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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



03-Jan-2025 11:30:27 am  
19.25680184N 72.86654738E  
248° W  
Dahisar East  
Mumbai  
Konkan Division  
Maharashtra  
Altitude:-43.9m  
Speed:0.0km/h

### Details of the property under consideration:

Name of Owner : **Mr. Ramachandra Shiv Shetty & Mrs. Vijaya Ramachandra Shetty**

Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.",  
Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District -  
Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India.

Latitude Longitude : 19°15'24.3"N 72°51'59.2"E

### Intended User:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali  
(West), Mumbai - 400 067, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

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

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



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India belongs to **Mr. Ramachandra Shiv Shetty & Mrs. Vijaya Ramachandra Shetty**.

Boundaries of the property

North : CS Link Road  
South : Internal Road  
East : St. Mary's High School  
West : CS Road No. 2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One 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/87/2022-23

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

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Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, 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 06.01.2025 for Housing Loan Purpose.
1	Date of inspection	02.01.2025
3	Name of the owner / owners	<b>Mr. Ramachandra Shiv Shetty &amp; Mrs. Vijaya Ramachandra Shetty</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. 203, 2 <sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Tushar Joshi (Tenant ) Contact No. -
6	Location, Street, ward no	Anand Nagar, C.S. Road Village - Dahisar, Dahisar (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1298 of Village - Dahisar
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	<b>Carpet Area in Sq. Ft. = 341.22</b> <b>(Area as per Site measurement)</b>  <b>Built Up Area in Sq. Ft. = 429.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Dahisar, Dahisar (East) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 068
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 - Mr. Tushar Joshi Occupied Since - Last 2 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 - Mr. Tushar Joshi Occupied Since - Last 2 Years
	(ii) Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	18,000/- 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 – 1983 (As per occupancy certificate)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 06.01.2025 for Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India belongs to **Mr. Ramachandra Shiv Shetty & Mrs. Vijaya Ramachandra Shetty**.

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

1)	Copy of Agreement for sale No.19580 / 2024 Dated 27.12.2024 between Shri. Vishnu Gajanan Patil(The Transferor) And Mr. Ramachandra Shiv Shetty & Mrs. Vijaya Ramachandra Shetty(The Transferee).
2)	Copy of Occupancy Certificate No.CE / 4578 / BSII / AR Dated 29.11.1983 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Sector - II, Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068. The property falls in Residential Zone. It is at a traveling distance 130 Mtrs. from Anand Nagar Metro Station.

### Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

### Valuation as on 6th January 2025

The Built Up Area of the Residential Flat	:	429.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	:	1983 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	42 Years
Cost of Construction	:	429.00 Sq. Ft. X ₹ 2,700.00 = ₹ 11,58,300.00
Depreciation $\{(100 - 10) \times (42 / 60)\}$	:	63.00%
Amount of depreciation	:	₹ 7,29,729.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,180/- per Sq. M. i.e. ₹ 13,209/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,07,433/- per Sq. M. i.e. ₹ 9,981/- per Sq. Ft.
Value of property	:	429.00 Sq. Ft. X ₹ 20,000 = ₹85,80,000
Total Value of property as on 6th January 2025	:	₹85,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 6th January 2025</b>	:	<b>₹ 85,80,000.00 - ₹ 7,29,729.00 = ₹ 78,50,271.00</b>
<b>Total Value of the property</b>	:	<b>₹ 78,50,271.00</b>
<b>The realizable value of the property</b>	:	<b>₹70,65,244.00</b>
<b>Distress value of the property</b>	:	<b>₹62,80,217.00</b>
<b>Insurable value of the property (429.00 X 2,700.00)</b>	:	<b>₹11,58,300.00</b>
<b>Guideline value of the property (429.00 X 9981.00)</b>	:	<b>₹39,53,235.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India for this particular purpose at **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One Only)** as on 6th January 2025

## 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 **6th January 2025** is **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One 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.



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For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

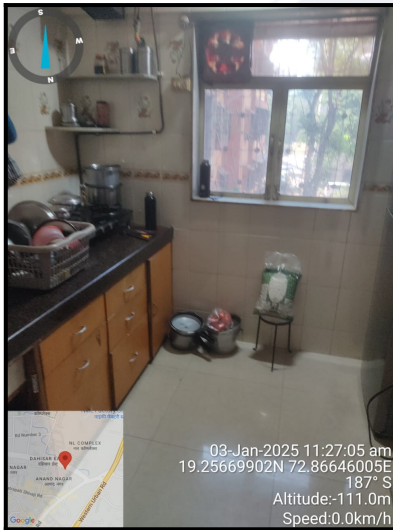
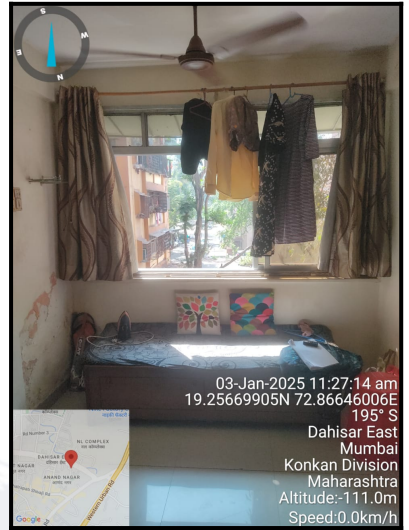
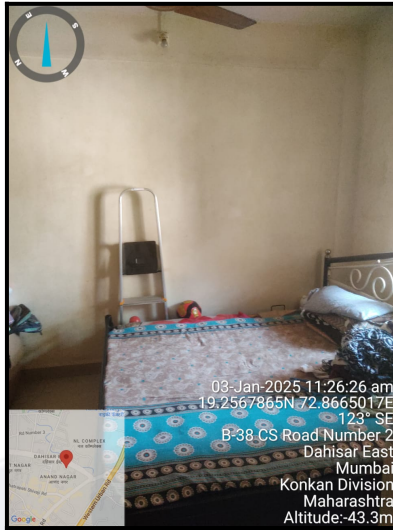
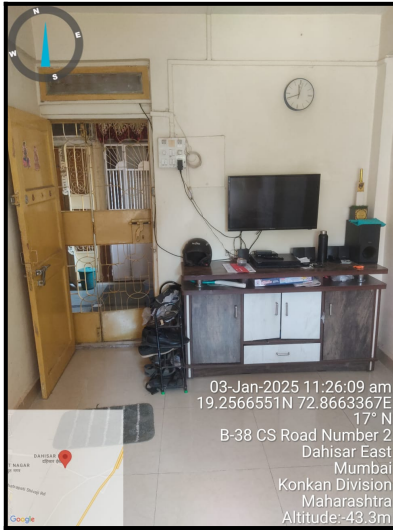
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

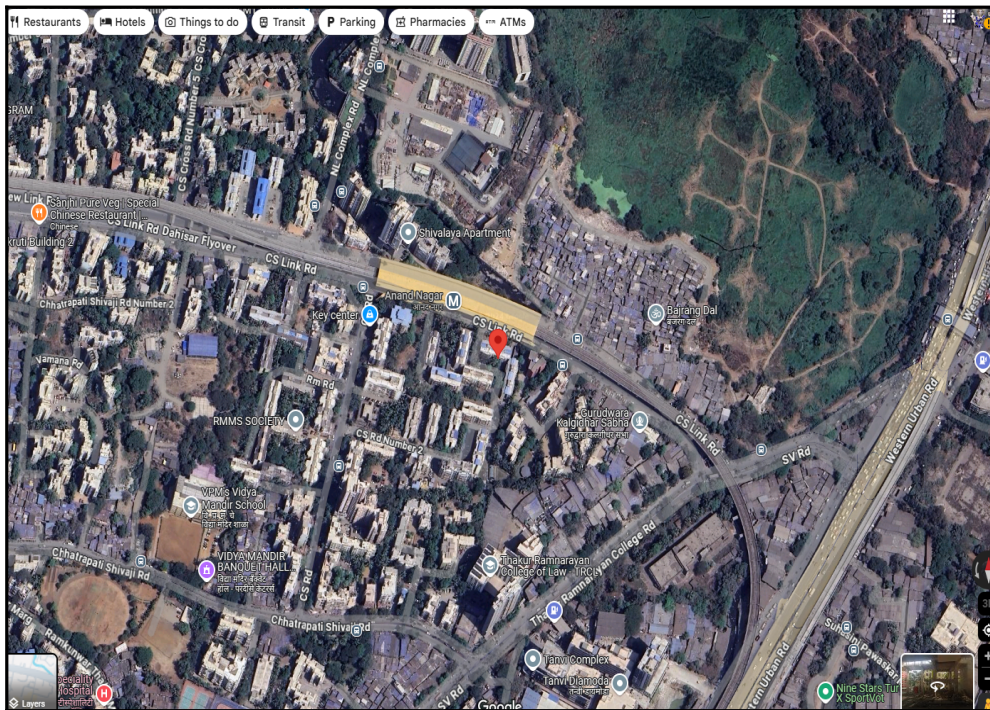
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 1983 (As per occupancy certificate)				
4	Estimated future life	: 18 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
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	: Not Provided
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

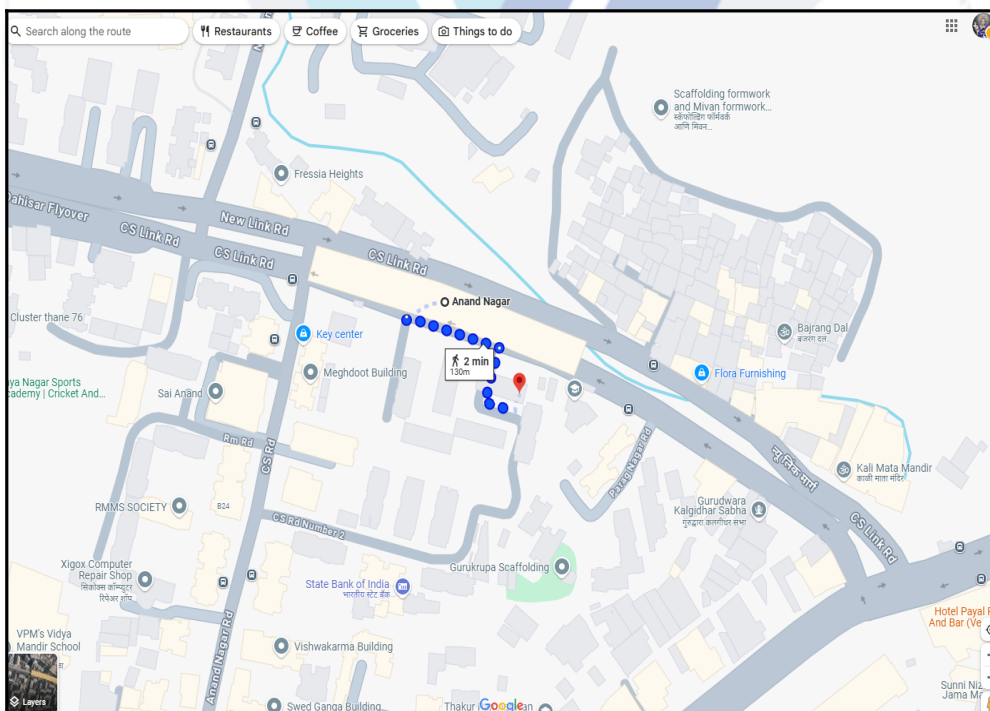
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°15'24.3"N 72°51'59.2"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Anand Nagar - 130 Mtrs. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR 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: Municipal Limit to the North, Express Highway to the East, Link Road to the South, Railway Line to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/413	59450	142180	163510	178600	142180
<b>CTS No.</b> 1298/1, 1298/3, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1372, 1373, 1374(pt), 1374, 1375, 1376, 1377, 1378, 1379(PT), 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1399A/1, 1399C, 1400, 1401, 1402, 1402A, 1403, 1403/1, 1403/2, 1403/3, 1403/5, 1403/6, 1403/7, 1403/8, 1403/9, 1403/10, 1403/11, 1403/12, 1403/13, 1403/14, 1403/15, 1403/16, 1403/17, 1403/18, 1403/19, 1403/20, 1403/21, 1403/22, 1403/23, 1403/24, 1403/25, 1403/26, 1403/27, 1403/28, 1403/29, 1403/30, 1403/31, 1403/32, 1403/33, 1403/34, 1403/35, 1403/36, 1403/37, 1403/38, 1403/39, 1403/4, 1403/40, 1403/41, 1403/42, 1403/43,						
<a href="#" style="color: #00796b; text-decoration: none;">⇌ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	142180			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	14218			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,27,962.00</b>	<b>Sq. Mtr.</b>	<b>11,888.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	59450			
The difference between land rate and building rate(A-B=C)	68,512.00			
Percentage after Depreciation as per table(D)	42%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,07,433.00</b>	<b>Sq. Mtr.</b>	<b>9,981.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,286.00	₹20,238.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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Home > Property in Mumbai > 550 Sq-ft
Posted on: Jan 03, 25 Property ID: 74252737

**₹85.0 Lac** EMI - ₹38k | [Get Loan offers from 34+ banks](#)

1 BHK 550 Sq-ft Flat For Sale in [Anand Nagar Dahisar East, Mumbai](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area <b>350 sqft</b> ₹24,286/sqft	Floor <b>16(Out of 17 Floors)</b>	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Facing <b>North</b>	Furnished Status <b>Unfurnished</b>
Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>5 to 10 years</b>	

Contact Agent
Get Phone No.
Last contact made 3 days ago

**Contact Agent**

Kushal Vora -91-98XXXXXXX

Get Phone No.

**More Details**

Price Breakup      ₹85 Lac | ₹4,25,000 Approx. Registration Charges | ₹3,500 Monthly

Booking Amount      ₹5.0 Lac

Address              Dahisar East, Mumbai, Anand Nagar Dahisar East, Mumbai - Western Mumbai, Maharashtra

Landmarks            Schools, Hospitals, General Stores, Joggers Park everything nearby.

Furnishing            Unfurnished

Flooring                Vitrified

Type of Ownership    Co-operative Society

[View all details ▾](#)

**Description:** GLORIS RESIDENCY Gloris Residency is 17 storey tower with all basic amenities.1. Solid RCC frame structure as per Seismic Zone III Standards.2. Exquisite Granamite Flooring 3. Ele... [Read more](#)

Contact Agent

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	365.00	438.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹24,658.00	₹20,548.00	-

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**1 BHK Flat In Anand Sagar Building For Sale In Anan...**  
Anand nagar, behind anand nagar metro station

**₹ 90 Lacs**  
Negotiable

**₹ 51,583/Month**  
Estimated EMI

**550**  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dahisar east / 1bhk Flat for Sale in Dahisar east / Property Details

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike**  
Parking

**Dec 25, 2024**  
Posted On

**Immediately**  
Possession

**Anand Sagar Building**  
Apartment

**Full**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: Central Bank Of India - Dahisar West Branch | I.C. Colony | Kunjan Yoga And Wellness

Intervention Clinic Pvt Ltd | Dahisar (East)

**Overview**

<p><small>Age of Building</small> &gt;10 Years</p>	<p><small>Ownership Type</small> Self Owned</p>
<p><small>Maintenance Charges ₹2.2 Per Sq.Ft/M</small></p>	<p><small>Flooring</small> Vitrified Tiles</p>
<p><small>Builtup Area</small> 550 Sq.Ft</p>	<p><small>Carpet Area</small> 365 Sq.Ft</p>
<p><small>Furnishing Status</small> Semi <span style="background-color: #008080; color: white; padding: 2px 5px; font-size: x-small;">Furnish Now</span></p>	<p><small>Facing</small> Don't Know</p>
<p><small>Floor</small> 1/4</p>	<p><small>Parking</small> Bike</p>

**Activity On This Property**

**53**  
Unique Views

**1**  
Shortlists

**2**  
Contacted

Powered By : NBEstimate

## Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,750.00	₹18,125.00	-

17604367 24-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 17604/2024 नोदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6658289.4	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 703,बी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: भगिरथ को.ऑप हौ.सो.लि, ब्लॉक नं: दहिसर पूर्व,मुंबई-400068, रोड : एन.एल. कॉम्प्लेक्स,आनंद नगर(( C.T.S. Number : 1455 ; ) )	
(5) क्षेत्रफळ	44.6 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:-विनोद सी त्रिवेदी वय:-69 पत्ता:-प्लॉट नं: बी /703, माळा नं: ., इमारतीचे नाव: भगिरथ अपार्टमेंट, ब्लॉक नं: दहिसर पूर्व, रोड नं: एन.एल. कॉम्प्लेक्स आनंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAAPT6020H 2): नाव:-अमिता विनोद त्रिवेदी वय:-63 पत्ता:-प्लॉट नं: बी /703, माळा नं: ., इमारतीचे नाव: भगिरथ अपार्टमेंट, ब्लॉक नं: दहिसर पूर्व, रोड नं: एन.एल. कॉम्प्लेक्स आनंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAAPT6016H	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नमित महेंद्र ओझा वय:-44; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAFPO2566A 2): नाव:-महेंद्र वेनिलाल ओझा वय:-73; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AABPO9318A 3): नाव:-दमयंती महेंद्र ओझा वय:-66; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAHPO8692B	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17604/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	522000	
(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	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	320.83	385.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,818.00	₹18,182.00	-

11246368 01-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 11246/2024 नोदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5341560.42	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: डी - 603, माळा नं: 6 वा मजला, इमारतीचे नाव: भीम को ऑप हौ सो लि, ब्लॉक नं: एन.एल. कॉम्प्लेक्स,दहिसर पूर्व,मुंबई 400 068, रोड : आनंद नगर, इतर माहिती: सदनिकेचे क्षेत्रफळ 385 चौ फूट बांधीव(( C.T.S. Number : 1435, 1447 to 1449, 1453 to 1467, 1472 to 1478, 1484, 1485 ; ) )	
(5) क्षेत्रफळ	35.78 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लक्ष्मण वडगा उर्फ व्ही. लक्ष्मण वय:-59 पत्ता:-प्लॉट नं: डी - 603, माळा नं: 6 वा मजला , इमारतीचे नाव: भीम को ऑप हौ सो लि, ब्लॉक नं: एन.एल. कॉम्प्लेक्स आनंद नगर, दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ADBPV6076H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रल्हाद जयंतीलाल ओझा वय:-54; पत्ता:-प्लॉट नं: रूम नं.2 , माळा नं: -, इमारतीचे नाव: बजरंग चाल नं.5 , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, हरिया स्टोअर्सच्या मागे, रावळपाडा, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AATPO4936C 2): नाव:-पृथ्वी प्रल्हादभाई ओझा वय:-28; पत्ता:-प्लॉट नं: ए - 601, माळा नं: -, इमारतीचे नाव: ऋषि टॉवर , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, राज नगर जवळ, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ACQPO7990P 3): नाव:-हरीश प्रल्हादभाई ओझा वय:-26; पत्ता:-प्लॉट नं: रूम नं.2, माळा नं: -, इमारतीचे नाव: बजरंग चाल नं.5, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, हरिया स्टोअर्सच्या मागे, रावळपाडा, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ACEPO2752R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11246/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	420000	
(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 **6th January 2025**

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 **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One 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/87/2022-23



Since 1989

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

An ISO 9001 : 2015 Certified Company

