

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta**

Residential Flat No. 101, 1<sup>st</sup> Floor, "**Kotecha Heights**", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India.

Latitude Longitude : 19°11'30.2"N 72°49'58.3"E

### Intended User:

**Cosmos Bank**

**Goregaon (East) Branch**


D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, 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**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, "**Kotecha Heights**", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India belongs to **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta.**

Boundaries of the property

North : Internal Road  
South : Rajendra Vihar Building  
East : Bungalow  
West : Sai Alpa CHSL

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 **₹ 2,12,27,360.00 (Rupees Two Crore Twelve Lakhs Twenty Seven Thousands Three Hundred And Sixty 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 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)

[www.vastukala.co.in](http://www.vastukala.co.in)



Residential Flat No. 101, 1<sup>st</sup> Floor, "Kotecha Heights", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, 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 29.10.2024 for Housing Loan Purpose.
1	Date of inspection	25.10.2024
3	Name of the owner / owners	<b>Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta &amp; Mr. Krishna Kumar S. Gupta</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. 101, 1 <sup>st</sup> Floor, "Kotecha Heights", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Shyam Sunder Gupta (Owner) Contact No. 9819953160
6	Location, Street, ward no	Municipality Ward No - P/N Ward, Saibaba Park Village - Valnai, Malad (West) District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 307/120 of Village - Valnai, Plot No - 11 New Survey No - 26, Hissa No. 1, Survey No. 46, Hissa No. 1, 5 & 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	<p><b>Carpet Area in Sq. Ft. = 868.00</b> (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 880.00</b> (Area As Per Previous Valuation Report)</p> <p><b>Built Up Area in Sq. Ft. = 1056.00</b> (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Valnai, Malad (West) Taluka - Borivali, District - Mumbai Suburban District, Pin - PIN Code - 400 064
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. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta



	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. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	44,900.00 (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 – 2017 (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> As per site inspection, residential flat is used as commercial office.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch Branch to assess Fair Market Value as on 29.10.2024 for Residential Flat No. 101, 1<sup>st</sup> Floor, "**Kotecha Heights**", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India belongs to **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta**.

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

1)	Copy of Agreement for sale Document No.12389/2017 Dated 31.10.2017 between M/s. Kotecha Brothers(The Developers) And Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta(The purchaser).
2)	Copy of Commencement Certificate Document No.CHE / WSII / 0032 / P / 337 / (NEW) Dated 19.04.2014 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate Document No.CHE / WSII / 0032 / P / 337 (NEW) dated 30.06.2017 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at bearing Plot No - 11 inMunicipality Ward No - P/N Ward, Village - Valnai, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 064. The property falls in Residential Zone. It is at a traveling distance 750 Mt. from Valnai - Meeth Chowky Metro Station.



Since 1989

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

An ISO 9001 : 2015 Certified Company



**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 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 1 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor As per site inspection, residential flat is used as commercial office. It consists of Reception Area + Conference Room + 3 Cabins + Working Area + 2 Toilets + Passage. This Residential Flat is Wooden Flooring, Teak Wood Door Framed with Glass Door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

**Valuation as on 29th October 2024**

The Carpet Area of the Residential Flat	:	880.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	1056.00 Sq. Ft. X ₹ 3,000.00 = ₹ 31,68,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 3,32,640.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,65,880/- per Sq. M. i.e. ₹ 15,411/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,59,606/- per Sq. M. i.e. ₹ 14,828/- per Sq. Ft.
Value of property	:	880.00 Sq. Ft. X ₹ 24,500 = ₹ 2,15,60,000
Total Value of property as on 29th October 2024	:	₹ 2,15,60,000.00

(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 29th October 2024</b>	:	<b>₹ 2,15,60,000.00 - ₹ 3,32,640.00 = ₹ 2,12,27,360.00</b>
<b>Total Value of the property</b>	:	<b>₹ 2,12,27,360.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,91,04,624.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,69,81,888.00</b>
<b>Insurable value of the property (1056.00 X 3,000.00)</b>	:	<b>₹ 31,68,000.00</b>
<b>Guideline value of the property (1056.00 X 14828.00)</b>	:	<b>₹ 1,56,58,368.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, "Kotecha Heights", Plot No. 11, Saibaba Park, Evershine Nagar, Village - Valnai, Municipality Ward No. P/N Ward, Malad



Since 1989

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

An ISO 9001 : 2015 Certified Company



(West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India for this particular purpose at **₹ 2,12,27,360.00 (Rupees Two Crore Twelve Lakhs Twenty Seven Thousands Three Hundred And Sixty Only)** as on 29th October 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 **29th October 2024** is **₹ 2,12,27,360.00 (Rupees Two Crore Twelve Lakhs Twenty Seven Thousands Three Hundred And Sixty 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

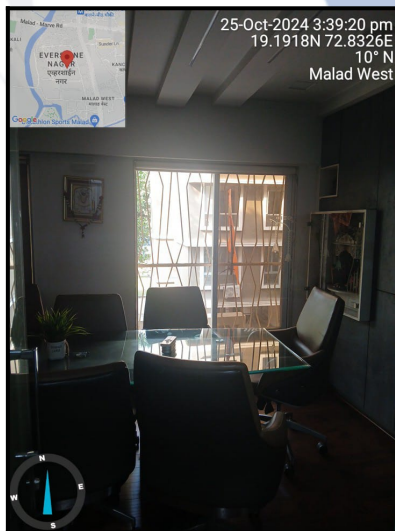
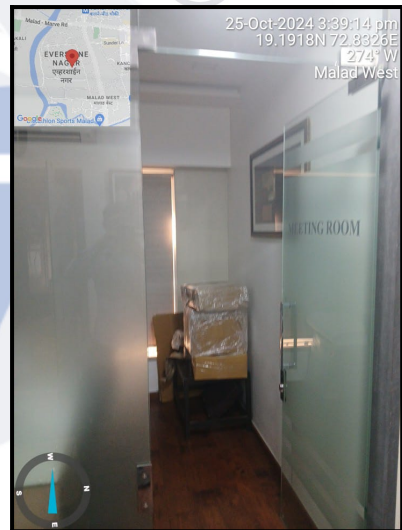
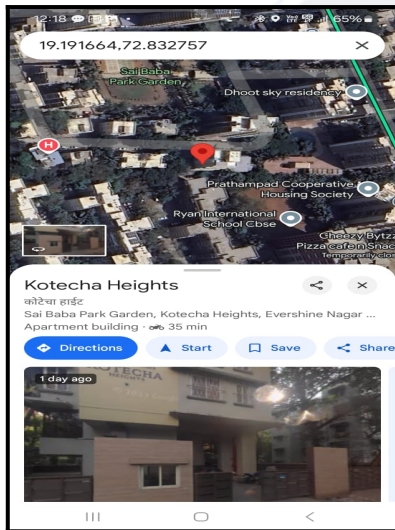
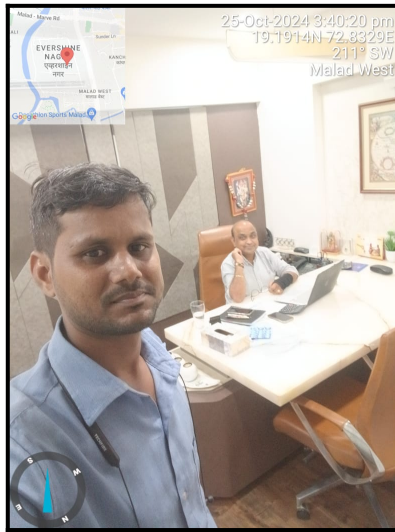
#### Main Building

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 1 <sup>st</sup> Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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.



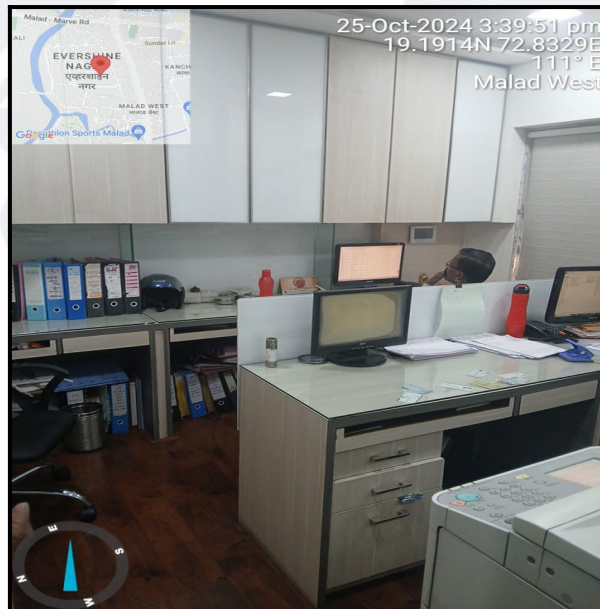
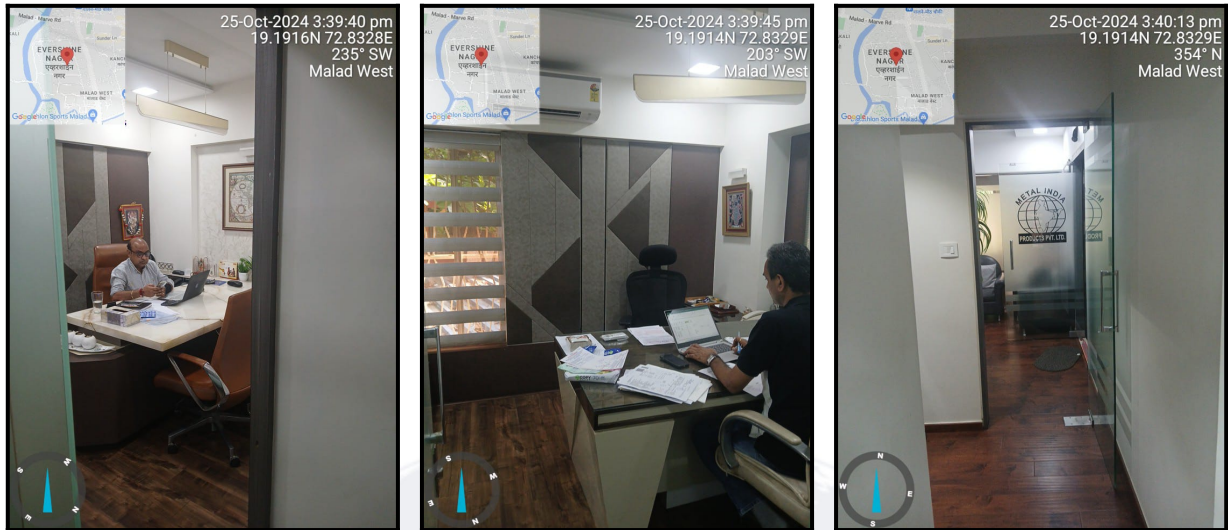
Technical details		Main Building								
9	Doors and Windows	: Teak Wood Door Framed with Glass Door, Powder coated Aluminum sliding windows, .								
10	Flooring	: Wooden Flooring.								
11	Finishing	: Cement Plastering.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring				
(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.	: 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	: 2 Lifts								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

# Actual Site Photographs

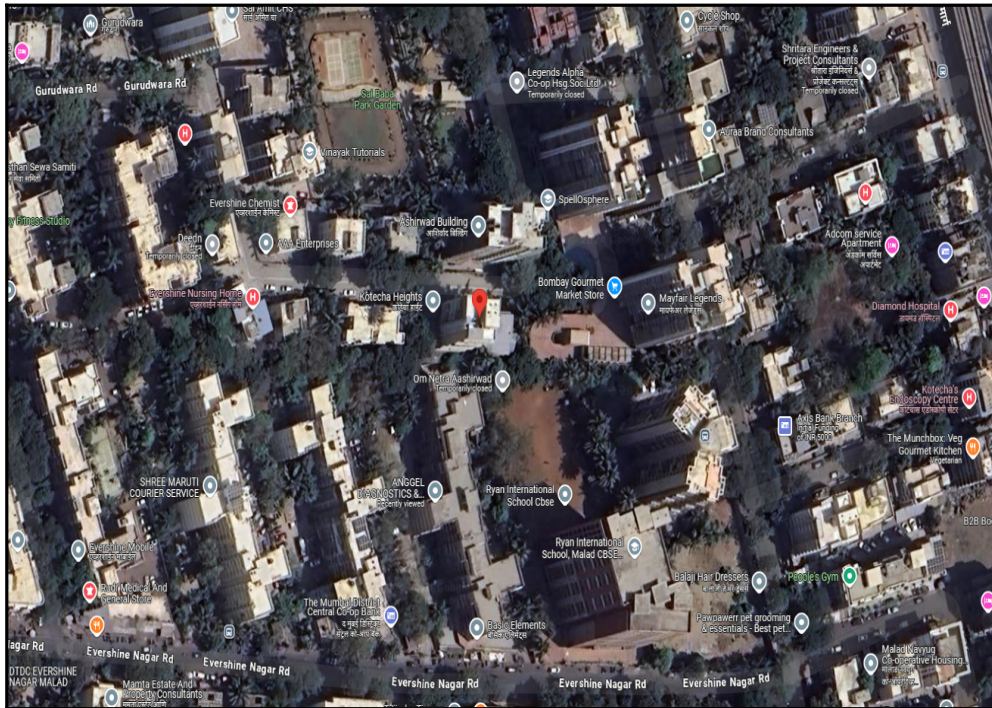




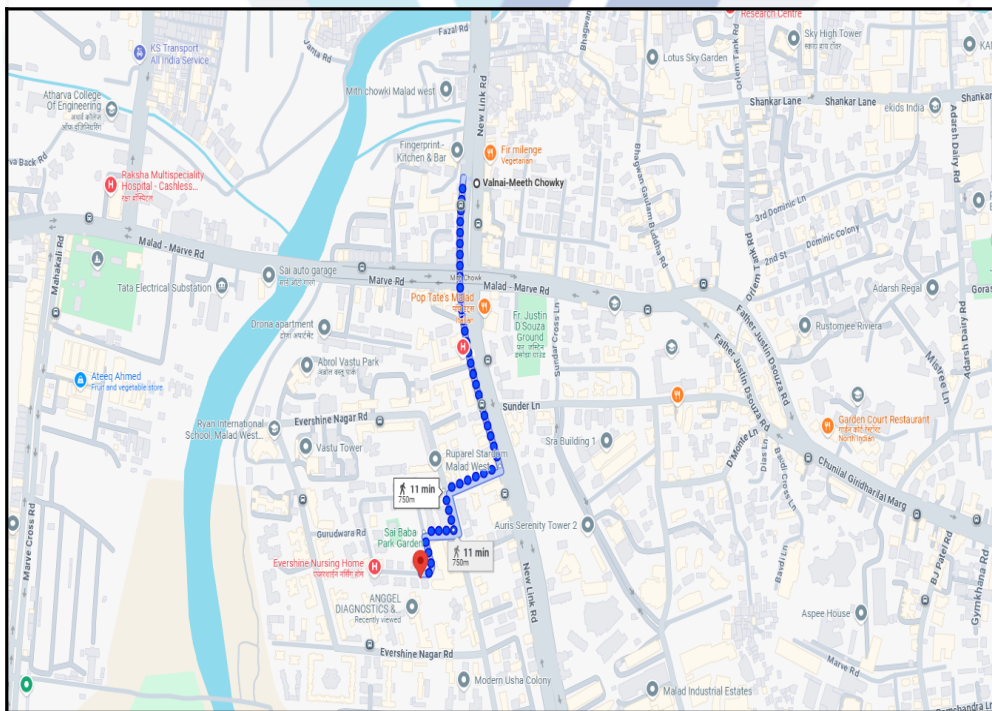
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°11'30.2"N 72°49'58.3"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Valnai - Meeth Chowky - 750 Mt.).



## Ready Reckoner Rate

DIVISION / VILLAGE : VALANAI 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="color: blue; text-decoration: underline;">Mumbai</span>					
Land Mark	Terrain: Village Boundary to the North, East, and South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
70	70/327	76250	165880	190760	207350	165880
429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609						
<a href="#" style="color: blue; text-decoration: underline;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	165880			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,65,880.00</b>	<b>Sq. Mtr.</b>	<b>15,411.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	76250			
The difference between land rate and building rate(A-B=C)	89,630.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,59,606.00</b>	<b>Sq. Mtr.</b>	<b>14,828.00</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	Khandelwal Layout Residence Association For Sale In Malad West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	750.00	900.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹24,000.00	₹20,000.00	-

NOBROKER

Pay Rent
Post Your Property

Profile
Home
Heart
Menu

**2 BHK Flat In Khandelwal Layout Residence Association For Sale In Malad West**  
Khandelwal Layout Extension, Evershine Nagar.

₹ 1.8 Crores

Negotiable

₹ 1.03 Lacs/Month

Estimated EMI

900

Sq.Ft

Need Home Loan?

Apply Loan

Photos
Location

Shortlist

**2 Bedroom**  
No. of Bedroom

**2 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**None**  
Parking

Jun 8, 2024  
Posted On

**Immediately**  
Possession

**Khandelwal Layout ...**  
apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

Price trends by NBEstimate Check Now

Nearby: VIJAYA BANK, GOREGAON WEST   Goregaon Railway Station   Sawant Yoga   SANCHAITI SUPERSPECIALITY HOSPITAL   Goregaon (East)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	900 Sq.Ft	Furnishing Status	Fully Furnished
Facing	Don't Know	Floor	5/7
Parking	None	Gated Security	Yes

**Activity On This Property**

71 Unique Views   0 Shortlist

**Similar Properties**


**2 BHK Flat In**  
Evershine Nagar, N  
Within 4 km  
Price  
₹2 Crores


**2 BHK Flat In**  
near mallard estate  
Within 4 km  
Price

**NoBroker Services**

## Price Indicators

Property	1 BHK Flat In Kirit Chs For Sale In Evershine Nagar, Malad West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹26,000.00	₹21,667.00	-





**1 BHK Flat In Kirit Chs For Sale In Malad West**


Ramchandra Lane, Evershine Nagar, Malad West, Mumbai, Maharashtra, INDIA

₹ 65 Lacs  
Negotiable

₹ 37,254/Month  
Estimated EMI

300  
Sq. Ft

Need Home Loan?  
[Apply Loan](#)



**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Delivery

**Bike**  
Parking

**Jul 19, 2024**  
Posted On

**Immediately**  
Possession

**Kirit Chs**  
Apartment

**None**  
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate [Check Now](#)

**Overview**

<small>Age of Building</small>	<small>&gt;10 Years</small>	<small>Ownership Type</small>	<small>Self Owned</small>
<small>Maintenance Charges</small>	<small>₹4.0 Per Sq.Ft/M</small>	<small>Flooring</small>	<small>NA</small>
<small>Builtup Area</small>	<small>300 Sq.Ft</small>	<small>Furnishing Status</small>	<small>Semi <a href="#">Furnish now</a></small>
<small>Facing</small>	<small>South</small>	<small>Floor</small>	<small>3/3</small>
<small>Parking</small>	<small>Bike</small>	<small>Gated Security</small>	<small>No</small>

**Activity On This Property**

126 Unique Views 3 Shortlist

**Similar Properties**

1 BHK Flat In S

bhoomi mart

Price ₹99 Lacs

Within 5 km

1 BHK Flat In G

near atharva engine

Price

Within 5 km

**NoBroker Support**






NoBroker  
Hi, I can help you find a preferred house. What is your buying budget?  
4:13 PM

NoBroker  
Hi, I can help you find a preferred house. What is your buying budget?  
4:13 PM

NoBroker  
Hi, I can help you find a preferred house. What is your buying budget?  
4:13 PM


Type your message here

**NoBroker Services**

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,444.00	₹20,370.00	-



99acres
Buy > Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Malad > Flats in Evershine Nagar > 1 BHK Flats in Evershine Nagar

Posted on Oct 24, 2024 | Ready to move

₹1.1 Cr

@ 24,444 per sq.ft.

Estimated EMI ₹87,857

RERA STATUS: NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/


1BHK 2Baths

Flat/Apartment for Sale

In Iachepal, Evershine Nagar, Malad West

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recor...

Videos (1)
Property (8)



Area

Carpet area: 450 sq.ft. (97.91 sq.m)

Configuration

1 Bedroom, 2 Bathrooms, No Balcony

Price

₹ 1.1 Crore+ Govt Charges & Tax @ 24,444 per sq.ft. (Negotiable) [View Price Details](#)

Address

Iachepal, Evershine Nagar, Malad West

Floor Number

2<sup>nd</sup> of 7 Floors

Facing

North

Property Age

5 to 10 Year Old

**Places nearby**  
Evershine Nagar, Malad West [View All \(50\)](#)

Charkop metro station
Malad metro station
Orlem Market
Shri Vitthal Mandir
Corporation bank ATM

**Why you should consider this property?**

**Key Highlights**  
of the property

✓ North Facing

✓ Close to School

✓ Close to Metro Station

✓ Close to Hospital

[View 10 More](#)

Transaction Type: Resale

Width of facing road: 15.0 Feet

WheelChair Friendly: Yes

Property Code: M76255013

www.99acres.com/M76255013

Property Ownership: Co-operative S...

Gated Community: Yes

Pet Friendly: Yes

Flooring: Marble


Corner Property: Yes

Water Source: 24\*7 Water

Furnishing: Unfurnished

Parking: 1 Open

Power Backup: Full




VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U-1720 MH2010 PTC23789



## Sale Instances

Property	Sai Akashdeep CHSL, Saibaba Park, Malad (West)		
Source	<a href="https://www.99acres.com/">https://www.99acres.com/</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	572.00	687.81	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹24,476.00	₹20,354.00	-

8/17/24, 3:53 PM		igr_25477	
25477389		<b>सूची क्र.2</b>	
04-01-2024		दुय्यम निबंधक : सह दु.नि. बोरीवली 6	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 25477/2023	
		नोदणी :	
		Regn:63m	
<b>गावाचे नाव : वळणई</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	14000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11708225.1		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॅट क्रमांक 801.8 वा मजला,साई आकाशदीप को-ऑप. ही.सोसायटी लि.,साईबाबा पार्क,एव्हरशार्डन नगर,मालाड पश्चिम,मुंबई 400064.. सोबत 1 कार पार्किंग(( C.T.S. Number : 307/79, 307/80, 307/81 ; ) )		
(5) क्षेत्रफळ	63.90 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:-अशोक चेल्वानी वय:-72 पत्ता:-प्लॉट नं. फ्लॅट क्रमांक 801, माळा नं. 8 वा मजला, इमारतीचे नाव: साई आकाशदीप को-ऑप. ही. सोसायटी लि., ब्लॉक नं. साईबाबा पार्क, एव्हरशार्डन नगर, , रोड नं. मालाड (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं.-BBCPC9299P 2): नाव:-अमित अशोक चेल्वानी (मान्यता देणार) वय:-40 पत्ता:-प्लॉट नं. फ्लॅट क्रमांक 801, , माळा नं. 8 वा मजला, इमारतीचे नाव: साई आकाशदीप को-ऑप. ही. सोसायटी लि., ब्लॉक नं. साईबाबा पार्क, एव्हरशार्डन नगर, , रोड नं. मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं.-BWGPC1121B 3): नाव:-सुमित अशोक चेल्वानी (मान्यता देणार) वय:-34 पत्ता:-प्लॉट नं. फ्लॅट क्रमांक 801, माळा नं. 8 वा मजला, इमारतीचे नाव: साई आकाशदीप को-ऑप. ही. सोसायटी लि., ब्लॉक नं. साईबाबा पार्क, एव्हरशार्डन नगर, , रोड नं. मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं.-AIKPC2741C		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आतिश डिडवानिया वय:-30; पत्ता:-प्लॉट नं. 20, माळा नं. -, इमारतीचे नाव: साई अल्पा, ब्लॉक नं. एव्हरशार्डन नगर, साई बाबा पार्क, , रोड नं. मालाड (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं.-BDUPD4730Q 2): नाव:-संतोष चिरंजीवलाल डिडवानिया वय:-64; पत्ता:-प्लॉट नं. 20,, माळा नं. -, इमारतीचे नाव: साई अल्पा, , ब्लॉक नं. एव्हरशार्डन नगर, साई बाबा पार्क, , रोड नं. मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं.-AAAPD7127M		
(9) दस्तावेज करून दिल्याचा दिनांक	04/12/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	04/12/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	25477/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

## Sale Instances

Property	New Ashirwad CHSL, Saibaba Park, Malad (West)		
Source	<a href="https://www.99acres.com/">https://www.99acres.com/</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	505.00	606.98	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹23,762.00	₹19,770.00	-

8/17/24, 3:52 PM		igr_5630	
5630324	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. बोरीवली 1
09-04-2024			दस्त क्रमांक : 5630/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : वळणई</b>			
(1)वितेखाचा प्रकार	सेल डीड		
(2)मोबदला	12000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9500756.37		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्या)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: न्यु आशीर्वाद को-ऑप हाऊसिंग सोसायटी लि., ब्लॉक नं: मालाड(वेस्ट),मुंबई - 400 064, रोड : साईबाबा पार्क,एव्हरशाईन नगर, इतर माहिती: क्षेत्रफळ 56.39 चौ मीटर बिल्ट अप( ( C.T.S. Number : 307/112 & 307/113 ; ) )		
(5) क्षेत्रफळ	56.39 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:-हेमंत साखळे वय:-63 पत्ता:-प्लॉट नं: 504, माळा नं: 5 वा मजला , इमारतीचे नाव: न्यु आशीर्वाद को-ऑप हाऊसिंग सोसायटी लि., ब्लॉक नं: मालाड (वेस्ट), रोड नं: साईबाबा पार्क, एव्हरशाईन नगर , महाराष्ट्र: MUMBAI. पिन कोड:-400064 पॅन नं:-AANPS0822K		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निकोल रिटा पिन्हेरो वय:-52; पत्ता:-प्लॉट नं: ए .403, माळा नं: 4 था मजला , इमारतीचे नाव: स्वरूप,उज्ज्वल नंदादीप को-ऑप हाऊसिंग सोसायटी लि. , ब्लॉक नं: मालाड (वेस्ट), रोड नं: एव्हरशाईन नगर , महाराष्ट्र: MUMBAI. पिन कोड:-400064 पॅन नं:-AJYPP1996K		
(9) दस्तऐवज करून दिल्याचा दिनांक	05/04/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5630/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	720000		
(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 October 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 **₹ 2,12,27,360.00 (Rupees Two Crore Twelve Lakhs Twenty Seven Thousands Three Hundred And Sixty 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



Since 1989

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

An ISO 9001 : 2015 Certified Company

