

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani**

Residential Flat No. 2104, 2105 & 2106 on 21st Floor & Residential Flat No. 2205 & 2206 on 22nd Floor,
"Meghdoot A", Meghdoot Co-op. Hsg. Soc. Ltd., Opp. Jogger's Park, Lokhandwala Back Road,
Lokhandwala Complex, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.

Longitude Latitude: 19°08'43.3"N 72°49'17.6"E

Valuation Done for:

Bank of India

Thane Main Branch




Bank Of India Building, 1st Floor, Shivajipath, Opp. M. H. High School, Thane (West),
PIN Code – 400 601, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

 **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2104, 2105 & 2106 on 21st Floor & Residential Flat No. 2205 & 2206 on 22nd Floor, "Meghdoot A", Meghdoot Co-op. Hsg. Soc. Ltd., Opp. Jogger's Park, Lokhandwala Back Road, Lokhandwala Complex, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani**.

Boundaries of the property.

North : Meghdoot C
South : Oberoi Sky Heights
East : Excellency Society
West : Creek Road

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 this particular purpose at **₹ 11,87,40,800.00 (Rupees Eleven Crore Eighty Seven Lakh Forty Thousand Eight Hundred 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Encl. Valuation Report



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Our Pan India Presence at :

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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager,
Bank of India
Thane Main Branch
 Bank Of India Building, 1st Floor,
 Shivajipath, Opp. M. H. High School,
 Thane (West), PIN Code – 400 601,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 09.03.2023
	b)	Date on which the valuation is made : 17.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 07.07.2009 Between Mr. Kumar Sanu Bhattacharjee & Mrs. Saloni K.S. Bhattacharjee (the Vendors) and Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani (the Purchasers). – Flat No. 2104, 2105 & 2106 ii) Copy of Agreement for Sale dated 07.07.2009 Between Mr. Kumar Sanu Bhattacharjee & Mrs. Saloni K.S. Bhattacharjee (the Vendors) and Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani (the Purchasers). – Flat No. 2205 & 2206 iii) Copy of Full Occupancy Certificate No. CE / 6295 / WS / AK dated 10.12.2003 issued by Municipal Corporation of Greater Mumbai.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani <u>Address:</u> Residential Flat No. 2104, 2105 & 2106 on 21 st Floor & Residential Flat No. 2205 & 2206 on 22 nd Floor, " Meghdoot A ", Meghdoot Co-op. Hsg. Soc. Ltd., Opp. Jogger's Park, Lokhandwala Back Road, Lokhandwala Complex, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Ramesh Chopal (Servant) Contact No. 91426 81518 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 2104, 2105 & 2106 located on 21 st Floor and Residential Flat No. 2205 & 2206 located on 22 nd Floor in " Meghdoot A ". As per site inspection all the flats area in internally

			amalgamated to form a single duplex flat. The composition of Amalgamated Flat No. 2104, 2105 & 2106 is having 2 Bedrooms + Living Room + Dinning + Kitchen + 3 Toilets + Passage + Balcony & The composition of Amalgamated Flat No. 2205 & 2206 is having 2 Bedrooms + Living Room + 3 Toilets + Passage + Terrace area (i.e. 4 BHK + 6 Toilets + Terrace). The property is at 1.9 Km. traveling distance from nearest railway station Oshiwara.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 121
	b) Door No.	:	Residential Flat No. 2104, 2105 & 2106 on 21 st Floor & Residential Flat No. 2205 & 2206 on 22 nd Floor
	c) C. T.S. No. / Village	:	C.T.S. No. 1/38/3A of Village – Oshiwara
	d) Ward / Taluka	:	K-West Ward, Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As occupancy certificate is available it may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 2104, 2105 & 2106 on 21 st Floor & Residential Flat No. 2205 & 2206 on 22 nd Floor, " Meghdoot A ", Meghdoot Co-op. Hsg. Soc. Ltd., Opp. Jogger's Park, Lokhandwala Back Road, Lokhandwala Complex, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India
8.	City / Town	:	Andheri (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Oshiwara Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Documents
	North	:	Meghdoot C Details not available

	South	:	Oberoi Sky Heights	Details not available
	East	:	Excellency Society	Details not available
	West	:	Creek Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	- (R)	-
14.	Extent of the site	:	Area as per actual site measurement is as follows:	
			Area	Flat No.
				Flat No.
				2104, 2105 & 2106
			Carpet Area in Sq. Ft.	1246.00
			Seating Area in Sq. Ft.	48.00
			Flowerbed Area in Sq. Ft.	53.00
			Terrace Area in Sq. Ft.	223.00
			Area as per Agreement for Sale is as follows:	
			Flat No.	Floor No.
				Super Built-up Area in sq. Ft.
			2104	21 st Floor
			2105	21 st Floor
			2106	21 st Floor
			2205	22 nd Floor
			2206	22 nd Floor
			Total	3,062.00
			Flat No.	Floor No.
			2205	Terrace Area
				Area in Sq. Ft.
				240.00
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°08'43.3"N 72°49'17.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Super Built-up Area in sq. Ft. = 3062.00 Terrace Area in sq. Ft. = 240.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mr. Sunil Jain Rented Since – 3 Years	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	

2.	Location	:	
	C. T.S. No.	:	C.T.S. No. 1/38/3A of Village – Oshiwara
	Block No.	:	-
	Ward No.	:	K-West Ward
	Village / Municipality / Corporation	:	Village – Oshiwara Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2104, 2105 & 2106 on 21 st Floor & Residential Flat No. 2205 & 2206 on 22 nd Floor, "Meghdoot A", Meghdoot Co-op. Hsg. Soc. Ltd., Opp. Jogger's Park, Lokhandwala Back Road, Lokhandwala Complex, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2003 (As per Full Occupancy Certificate)
5.	Number of Floors	:	Stilt + 22 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 21 st Floor & 4 Flats on 22 nd Floor (As per Society Name Board)
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking	:	Stilt car parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	21 st Floor & 22 nd Floor
2	Door No. of the flat	:	Residential Flat No. 2104, 2105 & 2106 on 21 st Floor, Residential Flat No. 2205 & 2206 on 22 nd Floor
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian Marble flooring
	Doors	:	Teak Wood door frame with wooden door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available

	Tax amount:	:	Details not available																		
5	Electricity Service connection No.:	:	Details not available																		
	Meter Card is in the name of:	:	Details not available																		
6	How is the maintenance of the flat?	:	Excellent																		
7	Sale Deed executed in the name of	:	Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani																		
8	What is the undivided area of land as per Sale Deed?	:	Details not available																		
9	What is the plinth area of the flat?	:	Total Super Built-up Area in sq. Ft. = 3062.00 Terrace Area in sq. Ft. = 240.00 (Area as per Agreement for Sale)																		
10	What is the floor space index (app.)	:	As per MCGM norms																		
11	What is the Carpet Area of the flat?	:	Area as per actual site measurement is as follows: <table border="1"> <thead> <tr> <th>Area</th> <th>Flat No.</th> <th>Flat No.</th> </tr> </thead> <tbody> <tr> <td></td> <td>2104, 2105 & 2106</td> <td>2205 & 2206</td> </tr> <tr> <td>Carpet Area in Sq. Ft.</td> <td>1246.00</td> <td>1002.00</td> </tr> <tr> <td>Seating Area in Sq. Ft.</td> <td>62.00</td> <td>48.00</td> </tr> <tr> <td>Flowerbed Area in Sq. Ft.</td> <td>51.00</td> <td>53.00</td> </tr> <tr> <td>Terrace Area in Sq. Ft.</td> <td></td> <td>223.00</td> </tr> </tbody> </table>	Area	Flat No.	Flat No.		2104, 2105 & 2106	2205 & 2206	Carpet Area in Sq. Ft.	1246.00	1002.00	Seating Area in Sq. Ft.	62.00	48.00	Flowerbed Area in Sq. Ft.	51.00	53.00	Terrace Area in Sq. Ft.		223.00
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12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class																		
13	Is it being used for Residential or Commercial purpose?	:	Residential																		
14	Is it Owner-occupied or let out?	:	Tenant Occupied – Mr. Sunil Jain Rented Since – 3 Years																		
15	If rented, what is the monthly rent?	:	₹ 2,90,000.00 Expected rental income per month																		
IV	MARKETABILITY	:																			
1	How is the marketability?	:	Good																		
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area																		
3	Any negative factors are observed which affect the market value in general?	:	No																		
V	Rate	:																			
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 45,000.00 to ₹ 50,000.00 per Sq. Ft. on Carpet Area & ₹ 35,000.00 to ₹ 40,000.00 per Sq. Ft. on Super Built-up Area																		
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat	:	₹ 38,500 per Sq. Ft. on Super Built-up Area ₹ 37,600.00 per Sq. Ft. (after depreciation)																		

	under valuation after comparing with the specifications and other factors with the flat under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 35,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,48,653.00 per Sq. M. i.e. ₹ 23,100.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 2,22,140.00 per Sq. M. i.e. ₹ 20,637.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,100.00 per Sq. Ft.
	Age of the building	:	20 Years (as per Occupancy certificate)
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,100.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 35,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 37,600.00 per Sq. Ft.
	Remark: As per inspection, Residential Flat No. 2104, 2105 & 2106 on 21 st Floor, Residential Flat No. 2205 & 2206 on 22 nd Floor are internally amalgamated to form a single duplex flat having separate entrance. For the purpose of valuation, we have considered area of the agreement for sale.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	3,062.00 Sq. Ft.	37,600.00	11,51,31,200.00
2	Terrace Value of the property	240.00 Sq. Ft.	15,040.00	36,09,600.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			

9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
	Present market value of the property			11,87,41,800.00
	The Realizable value of the property			10,68,66,720.00
	The Distress value of the property			9,49,92,640.00
	Insurable value of the property			91,86,000.00
	Govt. Value of the property			6,31,90,494.00

Justification for price / rate

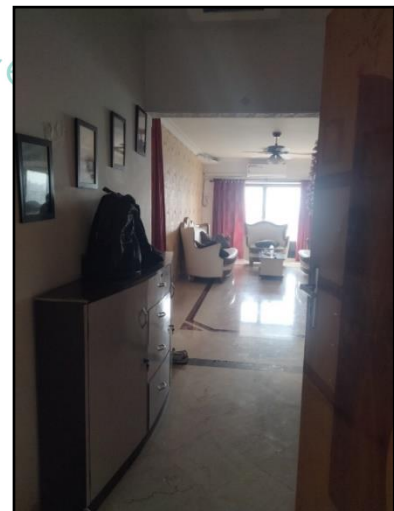
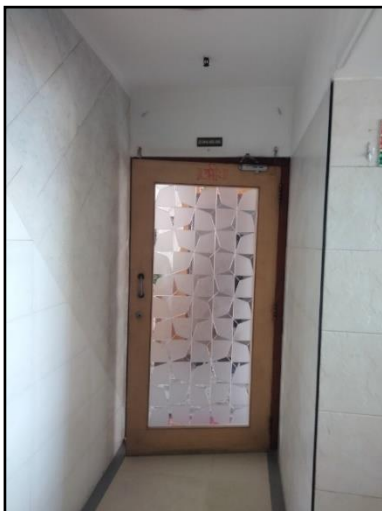
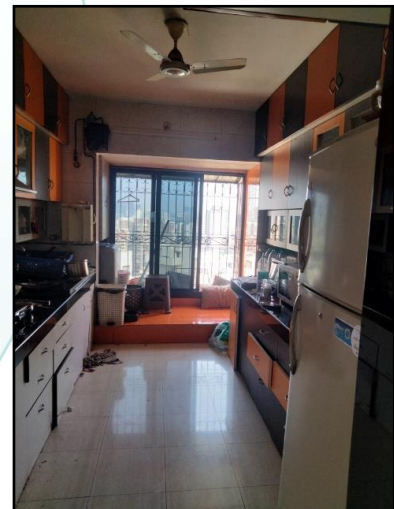
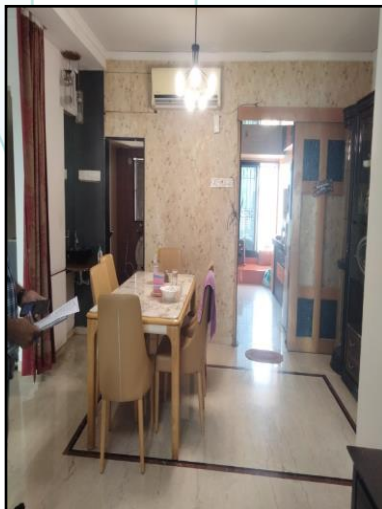
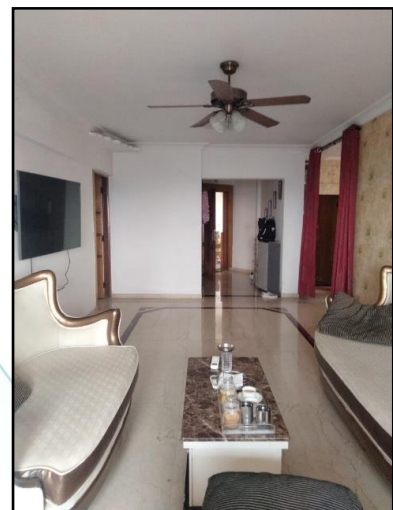
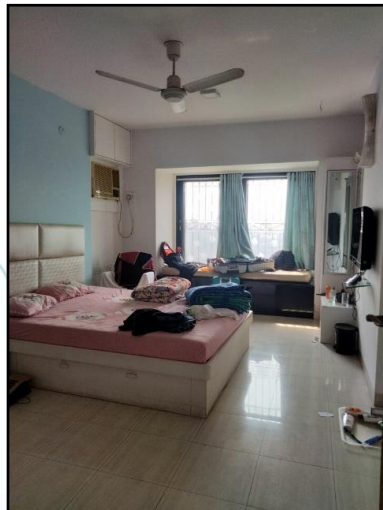
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

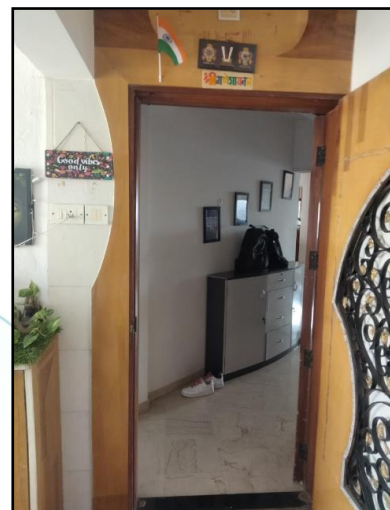
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 45,000.00 to ₹ 50,000.00 per Sq. Ft. on Carpet Area & ₹ 35,000.00 to ₹ 40,000.00 per Sq. Ft. on Super Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 37,600.00 per Sq. Ft. on Super Built-up Area (after depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 2,90,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs

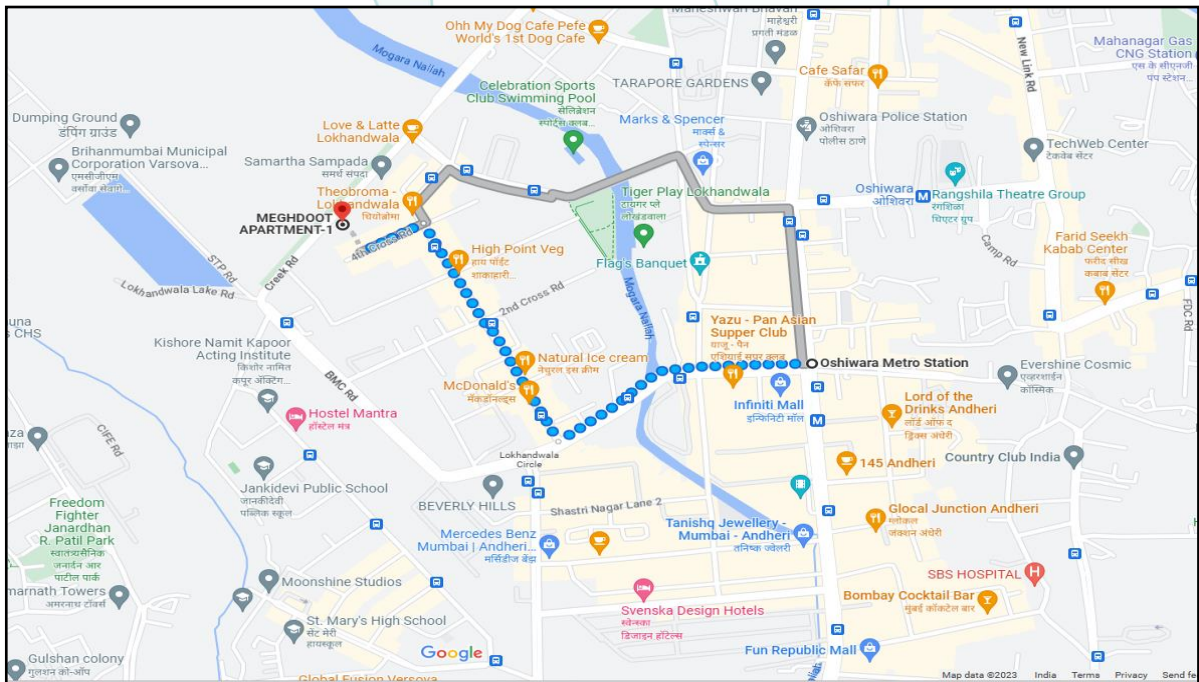
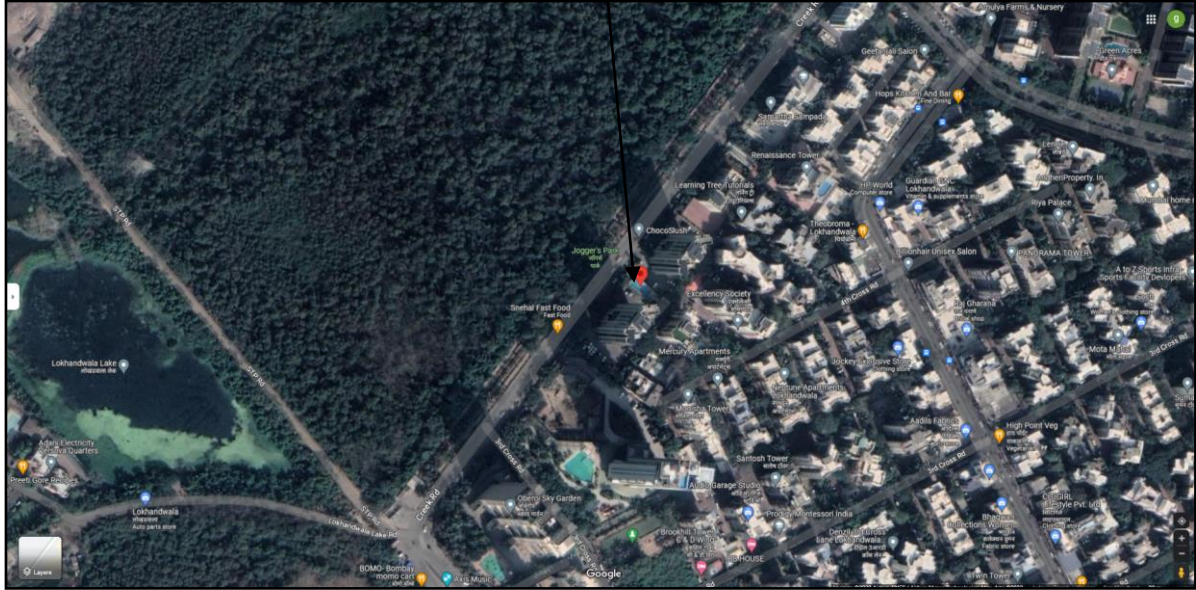


Actual Site Photographs



Think.Innovate.Create


Route Map of the property Site/u/r



Longitude Latitude: 19°08'43.3"N 72°49'17.6"E

Note: The Blue line shows the route to site from nearest Metro station (Oshiwara – 1.4 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 20222023 **Language** English

Selected District मुंबई (उपनगर) **Select Village** ओशिबरे (अंधेरी)

Search By Survey No Location

Select	उपविभाग	सुनी बर्मीन	निवासी सदनिका	जॉकीस	दुकाने	जैचोविक	एकक (Rs./)
SurveyNo	50/238-रस्ता: स्वामी विवेकानंद मार्ग.	64310	109230	130400	192200	109230	चौरस मीटर
SurveyNo	50/239-पुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द, पश्चिमेस वीरा देसाई मार्ग.	56350	121260	139450	166900	121260	चौरस मीटर
SurveyNo	50/240A -पुभाग:खालील सिटीएस न मधील मिळकती	123520	240060	276060	301000	240060	चौरस मीटर
SurveyNo	50/240-पुभाग: उत्तरेस 36.60 मी. रेंद वि.यो. रस्ता, पूर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.	116090	216220	248650	275700	216220	चौरस मीटर
SurveyNo	50/241 -पुभाग: उत्तरेकडे लक्ष्मी हेडस्ट्रीयल हस्टेट, व अगुना घर वामघील 36.60 मी.वि.यो. रस्ता, पूर्वेकडे लिंक रोड, दक्षिण व पश्चिमेकडे गावाची हद्द.	140270	257590	296230	321990	257590	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,16,220.00			
Increase by 15% on Flat Located on 21 st Floor	32,433.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,48,653.00	Sq. Mtr.	23,100.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,16,090.00			
The difference between land rate and building rate (A – B = C)	1,32,563.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,22,140.00	Sq. Mtr.	20,637.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: 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

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₹10.0 Cr Get ₹3,00,000 cashback on Home Loan PREMIUM PROJECT ONLY ON MAGICBRICKS

4 BHK Flat For Sale in Meghdoot Tower, Lokhandwala Complex, Mumbai



4 Beds 4 Baths 4 Balconies Semi-Furnished

Carpet Area 1800 sqft ₹55,556/sqft	Developer Samarth Development Corporation	Project Meghdoot Tower	Floor 12 (Out of 22 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Semi-Furnished	Age Of Construction 15 to 20 years

Contact Owner
Get Phone No.
Last contact made 12 days ago

More Details

Price Breakup **₹10 Cr | ₹50,00,000** Approx. Registration Charges | **₹14,000** Monthly

Address **1207/1307, Lokhandwala Complex, Mumbai - Western Mumbai, Maharashtra**

Contact Owner
Yash merchant +91-98XXXXXX42

Your Name

Email

IND +91 Mobile Number

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri West > 3 BHK Flats for Sale in Andheri West > 1800 Sq-ft
Posted on: Feb 09, 23 Property ID: 64494965

₹5.90 Cr Get ₹1,77,000 cashback on Home Loan PREMIUM PROJECT

3 BHK 1800 Sq-ft Flat For Sale [Andheri West, Mumbai](#)



3 Beds 3 Baths 1 Balcony 1 Covered Parking Service/Goods ...

Carpet Area 1150 sqft ₹51,304/sqft	Developer Samarth Development Corporation	Project Meghdoot Tower	Floor 2 (Out of 18 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing West

Near Oberoi Sky Heights

Contact Agent
Get Phone No.
Last contact made 18 days ago

More Details

Price Breakup **₹5.9 Cr | ₹29,50,000** Approx. Registration Charges | **₹18,000** Monthly

Booking Amount **₹25.0 Lac**

Address **Lokhandwala back road, Andheri West, Mumbai - Western Mumbai, Maharashtra**

Contact Agent
Rahul Jaiswal +91-99XXXXXX37

Your Name

Email

IND +91 Mobile Number

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Get Contact Details



Price Indicators

NOBROKER My Bookings Pay Rent Post Your Property Sign

3 BHK Flat in Samarth Meghdoot, Andheri West For Sale in Andheri West
 2, BHC Rd, Swami Samarth Nagar, Lokhandwala Complex, Andheri West, Mumbai, Maharashtra 400053, India

₹ 5.5 Crores Negotiable ₹ 3.15 Lacs/Month Estimated EMI 1,578 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Andheri west / 3bkh Flat for Sale in Andheri west / Property Details

Photos Location

3 Bedroom No. of Bedroom Mar 12, 2023 Posted On

3 Bathroom No. of Bathroom Immediately Possession

NA No. of Balcony Samarth Meghdoot... Apartment

Contact Schedule Visit

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Lotus Business Park Sardar Patel Technology Business Incubator T2 Infiniti Mall Fun Republic Oshwara Police Station

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 8.2 Per Sq.ft/m	Flooring	Marble/Granite
Builtup Area	1,578 Sq.ft	Carpet Area	1,400 Sq.ft
Furnishing Status	Semi Furnish Now	Facing	South

Activity On This Property

146 Unique Views 0 Shortlists 5

Similar Properties

More 3 BHK Properties for buy in Andheri West

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Sales Instance

Firefox

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuc...

4392322 15-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 4392/2022 नोंदणी : Regn:63m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	11500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10586419.14	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: इतर माहिती: सदनिका क्रमांक 1705-ए,सतरावा मजला,ब्राईटन टॉवर को ऑप हौ सोसायटी लिमिटेड,क्रॉस रोड नंबर 2, राजपूत डेरी समोर,लोखंडवाला कॉम्प्लेक्स अंधेरी पश्चिम मुंबई-400053. सदनिकेचे एकूण क्षेत्रफळ 420 चौ.फुट बिल्टअप आहे.((C.T.S. Number : 1/A/184 ;))	
(5) क्षेत्रफळ	39.03 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कृती कपिल वलेचा वय:-31 पत्ता:-प्लॉट नं: 43, माळा नं: -, इमारतीचे नाव: प्रभू कुटीर, ब्लॉक नं: जुहू मुंबई, रोड नं: विठ्ठल नगर सोसायटी, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-BEUPM4398J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय गोविंदराम पोद्दार वय:-43; पत्ता:-प्लॉट नं: 1506, माळा नं: -, इमारतीचे नाव: कांचनगंगा सोसायटी, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे पी रोड, मनीष नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AFCPP6448N 2): नाव:-नेहा विजय पोद्दार वय:-42; पत्ता:-प्लॉट नं: 1506, माळा नं: -, इमारतीचे नाव: कांचनगंगा सोसायटी, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे पी रोड, मनीष नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AMLPP2270Q 3): नाव:-गोविंदराम रामनारायण पोद्दार वय:-72; पत्ता:-प्लॉट नं: 1506, माळा नं: -, इमारतीचे नाव: कांचनगंगा सोसायटी, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे पी रोड, मनीष नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AFUPP6796H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	4392/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	575000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

1 of 2

15-03-2023, 15:40

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 11,87,40,800.00 (Rupees Eleven Crore Eighty Seven Lakh Forty Thousand Eight Hundred Only). The Realizable Value of the above property is ₹ 10,68,66,720.00 (Rupees Ten Crore Sixty Eight Lakh Sixty Six Thousand Seven Hundred Twenty Only). The Distress Value is ₹ 9,49,92,640.00 (Rupees Nine Crore Forty Nine Lakh Ninety Two Thousand Six Hundred Forty Only).

Place: Thane

Date: 17.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 17.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 09.03.2023 (Mr. Tushar Bhuvad) the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani from Mr. Kumar Sanu Bhattacharjee & Mrs. Saloni K.S. Bhattacharjee vide Agreement for Resale dated 07.07.2009.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Thane Main Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Shobha Kuperkar – Technical Manger Girish Agre – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 09.03.2023 Valuation Date – 17.03.2023 Date of Report – 17.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **3,062.00 Sq. Ft. Super Built-up Area and 240 Sq. Ft. Terrace Area** in the name of **Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client's representative, we understand that the subject property is owned by **Mr. Puran R. Dolwani & Mrs. Divya P. Dolwani**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **3,062.00 Sq. Ft. Super Built-up Area and 240 Sq. Ft. Terrace Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is Residential Flat, **3,062.00 Sq. Ft. Super Built-up Area and 240 Sq. Ft. Terrace Area.**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th March 2023**.

The term **Fair Market 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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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 this particular purpose at **₹ 11,87,40,800.00 (Rupees Eleven Crore Eighty Seven Lakh Forty Thousand Eight Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

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