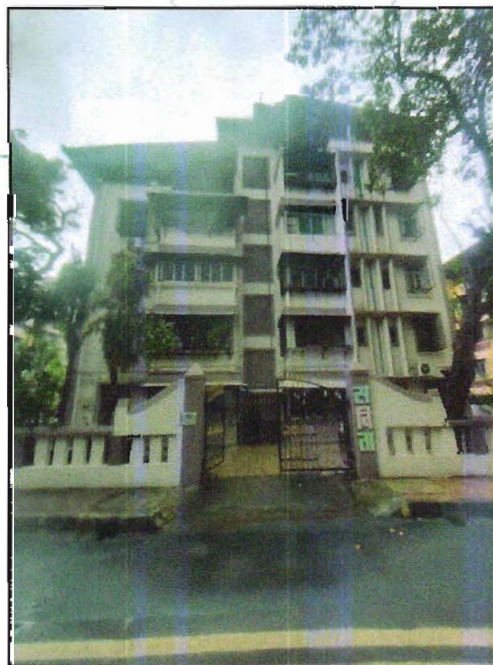
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## Actual site photographs

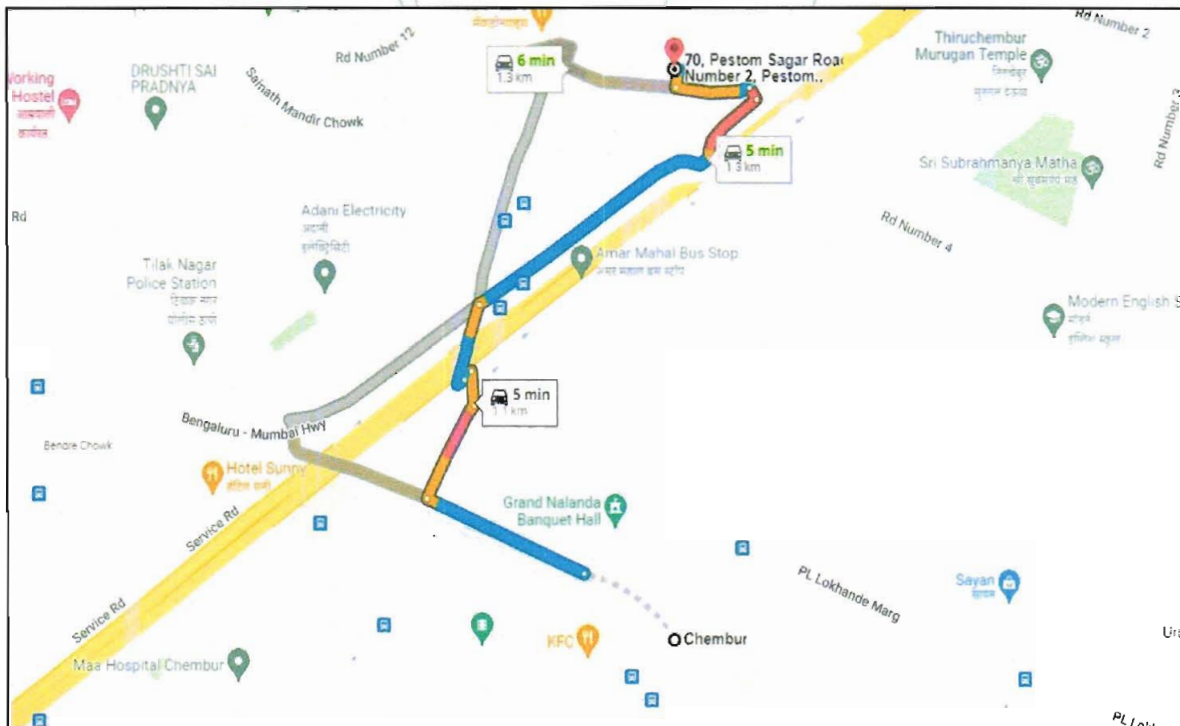


## Actual site photographs



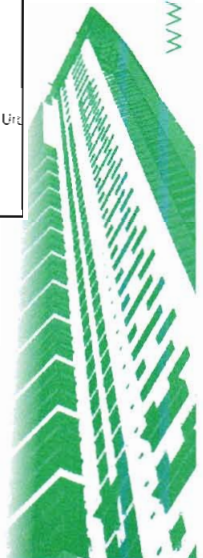
## Route Map of the property

Site u/r




**Latitude Longitude - 19°04'06.1"N 72°54'06.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Chembur - 1.1 Km.)




## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Year

2022/2023

*Annual Statement of Rates*

Language

English

Selected District: मुंबई(उपनगर)

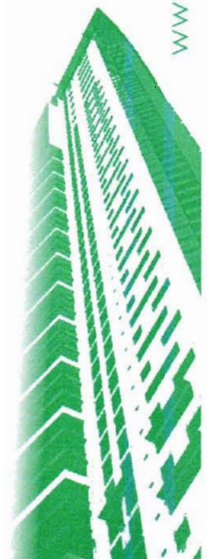
Select Village: चेंबूर - कुर्ला

Search By:  Survey No  Location

Enter Survey No: 89

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
98/44-1-मुक्ताग: हुन्नगती मार्ग, महात्मा गांधी मार्ग व बॉई हद्द: खोती वेदलेला भाग.	69360	149640	172080	187040	149640	चौरस मीटर	सि.टी.एन. नंबर

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## Price Indicators

**NOBROKER**

2 BHK Flat For Sale in Anita Chs in Pestom Sagar Colony

₹ 1.15 Crores

₹ 65,911/Month

572 Sq. Ft.

2 Bedroom

2 Bathroom

NA

Car

Get Quotes Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Things to do

Overview

Age of Building	133 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.7 Per Sq. Ft. M	Flooring	Marble/Green
Subsquares	572 Sq. Ft.	Furnishing Status	Semi Furnished
Facing	North-East	Floor	2/3
Perching	Co.	Other Security	HP

Activity On This Property

Similar Properties

2 BHK Flat For Sale in Kamalaya Chs in Chedda

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Pestom Sagar > 2 BHK Flats for Sale in Pestom Sagar > 984 Sq-ft

Property ID: 55704533

Get priority access & benefits with **MB Prime!** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% Off**

₹ 1.90 Cr

984 Sq-ft 2 BHK Flat for Sale in , Pest...

See Other Charges

Free Property Valuation

Owner: Ashok

Posted on Jun 28, 22

PROPERTY DETAILS

LOCALITY DETAILS

Bedrooms	2 See Dimensions	Bathrooms	2	Balconies	2	Study room	1
Carpet area	635 sqft	Loading	35%				
	₹ 29,921/sqft						

Furnished status: Furnished

Type of Ownership: Co-operative Society

Facing: East

Water Availability: 24 Hours Available

USP: East Facing Property

See Other Charges

See the video





# Price Indicators

**NOBROKER**

2 BHK Flat For Sale in Angelope Sundew Chs in Chembur (West)

₹1.65 Crores (Negotiable)

₹94,568/Month Estimated EMI

900 Sq. Ft.

Jun 28, 2022

2 Bedroom

2 Bathroom

NA

Angelope Sundew Chs

Chembur

₹222 Per Sq. Ft. Maintenance Charges

900 Sq. Ft. Carpet Area

Fully Furnished

3/4 Floor

No Dotted Security

Age of Building: >10 Years

Maintenance Type: Self Owned

Flooring: Marble/Granite

Carpet Area: 700 Sq. Ft.

Facing: East

Parking: Bike And Car

Activity On This Property

95 Views

1 Shortlist

1 Like

Similar Properties

2 BHK Flat For Sale in Vash Sindhwadi Chs

**99acres**

Buy Enter Locality / Project / Society / Landmark

Near Me

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Pestom Sagar Colony > 2 BHK Apartments in Pestom Sagar Colony

Posted on Jul 07, 2022 | Ready to move

**₹2.1 Cr** @ 28,727 per sq. ft.

Estimated EMI ₹1,67,728

2BHK 2Baths

Residential Apartment for Sale

in Sandhya Heritage Pestom Sagar Colony, Central Mumbai suburbs, Mumbai

REERA STATUS REGISTERED Registration No: F51800001750 Website: https://maharera.mahaonline.gov.in

Overview Society Dealer Details Recommendations Price Trends Registry Record

Property (9) Society (1)

Area

Carpet area: 731 sq. ft. (67.91 sq. m.)

Price

₹2.1 Crore

₹28,727 per sq. ft. (Negotiable) View Price Details

Floor Number

2<sup>nd</sup> of 11 Floors

Overlooking

Main Road, Park/Garden

Configuration

2 Bedrooms, 2 Bathrooms, No Balcony with Study Room

Address

Sandhya Heritage

Pestom Sagar Colony, Central Mumbai suburbs

Facing

East

Property Age

1 to 5 Year Old

Photos (1/9)



## Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark | Near Me

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Chembur (West) > 1 BHK Apartments in Chembur (West) | Posted on Jul 01, 2022 | Ready to move

**₹1.25 Cr** @ 23,584 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹99,838 Residential Apartment for Sale  
 in Pestom Sagar, Chembur (West), Mumbai Harbour, Mumbai

**REERA STATUS:** NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

**Overview** Owner Details Recommendations

Property (0) Photos not shared by advertiser | Request Photos

- Area:** Carpet area: 530 sq.ft. (49.24 sq.m.)
- Configuration:** 1 Bedroom, 1 Bathroom, 1 Balcony
- Price:** ₹ 1.25 Crore @ 23,584 per sq.ft.
- Address:** Pestom Sagar, Chembur (West), Mumbai Harbour
- Floor Number:** Ground of 2 Floors
- Overlooking:** Main Road
- Property Age:** 10+ Year Old

**NOBROKER** My Bookings | My Alerts | Post New Property | Sign In

1 BHK Flat for Sale in Anika Chs in Ghatkopar East | Lived Verified | ₹1.25 Crore | ₹17,314/Month | 500 sq.ft. | Sell Home | Apply Now

Home > Flats for Sale in Mumbai > Property Details

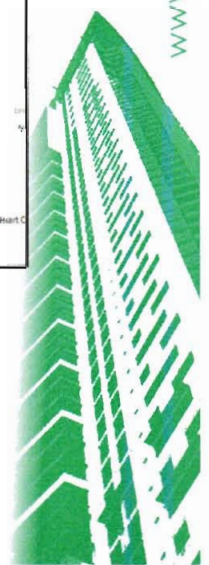
1 Bedroom | 1 Bathroom | Bike and Car | Apr 23, 2022

Price trends by NB Estimate | Report what was not correct in this property

**Overview**

Age of Building	1-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq. Ft/M	Flooring	Verified Tiles
Buildup Area	500 Sq.Ft	Carpet Area	288 Sq.Ft
Furnishing Status	2BHK   Semi-furnished	Facing	North-East
Floor	G/F	Parking	Bike And Car
Over Sea Property	No		

Activity On This Property | Similar Properties



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

This exercise is to assess **Fair Market Value** of the property under reference as on **07<sup>th</sup> July 2022**

The term Value is defined as

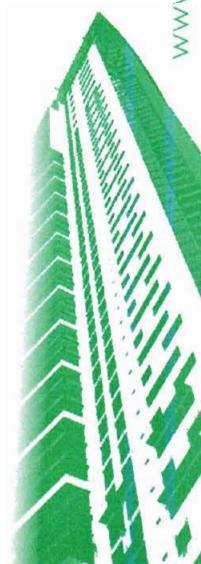
*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ 3,16,84,075.00 (Rupees Three Crore Sixteen Lakh Eighty Four Thousand Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=MANOJ,  
2.5.4.20=802206445450059607892807934006154554433311517,  
10171885612, postalCode=400069, st=Maharashtra,  
serialNumber=414545564006154554433311517, cn=MANOJ BABURAO CHALIKWAR  
DN: 254375A226AC, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.07.08 09:52:10+05'30'

Auth. Sign.



Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

