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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



Jul 31, 2024 12:09:14 PM  
19.11196573N 72.85334739E  
Andheri East  
Mumbai  
Konkan Division  
Maharashtra

### Details of the property under consideration:

Name of Owner : **Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni**

Residential Flat No. 301, 3<sup>rd</sup> Floor, "Ten Square Co-Op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India.

Latitude Longitude : 19°6'42.8"N 72°51'12.4"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

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

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| 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. 301, 3<sup>rd</sup> Floor, "Ten Square Co-Op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni.**

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 302
South	:	Jumbo Darshan Society	Marginal Space
East	:	Western Express Highway	Marginal Space
West	:	Jiva Mahale Road	Marginal Space

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 **₹ 3,00,70,000.00 (Rupees Three Crore Seventy Thousands 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 :

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

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Residential Flat No. 301, 3<sup>rd</sup> Floor, "Ten Square Co-Op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, 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 Fair Market Value as on 01.08.2024 for Bank Loan Purpose.
1	Date of inspection	31.07.2024
3	Name of the owner / owners	<b>Mr. Ashish Vidyadhar Kulkarni &amp; Mrs. Deepali Ashish Kulkarni</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, "Ten Square Co-Op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Ashish Vidyadhar Kulkarni (Owner ) Contact No. 9833872802
6	Location, Street, ward no	Jiva Mahale Marg, Near EFF Jumbo Darshan Society Village - Vile Parle , Andheri (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 100/1/2 & 100/1/3 of Village - Vile Parle New Survey No - 277, Hissa No. 2/8
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>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 970.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1066.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1279.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle , Andheri (East) Taluka - Andheri, District - Mumbai Suburban , Pin - PIN - 400 053
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?	Owner Occupied - Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	62,600.00 (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 – 2020 (As Per Part 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> As per Agreement Carpet area is 1,066.00 Sq. Ft. and Carpet area as per measurement is 970.00 Sq. Ft. For the purpose of valuation we have considered least area i.e. measured Carpet area.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 01.08.2024 for Residential Flat No. 301, 3<sup>rd</sup> Floor, "Ten Square Co-Op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India belongs to **Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni**.

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

1)	Copy of Agreement for sale No.8197 / 2015 Dated 22.09.2015 between M/s. Vijay Chhotalal Kamdar (The Promoter) And Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni(The Purchasers).
2)	Copy of Part Occupancy Certificate No.CHE / WS / 0133 / K / 337 ( NEW ) / OCC / 1 / New Dated 19.03.2020 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Society Share Certificate No.7 Dated 01.12.2023 And Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni(The Purchasers) issued by Ten Square Co-Op. Hsg. Soc. Ltd.
4)	Copy of Property Tax Bill No.KE0604190880007 Dated 26.02.2024 And Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni(The Purchasers) issued by MCGM.
5)	Copy of Society Maintenance Bill No.32/2024-25 Dated 01.07.2024 in the name of Mr. Ashish Vidyadhar Kulkarni issued by issued by Ten Square Co-Op. Hsg. Soc. Ltd.
6)	Copy of Electricity Bill CA No.9000 0104 3083 dated 12.07.2024 in the name of Mr. Ashish Vidyadhar Kulkarni issued by Tata Power.
7)	Copy of Commencement Certificate No.CHE / WS / 0133 / K / 337 (New) Dated 01.07.2014 issued by Municipal Corporation of Greater Mumbai.



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**Location**

The said building is located at Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053. The property falls in Residential Zone. It is at a traveling distance 600 Mtrs. from Gundavali Metro Station.

**Building**

The building under reference is having Stilt + 11 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 2 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Dining + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 1st August 2024**

The Carpet Area of the Residential Flat	:	970.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2020 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	1067.00 Sq. Ft. X ₹ 2,800.00 = ₹ 29,87,600.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,15,850/- per Sq. M. i.e. ₹ 20,053/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 1st August 2024	:	970.00 Sq. Ft. X ₹ 31,000 = ₹3,00,70,000.00

(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)

<b>Fair value of the property as on 1st August 2024</b>	:	<b>₹ 3,00,70,000.00 - ₹ 0.00 = ₹ 3,00,70,000.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 3,00,70,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹2,70,63,000.00</b>
<b>Distress value of the property</b>	:	<b>₹2,40,56,000.00</b>
<b>Insurable value of the property (1279.20 X 2,800.00)</b>	:	<b>₹35,81,760.00</b>
<b>Guideline value of the property (1067.00 X 19556.00)</b>	:	<b>₹2,08,66,252.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor,



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**"Ten Square Co-Op. Hsg. Soc. Ltd."**, Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State - Maharashtra, Country - India for this particular purpose at **₹ 3,00,70,000.00 (Rupees Three Crore Seventy Thousands Only)** as on 1st August 2024

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st August 2024** is **₹ 3,00,70,000.00 (Rupees Three Crore Seventy Thousands 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

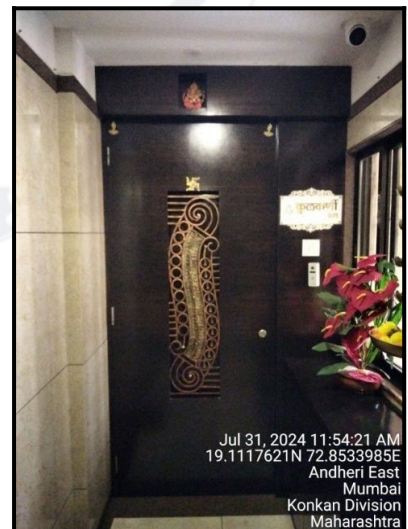
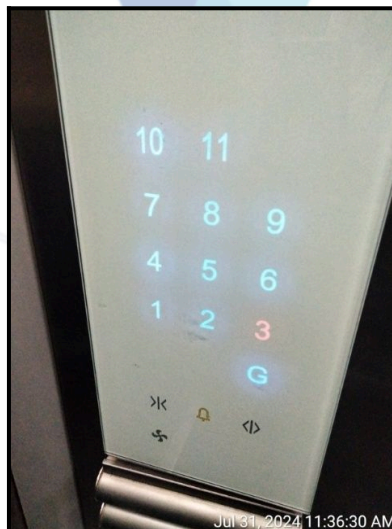
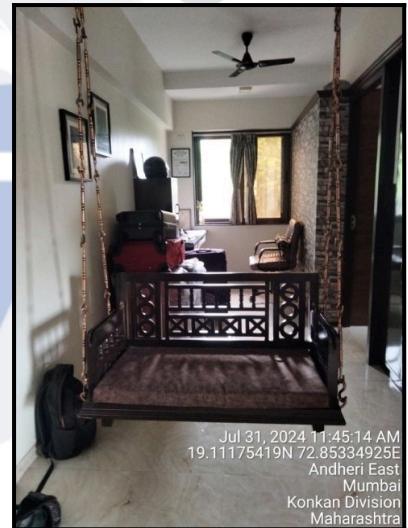
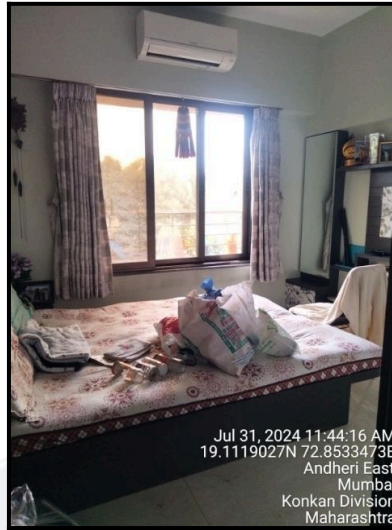
#### Main Building

1	No. of floors and height of each floor	:	Stilt + 11 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor
3	Year of construction	:	2020 (As Per Part Occupancy Certificate)
4	Estimated future life	:	56 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 .
8	Partitions	:	.

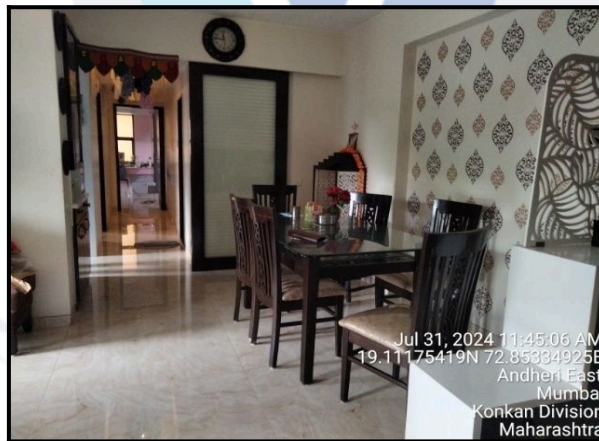


Technical details		Main Building								
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering + POP Finish.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	:								
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.								
18	No. of lifts and capacity	: 2 Lifts								
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								

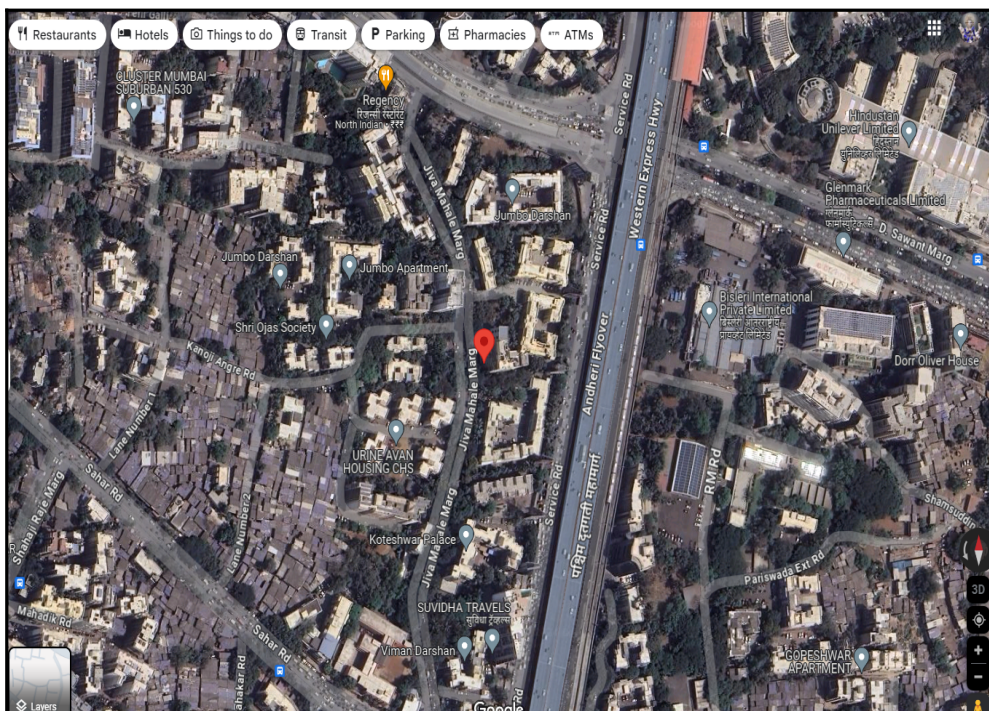
## Actual Site Photographs



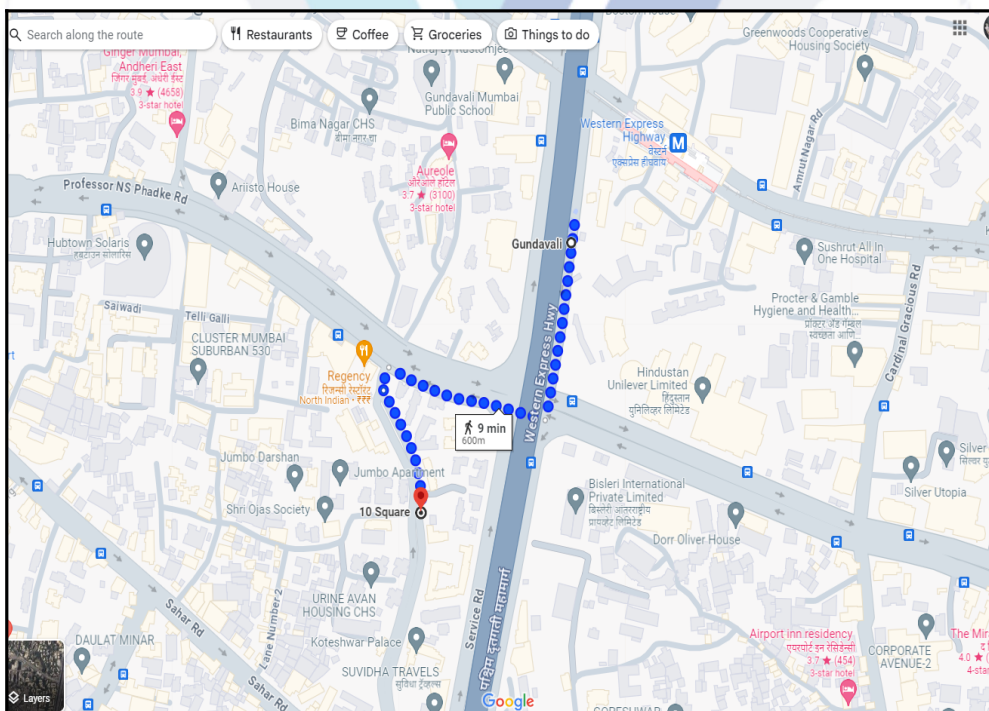
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°6'42.8"N 72°51'12.4"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Gundavali - 600 Mtrs. ).



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## Ready Reckoner Rate

DIVISION / VILLAGE : <b>VILE PARLE EAST</b> 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 <b>Mumbai</b>					
Land Mark	Terrain: Village Boundary to the North, Western Express Highway to the East, Ward Boundary to the South, and Railway Line to the West.TPS <b>Vile Parle</b> No.I, II, IV and IV-A					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
36	36/183	108770	215850	248230	315900	215850
<b>CTS No.</b> 2, 3, 4, 7, 8, 9, 10, 11, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 49, 83, 100, 105, 107, 109, 114, 115, 116, 117, 118, 123, 124, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 201, 204, 211, 212, 213, 214, 215, 216, 217, 218, 223, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 347, 348, 349, 351, 352,						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	215850			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,15,850.00</b>	<b>Sq. Mtr.</b>	<b>20,053.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	108770			
The difference between land rate and building rate(A-B=C)	107,080.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,10,496.00</b>	<b>Sq. Mtr.</b>	<b>19,556.00</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	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	630.00	756.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹36,032.00	₹30,026.00	-

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Home / Mumbai / Western Suburbs / Andheri East / Sri 10 Square Last updated: Sep 27, 2023 ⓘ

### Sri 10 Square ✓ RERA


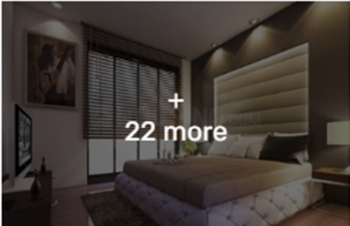
By **SRI GROUP** **₹2.27 Cr - 4.68 Cr** | ₹36 K/sq.ft  
EMI starts at ₹1.13 Lacs

Final Plot No. 100/1/2 At Andheri East, Western Suburbs, Mumbai Price excludes maintenance, floor rise c... See More ⓘ

Become the first to Rate
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2, 3, 4 BHK Apartments Configurations
Jun, 2022 Possession Starts
₹36 K/sq.ft Avg. Price
630 sq.ft. - 1300 sq.ft. (Carpet Area) Sizes ⓘ


Overview/Home
Highlights
Around This Project
More About Project
About Project
Recommended Properties >

#### Why Sri 10 Square?

- Luxurious properties
- Lush greenery
- 100% power backup in apartment
- 100% vastu complaint in apartment


⚡ **Awesome!** Most viewed project in this area

#### Contact Seller



**Sri Group**  
Developer  
+9190047.....

Please share your contact




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 Architects & Interior Designers  
 Chartered Engineers (I)  
 TEV Consultants  
 Lender's Engineer  
 U/1/20 MH2010 PTC/2018/90

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	623.00	747.60	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹36,918.00	₹30,765.00	-

**magicbricks**
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**₹2.30 Cr** EMI - ₹1.04L | [Get pre-approved loan](#)

2 BHK 778 Sq-ft Flat For Sale in [Andheri East, Mumbai](#)



🛏 2 Beds
🛁 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished
📦 Wrap Arou...
📷 Visitor Parkin...

Carpet Area 623 sqft ₹36.918/sqft	Floor 4(Out of 10 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Lift 1	Furnished Status Unfurnished	Car Parking 1 Covered


Contact Agent
Get Phone No.
👤 Last contact made 7 days ago

Posted on: Jun 30, 24 Property ID:

**Contact Agent**  
Gautam Shinge -91-91XXXXXX

Get Phone No.

Top Agent in this Locality



**Navin**  
Pratigya Properties

**33** PROPERTIES FOR SALE

**13** PROPERTIES FOR RENT

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**More Details**

Price Breakup	₹2.3 Cr   ₹11,50,000 Approx. Registration Charges   ₹6,500
Booking Amount	₹10.0 Lac
Address	000., Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Easy Connectivity.
Furnishing	Unfurnished
Flooring	Vitrified
Type of Ownership	Freehold

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	630.00	756.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹28,348.00	₹23,623.00	-

7/30/24, 10:02 AM igr\_9631

9631513 13-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्ता क्रमांक : 9631/2019 नोंदणी : Regn:83m
<b>गावाचे नाव : विलेपार्ले</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16820000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14101160.85	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट न 1002.10 वा मजला.10 स्केअर.कोलडोंगरी,जिवा महाले रोड,अंधेरी पूर्व मुंबई 400069 . व्हिलेज विलेपार्ले पूर्व,एकूण एरिया 630 चौ फूट कापेट अंड रेरा कापेट एरिया 662 चौ फूट.(( C.T.S. Number : 100,100/1,2,3 TO 15 PT ; ))	
(5) क्षेत्रफळ	73.83 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-विजय सी कामदार तर्फे कुलमुखत्यार विकास कदम -- वय:-45 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: 10 स्केअर, कोलडोंगरी, ब्लॉक नं. -, रोड नं. जिवा महाले रोड, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं.-AAEPK1036G	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-निलेश विजय वाडे -- वय:-39; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: रो हाऊस न 05 , ब्लॉक नं. -, रोड नं: अंबाडी रोड, वसई पश्चिम उमेळे ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AANPW4400F 2): नाव.-वैशाली विजय वाडे -- वय:-71; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: रो हाऊस न 05 , ब्लॉक नं. -, रोड नं: अंबाडी रोड, वसई पश्चिम उमेळे ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AADPW5095N	
(9) दस्तावेज करून दिल्याचा दिनांक	30/08/2019	
(10)दस्ता नोंदणी केल्याचा दिनांक	30/08/2019	
(11)अनुक्रमांक,खंड व पृष्ठ	9631/2019	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1009210	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8889/igrSearch/661a829e01986c407cc78d91 1/1



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st August 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.

## 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 **₹ 3,00,70,000.00 (Rupees Three Crore Seventy Thousands 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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