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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



### Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Viraj Pandey & Mr. Omprakash Pandey**  
Name of Owner : **Piramal Capital & Housing Finance Limited**

Residential Flat No. 702, 7<sup>th</sup> Floor, Building No 1, "**Rekha Apartment Co-op. Hsg. Soc. Ltd.**", Plot No. B1, Amrut Nagar, Village - Kiro, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India.

Latitude Longitude : 19°6'1.2"N 72°54'39.0"E

### Intended User:

**Cosmos Bank**  
**Amrutnagar GHatkopar West**  
Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086

### 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. 702, 7<sup>th</sup> Floor, Building No 1, "**Rekha Apartment Co-op. Hsg. Soc. Ltd.**", Plot No. B1, Amrut Nagar, Village - Kiroli, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India belongs to **Piramal Capital & Housing Finance Limited**. Name of Proposed Purchaser is **Mr. Viraj Pandey & Mr. Omprakash Pandey**.

Boundaries of the property

North	: Residential Building
South	: Harsha Apartment
East	: Sagar Park Road
West	: Shrenik Nagar 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 **₹ 85,50,280.00 (Rupees Eighty Five Lakhs Fifty Thousands Two Hundred And Eighty 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    |

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Residential Flat No. 702, 7<sup>th</sup> Floor, Building No 1, "Rekha Apartment Co-op. Hsg. Soc. Ltd.", Plot No. B1, Amrut Nagar, Village - Kirol, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, 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 10.09.2024 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	<b>Piramal Capital &amp; Housing Finance Limited</b>
	Name of the proposed purchaser	<b>Mr. Viraj Pandey &amp; Mr. Omprakash Pandey</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. 702, 7 <sup>th</sup> Floor, Building No 1, "Rekha Apartment Co-op. Hsg. Soc. Ltd.", Plot No. B1, Amrut Nagar, Village - Kirol, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India. <b>Contact Person :</b> Mr. Omprakash Pandey (Proposed Buyer) Contact No. 9323152266
6	Location, Street, ward no	Municipality Ward No - N, Amrut Nagar Village - Kirol, Ghatkopar, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 28(pt) of Village - Kirol, Ghatkopar, Plot No - B1
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. = 469.45 (Area as per Site measurement)  Saleable Area in Sq. Ft. = 590.00 (Area As Per Highest Bid Confirmation Letter)
13	Roads, Streets or lanes on which the land is abutting	Village - Kiroli, Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 086
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	19,100.00 (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 – 2000 (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> 1) Name of Mr. Chandrakant G. Kedari mentioned on Society's name board against flat No. 702.. 2) Notice against Flat No. 702 of Mr. Chandrakant Kedari & Others is affixed on the main entrance door.. 3) Legal Notice on behalf of Rekha Apartment CHSL against Flat No. 702 in the name of defaulter member Mr. Chandrakant G. Kedari and Mrs. Sneha Chandrakant Kedari by Adv. S. H. pathan, Advocate High Court, Bombay affixed on the main entrance door.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Amrutnagar GHatkopar West Branch to assess Fair Market Value as on 10.09.2024 for Residential Flat No. 702, 7<sup>th</sup> Floor, Building No 1, "**Rekha Apartment Co-op. Hsg. Soc. Ltd.**", Plot No. B1, Amrut Nagar, Village - Kirol, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India belongs to **Piramal Capital & Housing Finance Limited**. Name of Proposed Purchaser is **Mr. Viraj Pandey & Mr. Omprakash Pandey**.

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

1)	Copy of Highest Bid Confirmation Letter No.JMF/BC/2024-25/September-24/2927 Dated 05.09.2024 in the name of Mr. Viraj Pandey & Mr. Omprakash Pandey (Auction Purchasers) issued by JM Financial Asset Reconstruction Company Limited.
2)	Copy of Occupancy Certificate No. CE/5798/BPES/AN Dated 24.05.2000 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Commencement Certificate No. CE/5798/BPEX/AN Dated 14.05.1997 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Share Certificate No. 26 bearing Nos. 126 to 130 having 5 Shares of Rs. 50/- each transferred in the name of Mr. Chandrakant Ganpat Kedari & Mrs. Sneha Chandrakant Kedari by Rekha Apartment Co-op. Hsg. Soc. Ltd..

### Location

The said building is located at bearing Plot No - B1 in Municipality Ward No - N, Village - Kirol, Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086. The property falls in Residential Zone. It is at a traveling distance 2.2 km. from Ghatkopar Railway Station.



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**Building**

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 7th Floor is having 4 Residential Flat. The building is having 1 lift.

**Residential Flat:**

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Cupboard + Toilet.(i.e. 1 BHK with Balcony Area). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 10th September 2024**

The Saleable Area of the Residential Flat	:	590.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2000 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	590.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,52,000.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$	:	36.00%
Amount of depreciation	:	₹ 5,94,720.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,928/- per Sq. M. i.e. ₹ 14,393/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,05,529/- per Sq. M. i.e. ₹ 9,804/- per Sq. Ft.
Value of property as on 10th September 2024	:	590.00 Sq. Ft. X ₹ 15,500 = ₹91,45,000.00

(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 10th September 2024</b>	:	<b>₹ 91,45,000.00 - ₹ 5,94,720.00 = ₹ 85,50,280.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 85,50,280.00</b>
<b>The realizable value of the property</b>	:	<b>₹76,95,252.00</b>
<b>Distress value of the property</b>	:	<b>₹68,40,224.00</b>
<b>Insurable value of the property (590.00 X 2,800.00)</b>	:	<b>₹16,52,000.00</b>
<b>Guideline value of the property (590.00 X 9804.00)</b>	:	<b>₹57,84,360.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7<sup>th</sup> Floor, Building No 1, "Rekha Apartment Co-op. Hsg. Soc. Ltd.", Plot No. B1, Amrut Nagar, Village - Kirol, Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India for this particular purpose at **₹ 85,50,280.00 (Rupees Eighty Five Lakhs Fifty Thousands Two Hundred And Eighty Only)**



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as on 10th September 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 **10th September 2024** is **₹ 85,50,280.00 (Rupees Eighty Five Lakhs Fifty Thousands Two Hundred And Eighty 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	:	Part Ground + Part Stilt + 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 7 <sup>th</sup> Floor
3	Year of construction	:	2000 (As per occupancy certificate)
4	Estimated future life	:	36 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.



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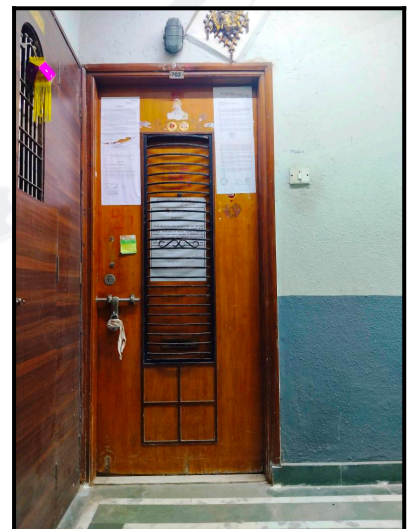
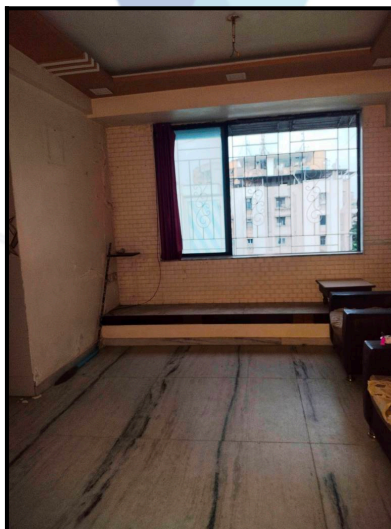
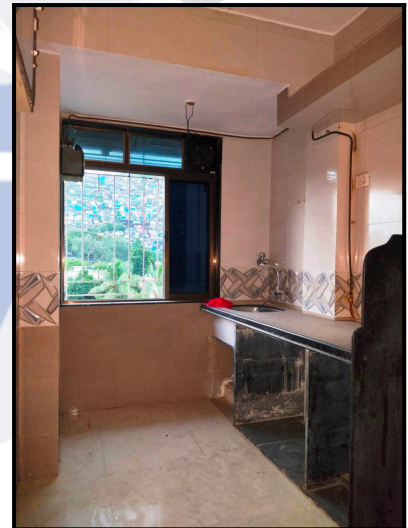
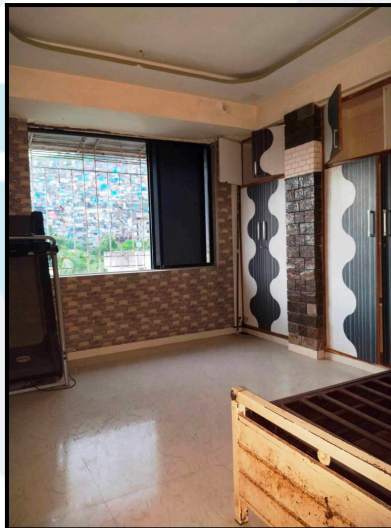
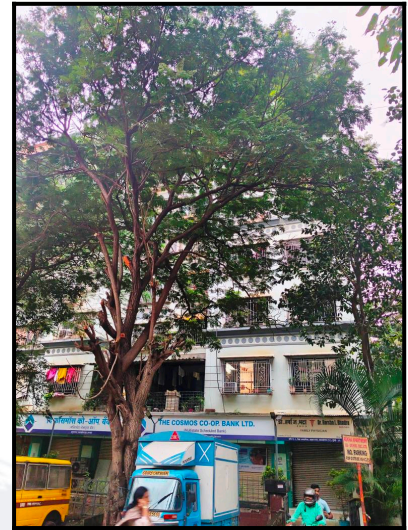
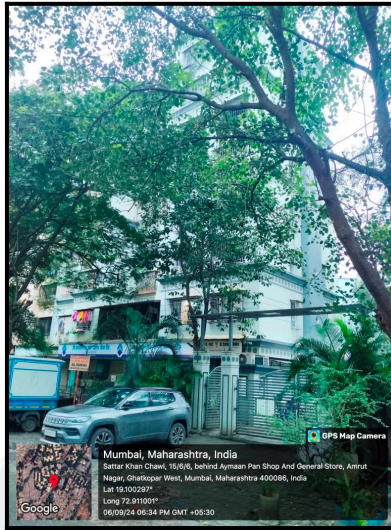
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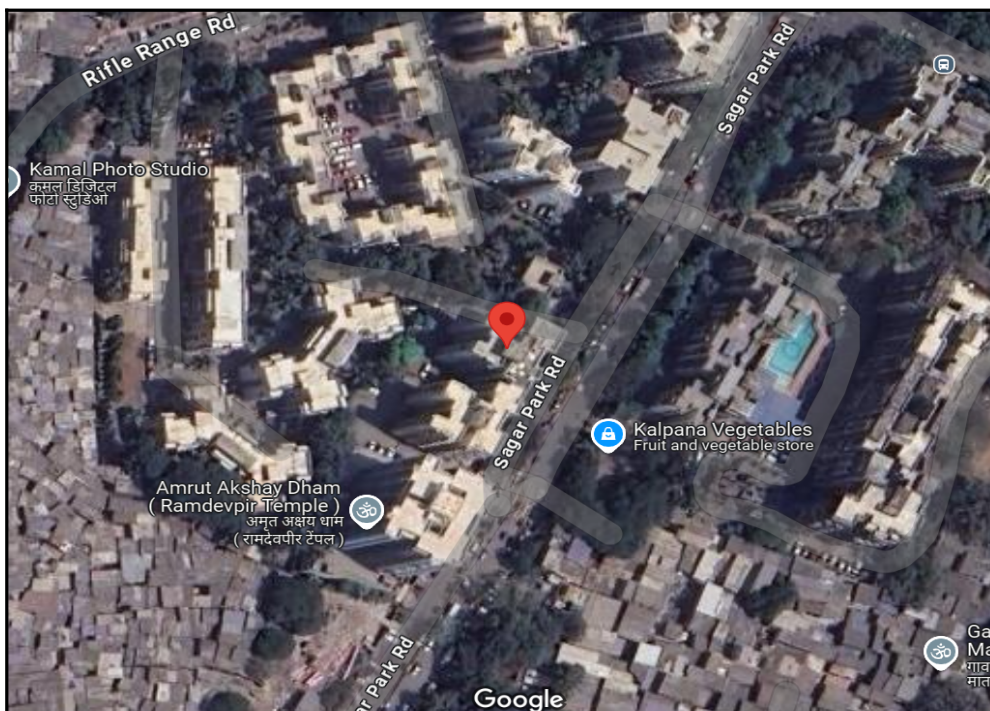
Technical details		Main Building								
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .								
10	Flooring	: Vitrified tiles flooring.								
11	Finishing	: Cement Plastering + POP Finish.								
12	Roofing and terracing	: R.C.C. slab.								
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.	: Superior White								
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

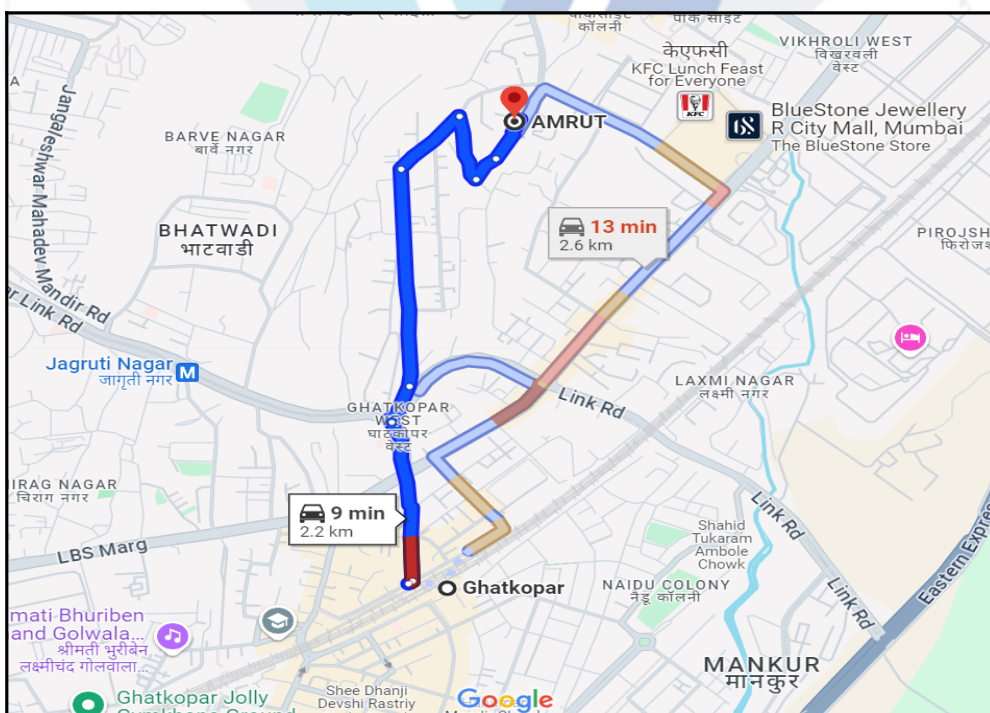




## Route Map of the property



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



**Longitude Latitude: 19°6'1.2"N 72°54'39.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 2.2 km.).



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## Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR 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 Mumbai					
Land Mark	Terrain: Village Boundary to the West and North, Partial Village Boundary to the East and then Ward Boundary to the South by 27.45 m. D. P. Wide Road and then 18.5 m by Road to the 36.60 m. Wide Road and the Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
102	102/481	65910	147550	169680	184440	147550
CTS No. 1pt, 1/8A, 18B, 1/9A, 1/9A/1, 1/9A/2, 1/9B, 2, 2A/3A, 2A/3B, 2/B, 2C, 2H, 3, 4, 5, 13, 26, 28, 76, 80, 81, 82						
<input type="button" value="Compare With Previous Year"/> <span style="float: right; color: blue;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	147550			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	7377.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,54,928.00</b>	<b>Sq. Mtr.</b>	<b>14,393.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	65910			
The difference between land rate and building rate(A-B=C)	89,017.50			
Percentage after Depreciation as per table(D)	24%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,05,529.00</b>	<b>Sq. Mtr.</b>	<b>9,804.00</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	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	381.94	458.33	550.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹24,873.00	₹20,727.00	₹17,273.00

99acres

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Amrut Nagar > 1 BHK Flats in Amrut Nagar Posted on Jun 15, 2024 | Ready to move

₹95 Lac

@ 20,430 per sq.ft.

Estimated EMI ₹75,877

1BHK 2Baths

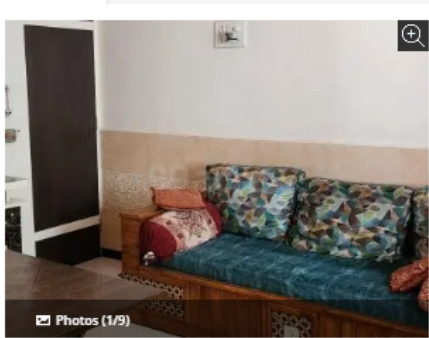
Flat/Apartment for Sale

in Chhotalal Villa, Amrut Nagar, Ghatkopar

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

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Property (9) | Society (1)



Photos (1/9)

**Area**

Super Built up area 550 sq.ft. (51.1 sq.m.)

Carpet area: 465 sq.ft. (43.2 sq.m.)

**Price**

₹ 95 Lac+ Govt Charges & Tax @ 20,430 per sq.ft. (All inclusive, Negotiable)

**Configuration**

1 Bedroom , 2 Bathrooms, No Balcony

**Address**

Chhotalal Villa  
Amrut Nagar, Ghatkopar

**Floor Number**

Ground of 4 Floors

**Property Age**

10+ Year Old

**Places nearby** View All (50)

Amrut Nagar, Ghatkopar

Vivo ghatkopar metro station
Jagruti nagar metro station
Fish Market
Dutta Mandir
Shankar mandir
Ma

Why should you consider this property?

Ground Floor
Furnished
Air Conditioned
Parking Available
Modular Kitchen

Transaction Type: Resale | Property Ownership: Freehold | Furnishing: Furnished | Parking: 1 Open

Power Backup: None | Property Code: T75794805 | www.99acres.com/T75794805

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	416.67	500.00	600.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹20,400.00	₹17,000.00	₹14,167.00

99acres

Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Ghatkopar West > 1 BHK Flats in Ghatkopar West Posted on Jul 05, 2024 | Ready to move

₹85 Lac

@ 23,611 per sq.ft.

Estimated EMI ₹ 67,890

1BHK 1Bath

Flat/Apartment for Sale

In Rajshree Kutir, Ghatkopar West, Mumbai

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Locality Reviews
Recomi >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Built Up area: 500 sq.ft.

(46.45 sq.m.)

Carpet area: 360 sq.ft.

(33.45 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, 2 Balconies

Price

₹ 85 Lac

@ 23,611 per sq.ft. (Negotiable)

Address

Rajshree Kutir

Ghatkopar West, Mumbai

Floor Number

3<sup>rd</sup> of 5 Floors

Facing

East

Property Age

10+ Year Old

Places nearby

Ghatkopar West, Mumbai View All (50)

Vivo ghatkopar metro station

Jagruti nagar metro station

Fish Market

Tahera Masjid

Shankar mandir

Du

Why should you consider this property?

East Facing

Gated Society

Close to Mall

Vitrified Flooring

24\*7 Water

Parking Available

Semi-Furnished

Transaction Type: <span style="font-weight: bold;">Resale</span>	Property Ownership: <span style="font-weight: bold;">Freehold</span>	Flooring: <span style="font-weight: bold;">Vitrified</span>	Furnishing: <span style="font-weight: bold;">Semifurnished</span>
Gated Community: <span style="font-weight: bold;">Yes</span>	Parking: <span style="font-weight: bold;">1 Open</span>	Water Source: <span style="font-weight: bold;">Municipal corporati...</span>	Power Backup: <span style="font-weight: bold;">None</span>
Property Code: <span style="font-weight: bold;">F76153793</span>			
<a href="http://www.99acres.com/F76153793">www.99acres.com/F76153793</a>			



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	425.00	510.00	612.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹15,294.00	₹12,745.00	₹10,621.00

9/9/24, 2:59 PM igr\_16514

16514390 12-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. कुर्ला 3 दस्ता क्रमांक : 16514/2022 नोंदणी : Regn:83m
<b>गावाचे नाव : घाटकोपर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6413952.16	
(4) भू-मापन,पोटहिस्या व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: रेखा अपार्टमेंट को ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं 1,अमृत नगर, रोड : घाटकोपर पश्चिम,मुंबई - 400086. इतर माहिती: सदनिकेचे क्षेत्रफळ कार्पेट 425 चौ. फूट(( C.T.S. Number : 28 ; ))	
(5) क्षेत्रफळ	47.38 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.-राजेंद्र सुकुमार चकांडन वय:-57 पत्ता:-प्लॉट नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: रेखा अपार्टमेंट को ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं 1, अमृत नगर, रोड नं: घाटकोपर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABLPC0132F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मनोज कुमार विजेंद्र सिंह वय:-45; पत्ता:-प्लॉट नं: रूम नं. 7, माळा नं: - इमारतीचे नाव: देवदर्शन सोसायटी, ब्लॉक नं: हनुमान नगर - बी, रोड नं: पार्क साईट विक्रोळी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-BJJP50313R 2): नाव.-प्रवीण विजेंद्र सिंह वय:-38; पत्ता:-प्लॉट नं: रूम नं. 47, माळा नं: - इमारतीचे नाव: देवदर्शन सोसायटी, ब्लॉक नं: हनुमान नगर - बी, रोड नं: पार्क साईट विक्रोळी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-BKPPS6090G	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2022	
(10)दस्ता नोंदणी केल्याचा दिनांक	16/09/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	16514/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(4) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8888/igrSearch/65a121e6d019cc480d0634d6 1/1

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	729.17	875.00	1,050.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹17,143.00	₹14,286.00	₹11,905.00

9/9/24, 2:59 PM	igr_12105	
12105520 17-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्ता क्रमांक : 12105/2022 नोंदणी : Regn:83m
<b>गावाचे नाव : घाटकोपर</b>		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	12500000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11221999.65	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:-Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 703, माळा नं: 7 वा मजला,रेखा अपार्टमेंट बिल्डिंग, इमारतीचे नाव: रेखा अपार्टमेंट को ऑप हौ सो लिमिटेड, ब्लॉक नं: अमृत नगर,घाटकोपर पश्चिम, रोड : मुंबई 400086, इतर माहिती: मौजे घाटकोपर,सदनिकेचे क्षेत्रफळ 875 चौ. फूट बिल्ट अप( ( C.T.S. Number : 28B ; ) )	
(5) क्षेत्रफळ	81.31 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.-चिराग सेवंतीलाल शाह वय:-47 पत्ता:-प्लॉट नं: 703, माळा नं: 7 वा मजला, रेखा अपार्टमेंट बिल्डिंग, इमारतीचे नाव: रेखा अपार्टमेंट को ऑप हौ सो लिमिटेड, ब्लॉक नं: अमृत नगर,घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AAMP53524R.	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रशांत सुभाष आपटे वय:-46; पत्ता:-प्लॉट नं: रूम नं 20, माळा नं: , इमारतीचे नाव: शशी निवास , ब्लॉक नं: देव आशिष बिल्डिंगच्या पुढे, नित्यानंद कॉलनी, अमृत नगर, घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AGRPA8777B 2): नाव.-सुषमा सुभाष आपटे वय:-70; पत्ता:-प्लॉट नं: रूम नं 20, माळा नं: , इमारतीचे नाव: शशी निवास , ब्लॉक नं: देव आशिष बिल्डिंगच्या पुढे, नित्यानंद कॉलनी, अमृत नगर, घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ARZPA3108M	
(9) दस्तावेज करून दिल्याचा दिनांक	16/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	16/06/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	12105/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	750000	
(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.	
<a href="https://staging.vastukala.co.in:8889/igrSearch/65a700da0b1f432700e91c86">https://staging.vastukala.co.in:8889/igrSearch/65a700da0b1f432700e91c86</a>		
		1/1



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th September 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 **₹ 85,50,280.00 (Rupees Eighty Five Lakhs Fifty Thousands Two Hundred And Eighty 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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