

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Dr. (Mrs.) Priya Somnath Parui**  
Name of Owner : **Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak**

Residential Flat No. 01A, Ground Floor, Building No 2, Wing - B, "Royal Sands Co-Op. Hsg. Soc. Ltd. ", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India.

Latitude Longitude : 19°8'22.7"N 72°49'46.1"E

### Intended User:

**Cosmos Bank**  
**Malad (West) Branch**

Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), Mumbai, 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. 01A, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.** ", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak** . Name of Proposed Purchaser is **Dr. (Mrs.) Priya Somnath Parui**.

Boundaries of the property

North : Raheja Classique  
South : Internal Road  
East : Royal Classic  
West : Shastri Nagar Road

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 **₹ 57,20,088.00 (Rupees Fifty Seven Lakhs Twenty Thousands Eighty Eight Only)**.

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

Hence certified

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

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



### Our Pan India Presence at :



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- Mumbai
- Aurangabad
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- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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Residential Flat No. 01A, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.**", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), 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 05.11.2024 for Housing Loan Purpose.
1	Date of inspection	24.10.2024
3	Name of the owner / owners	<b>Mrs. Priya Rajiv Vartak &amp; Miss. Divya Rajiv Vartak</b>
	Name of the proposed purchaser	<b>Dr. (Mrs.) Priya Somnath Parui</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. 01A, Ground Floor, Building No 2, Wing - B, " <b>Royal Sands Co-Op. Hsg. Soc. Ltd.</b> ", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Rohit Gagawani (Agent) Contact No. 9869667287
6	Location, Street, ward no	Municipality Ward No - K-West, Off New Link Road Village - Oshiwara, Andheri (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 621/3 of Village - Oshiwara New Survey No - 41(Part)
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. = 180.00</b> (Area as per Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 198.00</b> (Area As Per Draft Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 237.60</b> (Carpet Area + 20%)</p> <p><b>All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Andheri (West) 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?	Tenant Occupied - M. Lavish Salon Occupied Since - Last 6 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - M. Lavish Salon Occupied Since - Last 6 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	85,000/- Present 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>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2002 (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.
	<p><b>Remark:</b></p> <p>i)At the time of inspection, we found that Flat No. 01A &amp; Shop No. 6 on Ground floor are internally merged having separate entrances. There is an internal door provision between flat &amp; Shop but internal door is temporarily closed.</p> <p>ii) Flat &amp; Shop can be easily demarcated.</p> <p>iii)The said valuation is only for Flat No. 01A. For the purpose of valuation, we have considered the area as per Draft Agreement of Flat No. 01A.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch Branch to assess Fair Market Value as on 05.11.2024 for Residential Flat No. 01A, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.** ", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak**. Name of Proposed Purchaser is **Dr. (Mrs.) Priya Somnath Parui**.

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

1)	Copy of Agreement For Sale No.2376 / 2013 Dated 29.04.2013 between Mr. Ravji Rata Patel & Mrs. Dhanu D. Patel(The Transferor) And Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak (The Transferee).
2)	Copy of Draft Agreement for sale Document No.- between Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak (The Transferor) And Dr. (Mrs.) Priya Somnath Parui(The Transferee) in the month of Nov'2024.



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3)	Copy of Occupancy Certificate No.CE / 5377 / WS / AK Dated 02.08.2002 issued by Municipal Corporation of Greater Mumbai.
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### Location

The said building is located at Municipality Ward No - K-West, Village - Oshiwara, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053. The property falls in Residential Zone. It is at a traveling distance 650 Mtrs. from Lower Oshiwara Metro Station.

### Building

The building under reference is having Ground + 6 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. Ground Floor is having 6 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is Living Room.At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances & both used as commercial purpose. There is an internal door provision for the flat & Shop but internal door is temporarily closed. Flat & Shop can be easily demarcated. The Composition of Residential Flat is Living Room + Bedroom + W.C & Bath + Kitchen. (i.e. 1BHK). This Residential Flat is Marble Flooring, Teak Wood / Glass Door, N.A., Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 5th November 2024

The Carpet Area of the Residential Flat	:	198.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2002 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	237.60 Sq. Ft. X ₹ 2,800.00 = ₹ 6,65,280.00
Depreciation $\{(100 - 10) \times (22 / 60)\}$	:	33.00%
Amount of depreciation	:	₹ 2,19,912.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,57,590/- per Sq. M. i.e. ₹ 23,931/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,31,780/- per Sq. M. i.e. ₹ 21,533/- per Sq. Ft.
Value of property	:	198.00 Sq. Ft. X ₹ 30,000 = ₹59,40,000
Total Value of property as on 5th November 2024	:	₹59,40,000.00

(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 5th November 2024</b>	<b>:</b>	<b>₹ 59,40,000.00 - ₹ 2,19,912.00 = ₹ 57,20,088.00</b>
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<b>Total Value of the property</b>	:	<b>₹ 57,20,088.00</b>
<b>The realizable value of the property</b>	:	<b>₹51,48,079.00</b>
<b>Distress value of the property</b>	:	<b>₹45,76,070.00</b>
<b>Insurable value of the property (237.60 X 2,800.00)</b>	:	<b>₹6,65,280.00</b>
<b>Guideline value of the property (237.60 X 21533.00)</b>	:	<b>₹51,16,241.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 01A, Ground Floor, Building No 2, Wing - B, "**Royal Sands Co-Op. Hsg. Soc. Ltd.** ", Off New Link Road, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053, State - Maharashtra, Country - India for this particular purpose at **₹ 57,20,088.00 (Rupees Fifty Seven Lakhs Twenty Thousands Eighty Eight Only)** as on 5th November 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 **5th November 2024** is **₹ 57,20,088.00 (Rupees Fifty Seven Lakhs Twenty Thousands Eighty Eight Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## PART III- VALUATION

I, hereby declare that

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

## ANNEXURE TO FORM 0-1

### Technical details

### Main Building

1	No. of floors and height of each floor	:	Ground + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor



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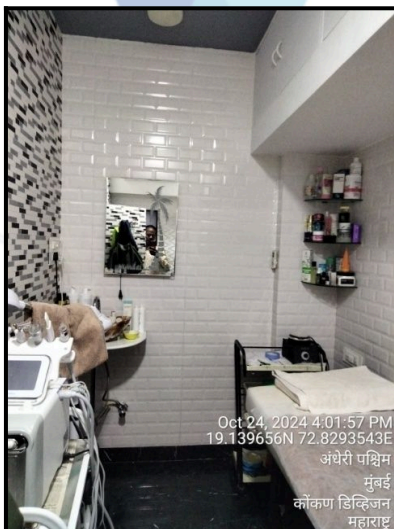
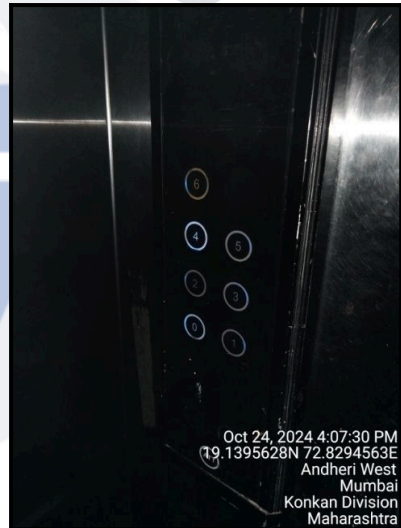
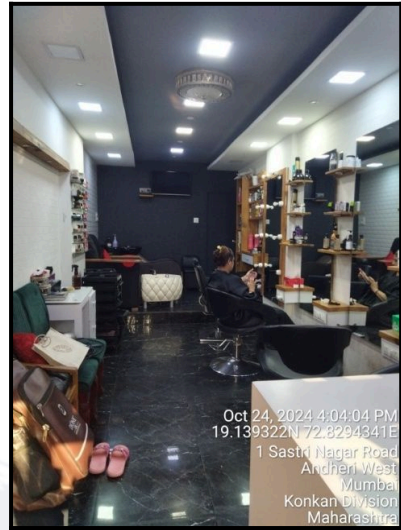
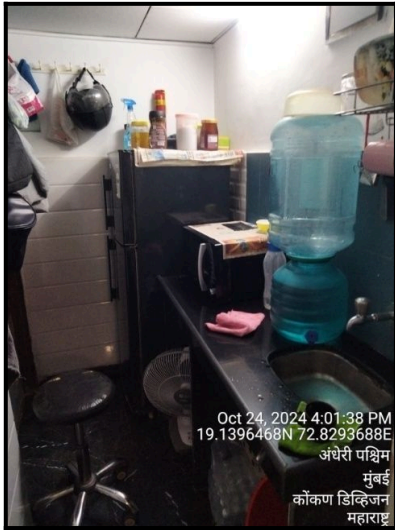


Technical details		Main Building								
3	Year of construction	: 2002 (As per occupancy certificate)								
4	Estimated future life	: 38 Years Subject to proper, preventive periodic maintenance & structural repairs								
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure								
6	Type of foundations	: R.C.C. Foundation								
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	: 6" Thk. Brick Masonery.								
9	Doors and Windows	: Teak Wood / Glass Door, N.A., .								
10	Flooring	: Marble Flooring.								
11	Finishing	: Cement Plastering with POP false Ceiling.								
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				
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(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
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(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	: All external walls are 9" thick and partition walls are 6" thick.								
18	No. of lifts and capacity	: 1Lift								
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								

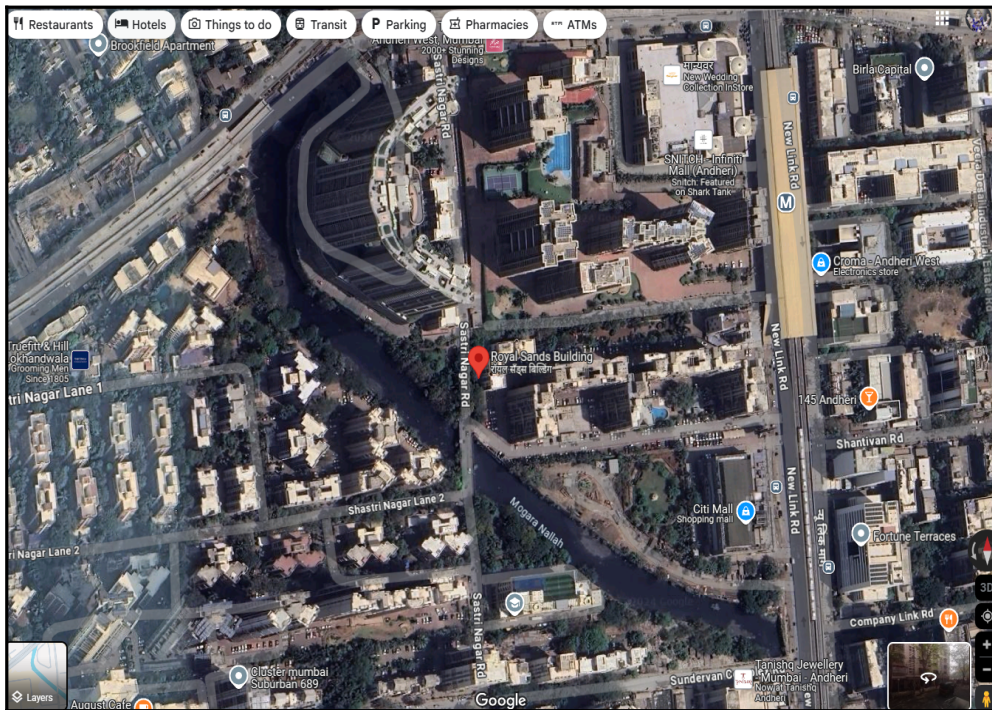
Technical details		Main Building	
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System



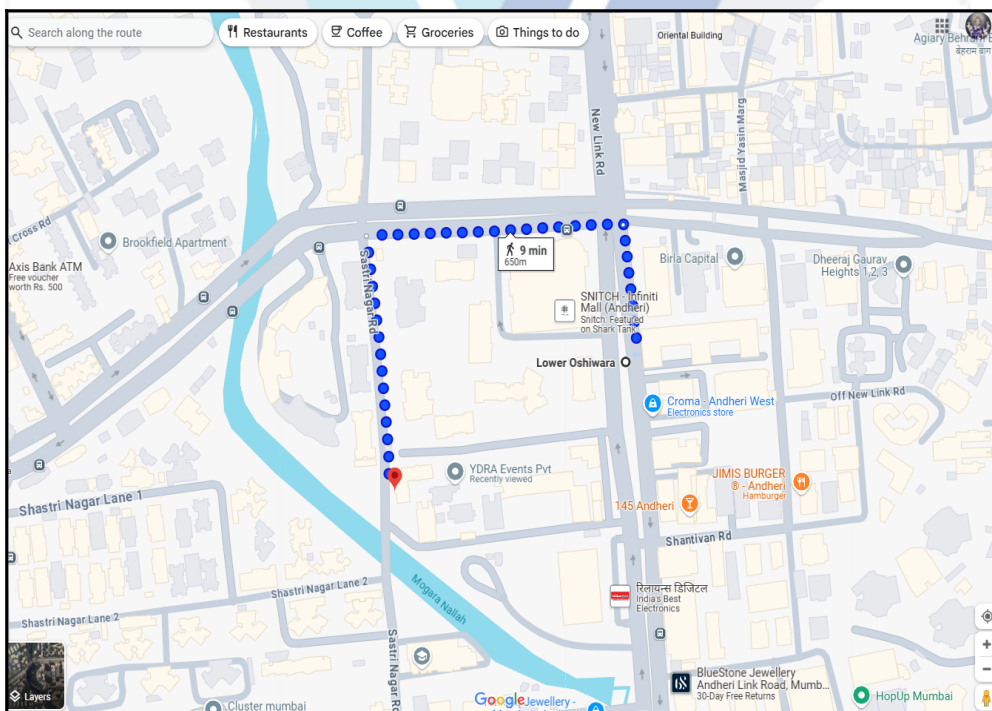
### Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°8'22.7"N 72°49'46.1"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Lower Oshiwara - 650 Mtrs. ).

## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मद्रांक विभाग महाराष्ट्र शासन													
Valuation	Home	Rule Guide	Logout												
<h3 style="margin: 0;">Valuation For Influence Area</h3>															
<b>Location Details</b>															
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: <span style="border: 1px solid black; padding: 2px;">Mumbai</span>	<a href="#">Help on Division</a>												
District Name: <span style="border: 1px solid black; padding: 2px;">मुंबई(उपनगर)</span>	Zone Name: <span style="border: 1px solid black; padding: 2px;">50-ओशिवर (अधरी)</span>														
Attribute: <span style="border: 1px solid black; padding: 2px;">सि.टी.एस. नंबर</span>	621	SubZone Name:	धुभाग: उन्नेकडे लक्ष्मी ई: ▾												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Open Land</th> <th>Residence</th> <th>Office</th> <th>Shop</th> <th>Industry</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">140270</td> <td style="text-align: center;">257590</td> <td style="text-align: center;">296230</td> <td style="text-align: center;">321990</td> <td style="text-align: center;">257590</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>				Open Land	Residence	Office	Shop	Industry	Unit	140270	257590	296230	321990	257590	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit										
140270	257590	296230	321990	257590	Square Meter										

Stamp Duty Ready Reckoner Market Value Rate for Flat	257590			
Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,57,590.00</b>	<b>Sq. Mtr.</b>	<b>23,931.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	140270			
The difference between land rate and building rate(A-B=C)	117,320.00			
Percentage after Depreciation as per table(D)	22%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,31,780.00</b>	<b>Sq. Mtr.</b>	<b>21,533.00</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	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	166.67	200.00	240.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹44,999.00	₹37,500.00	₹31,250.00

**square yards** Mumbai Buy Rent Projects Agents Services Resources Data Intelligence

Project Details Data Intelligence Project Sales Trend Amenities Specifications Map & Landmarks

**₹ 3 Cr**  
Gross Sales Value Nov 23 to Oct 24

**₹ 38,879**  
Average Price (Price/Sq. Ft.)

### Project Sales Trend for Royal Sands

Price Movement Recent Registrations

Royal Sands

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-09-24	Floor 5, Unit 504	A	216 Sq.Ft.	₹ 61 L	₹28,241
2024-06-12	Floor 5, Unit 505	A	216 Sq.Ft.	₹ 60.3 L	₹27,917
2024-04-16	Floor 2, Unit 203	2, B	200 Sq.Ft.	₹ 75 L	₹37,500
2024-02-01	Floor 1, Unit 111	A	200 Sq.Ft.	₹ 43.5 L	₹21,750
2023-11-13	Floor 5, Unit 512	2, A	217 Sq.Ft.	₹ 49.4 L	₹22,765
2023-09-18	Floor 7, Unit 756	N/A	269 Sq.Ft.	₹ 49 L	₹18,216

### Royal Sands Amenities

Royal Sands is a luxurious gated community in Mumbai Western Suburbs that offers a wide range of amenities to its residents. The community has a Kids Play Areas / Sand Pits, Yoga Areas, Power Backup, 24 x 7 Security.

**Sports**

- Kids' Play Areas / Sand Pits
- Yoga Areas

**Convenience**

## Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	300.00	360.00	432.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,000.00	₹27,500.00	₹22,917.00

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Home > Property in Mumbai > Flats in Mumbai > Flats in Andheri West > 1 RK 360 Sq.Ft. Apartment in Andheri West Mumbai

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JAI MATA JI R...

**Narmada CHS Andheri**  
**1 RK 360 Sq.Ft. Apartment in Andheri West Mumbai**  
 Listing ID #8836371

₹ 99 L

- 1 Rk
- Furnished
- 1 Bathroom
- 360 Sq.Ft. (Built-up Area)
- Road View
- 2nd Floor out of 5 Floors

Recent Registered Sale ₹ 48 L

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Amenities
Agent Overview
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Data Intelligence
Commute Time
Andheri West Reviews

**Key Highlights**

Prime Location
Vastu compliant
Safe & Secure Locality
Investment Opportunity

Family

Looking for a furnished apartment in Mumbai.

- Then look no further than this amazing 1 RK apartment located in the prime locality of Andheri West.
- Situated on the 2nd floor of a 5-storey building, this apartment offers a comfortable and convenient living across an area of 360 square feet, this spacious apartment is perfect for a small family or a couple.
- The apartment is designed to provide a road view and is well-ventilated, ensuring a fresh breeze throughout the day.
- The property is part of the prestigious Narmada CHS Andheri project, which is known for its quality construction

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**Jai Mata Ji Real Estate Agen...**

+91989XXXXXXX

Hi binu, Would you like to connect with Jai Mata Ji Real Estate Agency for 1 Rk 360 Sq.Ft. Apartment in Narmada CHS Andheri

Contact Now

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	180.03	216.03	259.24
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹33,883.00	₹28,237.00	₹23,530.00

16655513

29-09-2024

Note:-Generated Through eSearch

Module,For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 16655/2024

नोदणी :

Regn:83m

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	6100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5428332.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए 504, माळा नं: 5, इमारतीचे नाव: रॉयल सॅड्स सी एच एस लि, ब्लॉक नं: सिटी मॉल च्या पाटीमागे अंधेरी पश्चिम मुंबई 400053, रोड : ऑफ न्यू लिंक रोड( ( C.T.S. Number : 621 ; ) )
(5) क्षेत्रफळ	20.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सी श्रीकांता - वय:-64 पत्ता:-प्लॉट नं: बी ६०३ - ६०४, माळा नं: -, इमारतीचे नाव: अहिंसा इंक्लीव सी एच एस लि, ब्लॉक नं: चिंचोली मालाड पश्चिम, रोड नं: ऑफ मालाड लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ACGPC4987N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिमा नरेंद्र तिवारी वय:-41; पत्ता:-प्लॉट नं: ५ डी - ४०२, माळा नं: -, इमारतीचे नाव: गुरु कृपा सी एच एस लि, ब्लॉक नं: लोखंडवाला मार्केट अंधेरी पश्चिम, रोड नं: २ क्रॉस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AEFPT1023D 2): नाव:-नरेंद्र एस तिवारी वय:-44; पत्ता:-प्लॉट नं: ५ डी - ४०२, माळा नं: -, इमारतीचे नाव: गुरु कृपा सी एच एस लि, ब्लॉक नं: लोखंडवाला मार्केट अंधेरी पश्चिम, रोड नं: २ क्रॉस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ADNPT4098H
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16655/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	366000
(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.



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	180.03	216.03	259.24
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹33,494.00	₹27,913.00	₹23,260.00

10340513 12-06-2024 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 दस्त क्रमांक : 10340/2024 नोदणी : Regn:63m
<b>गावाचे नाव : ओशिवरा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6030000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5428332.9	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं. 505,ए-विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: रॉयल सॅड्स को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: अंधेरी पश्चिम मुंबई - 400053, रोड : ऑफ न्यू लिंक रोड,सिटी मॉल मागे( ( C.T.S. Number : 621; ) )	
(5) क्षेत्रफळ	20.07 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:-दिपाली भास्कर शेठ्टी वय:-61 पत्ता:-प्लॉट नं: 20/103, माळा नं: -, इमारतीचे नाव: मेफेअर को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: न्यू लिंक रोड, ओशिवरा म्हाडा कॉम्प्लेक्स, तारापोर गार्डन जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ASKPS8139G 2): नाव:-वरुण भास्कर शेठ्टी (मान्यता देणार) वय:-35 पत्ता:-प्लॉट नं: 103/20, माळा नं: -, इमारतीचे नाव: मेफेअर को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: म्हाडा ओशिवरा कॉम्प्लेक्स, ओशिवरा पोलीस स्टेशन जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-CBDPS9875H 3): नाव:-सोनिया भास्कर शेठ्टी (मान्यता देणार) वय:-31 पत्ता:-प्लॉट नं: 103/20, माळा नं: -, इमारतीचे नाव: मेफेअर को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: म्हाडा ओशिवरा कॉम्प्लेक्स, ओशिवरा पोलीस स्टेशन जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-DQHPS0362H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नमिता सुनिल कनोजिया वय:-40; पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: वसोवा पराग मॅन्शन, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे.पी.रोड, 7 बंगलोस, महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-ANDPP9309B 2): नाव:-सुनिल शंभू कनोजिया वय:-48; पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: वसोवा पराग मॅन्शन, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे.पी.रोड, 7 बंगलोस, महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-AOPK9057R	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2024	
(10)दस्त नोदणी केल्याचा दिनांक	12/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10340/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	361800	
(13)बाजारभावाप्रमाणे नोदणी 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 **5th November 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 **₹ 57,20,088.00 (Rupees Fifty Seven Lakhs Twenty Thousands Eighty Eight 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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