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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 Proposed Purchaser : **Vilas Ramesh Vaje**

Name of Owner : **Hemali Amrutlal Khakhriya**

Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House, Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India.

Latitude Longitude : 19°7'40.3"N 72°51'27.3"E

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "**Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.**", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India belongs to **Hemali Amrutlal Khakhriya**. Name of Proposed Purchaser is **Vilas Ramesh Vaje**.

Boundaries of the property

North : Salsette Parsi Colony Road & Building No. 1  
South : Open Land  
East : Shri Nageshwar Parshwanath Derasar Road  
West : Building No. 2

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 **₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty Only)**.

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

Hence certified

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

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



### Our Pan India Presence at :

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Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 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 29.07.2024 for Bank Loan Purpose.
1	Date of inspection	27.07.2024
3	Name of the owner / owners	<b>Hemali Amrutlal Khakhriya</b>
	Name of the proposed purchaser	<b>Vilas Ramesh Vaje</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. A-66, 6 <sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India. <b>Contact Person :</b> Mr. Sanjay B. (Representative of Seller) Contact No. 9820236682
6	Location, Street, ward no	Old Pump House Village - Mogra, Andheri (East), Mumbai District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 339, 341 (1 to 7) & 388 of Village - Mogra
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 180.79 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 181.00 (Area As Per Draft Agreement for sale)  Built Up Area in Sq. Ft. = 217.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Mogra, Andheri (East), Mumbai Taluka - Andheri, District - Mumbai Suburban , Pin - PIN - 400 093
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,700.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1999 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 29.07.2024 for Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "**Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.**", Old Pump House , Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093, State - Maharashtra, India belongs to **Hemali Amrutlal Khakhriya**. Name of Proposed Purchaser is **Vilas Ramesh Vaje**.

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

1)	Copy of Agreement for sale Registration No.1058/2017 Dated 02.02.2017 between Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah(The Vendor) And Hemali Amrutlal Khakhriya & Mrs. Indumati Amrutlal Khakhriya(The Purchasers).
2)	Copy of Occupancy Certificate No. CE/5557/WS/AK Dated 03.09.1999 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Draft Agreement for sale Document No. between Hemali Amrutlal Khakhriya(The Vendor) And Vilas Ramesh Vaje(The Purchaser).

### Location

The said building is located at Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban , PIN - 400 093. The property falls in Residential Zone. It is at a traveling distance 850 Mts from Mogra Metro Station.

### Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 10 Residential Flat. The building is having 1 lift.

### Residential Flat:



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The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 29th July 2024

The Carpet Area of the Residential Flat	:	181.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1999 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	217.20 Sq. Ft. X ₹ 2,800.00 = ₹ 6,08,160.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$	:	37.50%
Amount of depreciation	:	₹ 2,27,850.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,64,283/- per Sq. M. i.e. ₹ 15,262/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,702/- per Sq. M. i.e. ₹ 13,072/- per Sq. Ft.
Value of property as on 29th July 2024	:	181.00 Sq. Ft. X ₹ 23,200 = ₹41,99,200.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 29th July 2024	:	₹ 41,99,200.00 - ₹ 2,27,850.00 = ₹ 39,71,350.00
Total Value of the property	:	₹₹ 39,71,350.00
The realizable value of the property	:	₹35,74,215.00
Distress value of the property	:	₹31,77,080.00
Insurable value of the property (217.20 X 2,800.00)	:	₹6,08,160.00
Guideline value of the property (217.20 X 13072.00)	:	₹28,39,238.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-66, 6<sup>th</sup> Floor, Building No 7, Wing - A, "Salsette Building No. 7 Co-op. Hsg. Soc. Ltd.", Old Pump House, Off Jijamata Road, Village - Mogra, Andheri (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India for this particular purpose at ₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty Only) as on 29th July 2024

### NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 29th July 2024 is ₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three



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**Hundred And Fifty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

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

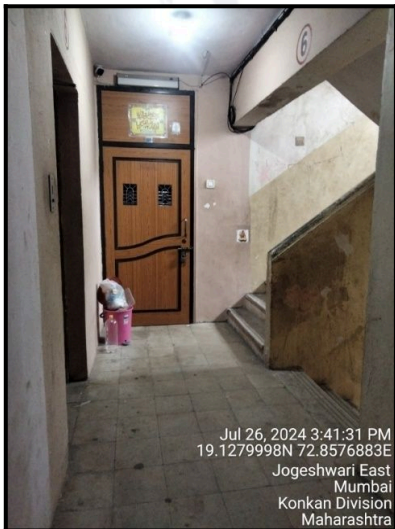
#### ANNEXURE TO FORM 0-1

	Technical details		Main Building
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor
3	Year of construction	:	1999 (As per occupancy certificate)
4	Estimated future life	:	35 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak wood door frame with flush shutters, Aluminium Sliding Windows with window 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



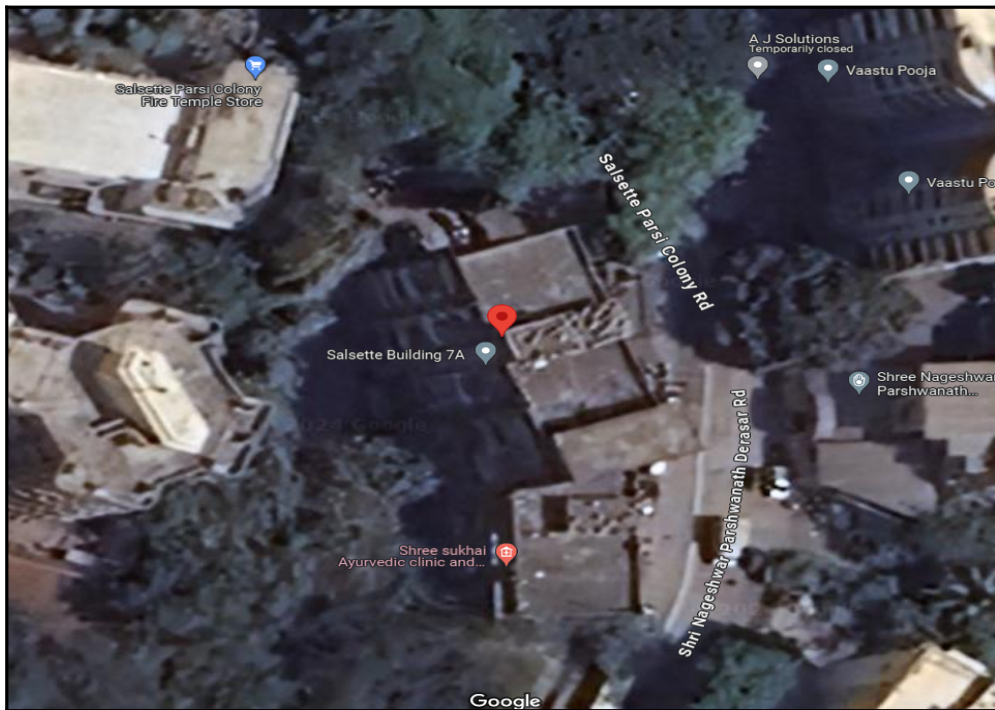
Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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.	:										
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	: 1Lift										
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System										
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

# Actual Site Photographs

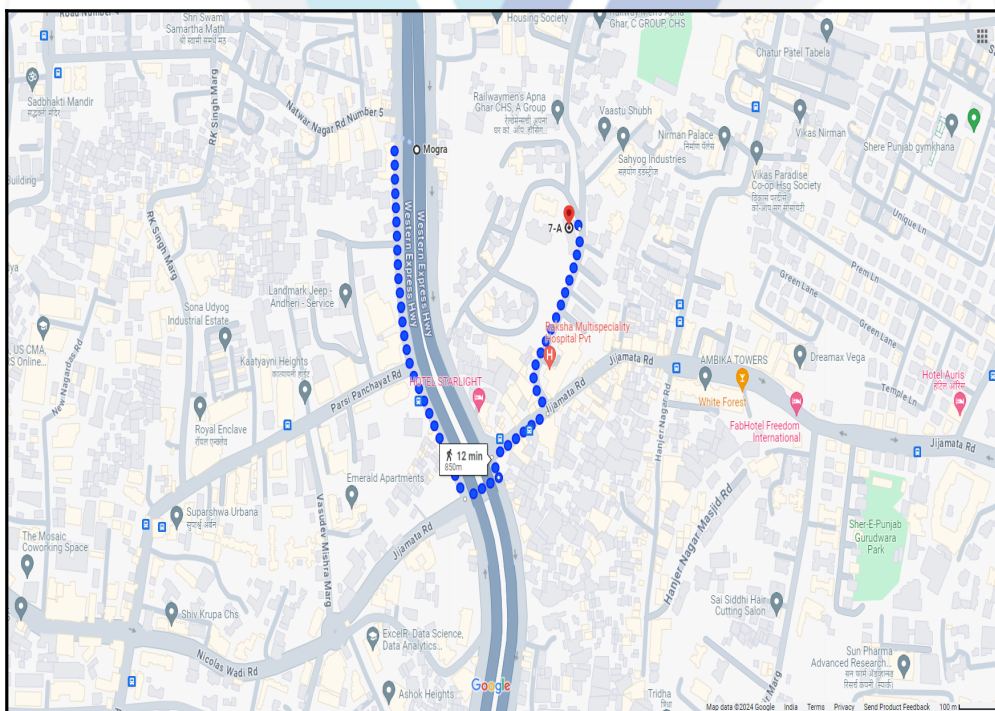




## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°7'40.3"N 72°51'27.3"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Mogra - 850 Mts).

## Ready Reckoner Rate

DIVISION / VILLAGE : MOGRA 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 <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Mumbai</span> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Mumbai</span>					
Land Mark	Terrain: On North Village Boundary, on East-South 18.30 m. DP Road from South to North On West Side of Share Punjab Colony, On West Western Express Highway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
46	46/227	69960	156460	179930	195580	156460
CTS No. 324, 325, 326, 327, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 347PT, 348, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 381A, 381B, 384, 385, 386, 387, 388, 389, 390, 391, 392, 394, 395, 396, 399						
<span style="background-color: #1a3d4d; color: white; padding: 2px;">Compare With Previous Year</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	156460			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	7823			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,64,283.00</b>	<b>Sq. Mtr.</b>	<b>15,262.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	69960			
The difference between land rate and building rate(A-B=C)	94,323.00			
Percentage after Depreciation as per table(D)	25%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,40,702.00</b>	<b>Sq. Mtr.</b>	<b>13,072.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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


### Depreciation Percentage Table


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



## Price Indicators

Property	1 RK Flat In Salsette Building For Sale In Andheri East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	199.00	238.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹22,613.00	₹18,844.00	-





**1 RK Flat In Salsette Building For Sale In Andheri East**

Parsi Colony, near Shree Nagashwar Parshwanath Shwetambar Jain Mandi


Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari east / 1/Rk Flat for Sale in Jogeshwari east / Property Details

₹ 45 Lacs  
Negotiable

₹ 25,791/Month  
Estimated EMI

199  
Sq.Ft

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<b>1 Bedroom</b> <small>No. of Bedroom</small>	May 14, 2024 <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Category</small>	Salsette Building <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate [Check Now](#)

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq. Ft/M	Flooring	NA
Builtup Area	199 Sq.Ft	Furnishing Status	Semi <a href="#" style="color: #009688; font-weight: bold;">Furnish Now</a>
Facing	Don't Know	Floor	2/4
Parking	Bike	Gated Security	Yes

**Activity On This Property**


🔍 251 Unique Views    ❤️ 0 Shortlists    🗨️ 1 Contacted

Powered By: NBEstimate

**NoBroker Services**

NEW
 NEW

**Similar Properties**




**1 RK Flat In Sasitte Building For Sale In Andheri East,**

40/44/45/46, Sarawati Bldg, Salsette Parsi Colony, Parsi Colony, Andheri East...

White & km

Price: ₹45 Lacs    Builtup area: 238 sqft



**1 RK Flat In Salsette Chs Ltd, Buldg No. 7, Parsi Colony...**

manish park, opp. jain densar

White & km



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Property	1 RK Flat In Sasitte Building For Sale In Andheri East,		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

**NOBROKER** | Pay Rent | Post Your Property | New | Bhavika chevan | Need Home Loan? | Apply Loan

**1 RK Flat In Sasette Building For Sale In Andheri East,**  
 4VH4936, Saraswati Bldg, Sasette Parsi Colony, Parsi Colony, Andheri East, Mumbai, Maharashtra 400093

₹ 45 Lacs Negotiable | ₹ 25,791/Month Estimated EMI | 250 Sq.Ft | Need Home Loan? | Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Western express highway/jogeshwari east / 1rk Flat for Sale in Western express highway/jogeshwari east / Property Details

**1 Bedroom** (No. of Bedroom) | **Jul 1, 2024** (Posted On)

**1 Bathroom** (No. of Bathroom) | **Aug 15, 2024** (Possession)

**NA** (Category) | **Sasette Building** (Apartment)

**Bike** (Parking) | **Full** (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 | Jogeshwari West | Kakilaben Dhirubhai Ambani Hospital And Medical Research Institute | TECNO Marol Naka Metro Station | SunCity Mukta A2 Cinemas, Vile Parle (East)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹12.0 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	250 Sq.Ft	Carpet Area	225 Sq.Ft
Furnishing Status	Semi <b>Furnish Now</b>	Facing	Don't Know
Floor	2/7	Parking	Bike
Gated Security	No		

**Activity On This Property**

0 Unique Views | 0 Shortlists | 0 Contacted | Powered By: NBEstimate

**Similar Properties**

**1 RK Flat In Sasette Building For Sale In Andheri East**  
 Parsi Colony, near Shree Nagbhair Parshwanath Shivtembar Jain Mandi | Within 5 km | Price: ₹42 Lacs | Builtup Area: 199 sqft

**1 RK Flat In Sasette Chs Ltd, Buldg No. 7, Parsi Colony ...**  
 manish park, opp. jain darsan | Within 5 km | 1 new

**NoBroker Services**

Property	1 RK Flat In Adarsh Janseva For Sale andheri (East), Mumbai		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	208.00	250.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹22,596.00	₹18,800.00	-

**NOBROKER**

1 RK Flat In Adarsh Janseva For Sale In Room Number 9, Adarsh Janseva, Entry From, Behind Vas...  
Pump House, Jijamata Rd, opposite Salsette Parsi Colony, Saraswati Baug, Parsi Colony, Andheri East, Mumbai, Maharashtra 400...

₹ 47 Lacs Negotiable | ₹ 26,937/Month Estimated EMI | 250 Sq.Ft | Need Home Loan? Apply Loan

1 Bedroom (No. of Bedroom) | 1 Bathroom (No. of Bathroom) | NA Salary | Bike and Car Parking

Feb 24, 2024 Posted On | Immediately Possession | Adarsh Janseva 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

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.0 Per Sq.Ft/M	Flooring	Vitrified Tile
Builtup Area	250 Sq.Ft	Carpet Area	225 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	4/7	Parking	Bike And Car
Gated Security	Yes		

Activity On This Property: 653 Unique Views, 2 Shortlist

Similar Properties:

- 1 RK Flat In O... Near Amerdeep Ho... ₹51 Lacs
- 1 RK Flat In Bi... BNDRA Lotus Meh... ₹1.1 Lacs

NoBroker Services

**NoBroker Support**

Live Support Customer Support

Chat started

Natasha: Hi, I can help you find a preferred house. What is your buying budget?

Hi, I can help you with selection of the right property. What is your budget?

Type a message here...

## Sale Instances

Property	1 RK Flat In Salsette Building For Sale In Andheri East		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	458.00	550.14	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹24,454.00	₹20,358.00	-

7/27/24, 12:17 PM		igr_9133
9133322	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. अंधेरी 1
21-06-2024		दस्त क्रमांक : 9133/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मोगरा</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	11200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8396504.13	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 701,बील्डींग नं 1,ब्लोक ए. माळा नं: सातवा मजला, इमारतीचे नाव: पारसी साल्सेट बिल्डिंग नं 1 को ओप हो सो ली. ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड : पंप हाउस, इतर माहिती: 31 मार्च 2021 चे शासन आदेश क्र मुद्रांक 2021/अ.नै.स.क्र.12/ व्य.क्र. 107/ मे-1(धोरण)आणी सुधारित आदेश दिनांक 26 मे 2023 असाधरण क्रमांक 208 या नुसार दस्तावेजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.( ( C.T.S. Number : 339,341, 341/1 to 341/7 & 388 ; ) )	
(5) क्षेत्रफळ	51.11 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अस्मी फ्रामरोझ सरकारी वय:-68 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी43 कुसरोबाग, ब्लॉक नं: कोलाबा मुंबई, रोड नं: शहिद भगतसिंह मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAHPS4191B 2): नाव:-केटापुन अस्मी सरकारी वय:-67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी43 कुसरोबाग, ब्लॉक नं: कोलाबा मुंबई, रोड नं: शहिद भगतसिंह मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-BIWPS0244M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-खुरशीद ब्रमनशाह नोबल वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला, इमारतीचे नाव: 151,नोबल बिल्डिंग, ब्लॉक नं: मुंबई, रोड नं: नानुभाई देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AABPNS177E	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9133/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	560000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th July 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

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

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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## 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 **₹ 39,71,350.00 (Rupees Thirty Nine Lakhs Seventy One Thousands Three Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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