

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Niklesh Ashok Mhadave & Mr. Nirav Ashok Mhadave**

Residential Flat No. 501, 5<sup>th</sup> Floor, Building No 2, Wing - B, "Parishram (SRA) Co-op. Hsg. Soc. Ltd.", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, India.

Latitude Longitude : 19°5'5.6"N 72°50'50.7"E

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**

Shop No.1 & 2, Gr. Floor, Arun CHS , Plot No.47-A, Golibar Road, Near R K Hospital, Santacruz ( East ), Mumbai - 400055

### 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. 501, 5<sup>th</sup> Floor, Building No 2, Wing - B, "**Parishram (SRA) Co-op. Hsg. Soc. Ltd.**", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, India belongs to **Mr. Niklesh Ashok Mhadave & Mr. Nirav Ashok Mhadave**.

### Boundaries of the property

North	: Building No. 03
South	: Building No. 01
East	: 'C' Wing of Parishram (SRA) CHSL
West	: 'A' Wing of Parishram (SRA) 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 **₹ 45,09,900.00 (Rupees Forty Five Lakhs Nine Thousand Nine Hundred 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



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

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Residential Flat No. 501, 5<sup>th</sup> Floor, Building No 2, Wing - B, "Parishram (SRA) Co-op. Hsg. Soc. Ltd.", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, 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 21.02.2025 for Bank Loan Purpose.
1	Date of inspection	20.02.2025
3	Name of the owner / owners	<b>Mr. Niklesh Ashok Mhadave &amp; Mr. Nirav Ashok Mhadave</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. 501, 5 <sup>th</sup> Floor, Building No 2, Wing - B, "Parishram (SRA) Co-op. Hsg. Soc. Ltd.", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Nisha Niklesh Mhadave (Owner) Contact No. 8898320037
6	Location, Street, ward no	T.P.S No. 5, Western Express Highway Village - Vile Parle (East), District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 2075 of Village - Vile Parle (East), Plot No - 202, Final Plot No. 165
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>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 224.57 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Release Deed)</b>  <b>Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 055
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Niklesh Ashok Mhadave
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Niklesh Ashok Mhadave
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	9,800.00 (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 – 2010 (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, Santacruz (East) Branch Branch to assess Fair Market Value as on 21.02.2025 for Residential Flat No. 501, 5<sup>th</sup> Floor, Building No 2, Wing - B, "**Parishram (SRA) Co-op. Hsg. Soc. Ltd.**", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, India belongs to **Mr. Niklesh Ashok Mhadave**.

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

1)	Copy of Release Deed Dated 07.02.2025 between Mrs. Darshana Deepak Pawar (the Releasor) AND Mr. Niklesh Ashok Mhadave & Mr. Nirav Ashok Mhadave (the Releasees), Registration No. 1736-2025..
2)	Copy of Possession Letter Dated 31.12.2010 in the name of Shri. Ashok Keshav Mahadev issued by Amogin Enterprises.
3)	Copy of Share Certificate No. 0156 bearing Nos. 776 to 780 having 5 Shares of Rs. 50/- each dated transferred dated 31/10/2024 in the name of Nirav Ashok Mhadave & Niklesh Ashok Mhadave issued by Parishram SRA Co-op. Hsg. Soc. Ltd..
4)	Copy of Electricity Bill Consumer No.9000 0104 7296 Dated 08.01.2025.
5)	Copy of Occupancy Certificate No.SRA/ENG/1778/HE/MHL/AP Dated 07.05.2010 issued by Slum Rehabilitation Authority (SRA).
6)	Copy of Maintenance Bill Document No. 04057 Dated 01.01.2025 in the name of Mhadave Nirav Ashok & Mhadave Niklesh Ashok issued by Parishram SRA Co-op. Hsg. Soc. Ltd..
7)	Copy of Commencement Certificate No. SRA/ENG/1778/HE/MHL/AP Dated 03.06.2008 issued by Slum Rehabilitation Authority (SRA).

### Location

The said building is located at bearing Plot No - 202, Final Plot No. 165 in Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 055. The property falls in Residential Zone. It is at a traveling distance 1.2 km. from Santacruz



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Railway Station.

### **Building**

The building under reference is having Ground + 7 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. 5th Floor is having 5 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Passage + Bathroom + WC.(i.e. 1 RK Flat) 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 21st February 2025**

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	15 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 1,70,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,378/- per Sq. M. i.e. ₹ 11,369/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,13,599/- per Sq. M. i.e. ₹ 10,554/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 20,800 = ₹46,80,000
Total Value of property as on 21st February 2025	:	₹46,80,000.00

(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 21st February 2025</b>	<b>:</b>	<b>₹ 46,80,000.00 - ₹ 1,70,100.00 = ₹ 45,09,900.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 45,09,900.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹40,58,910.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹36,07,920.00</b>
<b>Insurable value of the property (270.00 X 2,800.00)</b>	<b>:</b>	<b>₹7,56,000.00</b>
<b>Guideline value of the property (270.00 X 10554.00)</b>	<b>:</b>	<b>₹28,49,580.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5<sup>th</sup> Floor,



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Building No 2, Wing - B, "**Parishram (SRA) Co-op. Hsg. Soc. Ltd.**", Plot No. 202, Final Plot No. 165, T.P.S No. 5, Western Express Highway, Chakkikhan, Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, India for this particular purpose at **₹ 45,09,900.00 (Rupees Forty Five Lakhs Nine Thousand Nine Hundred Only)** as on 21st February 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 **21st February 2025** is **₹ 45,09,900.00 (Rupees Forty Five Lakhs Nine Thousand Nine Hundred 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.



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**PART III- VALUATION**

I, hereby declare that

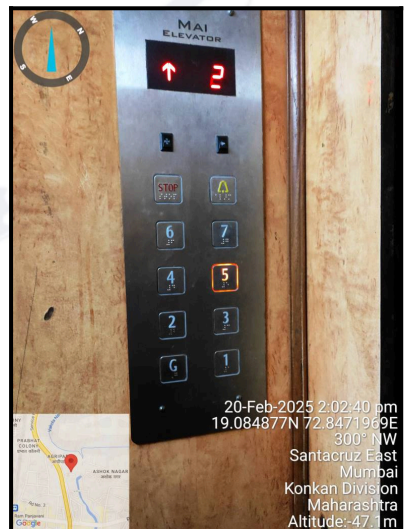
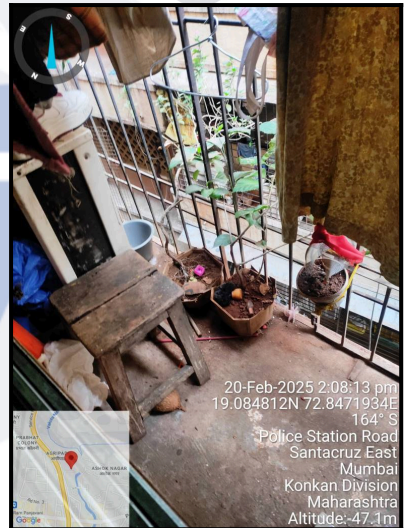
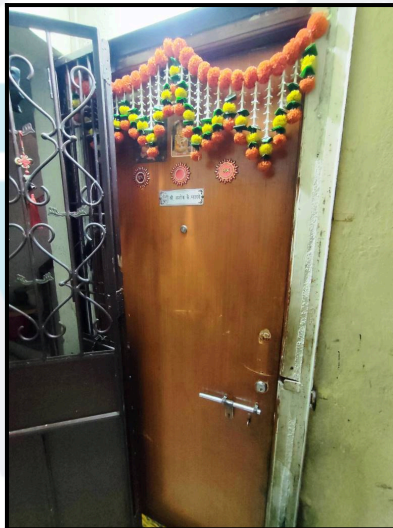
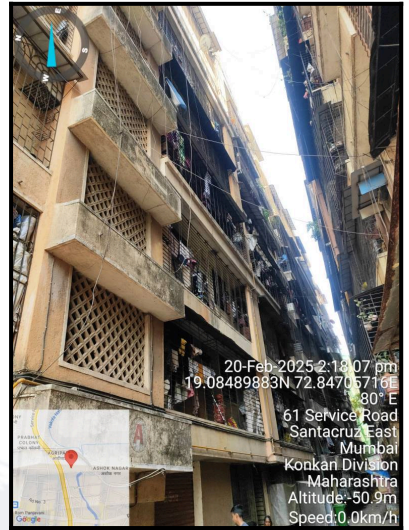
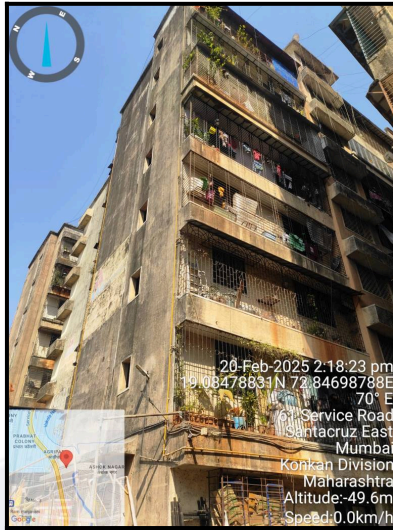
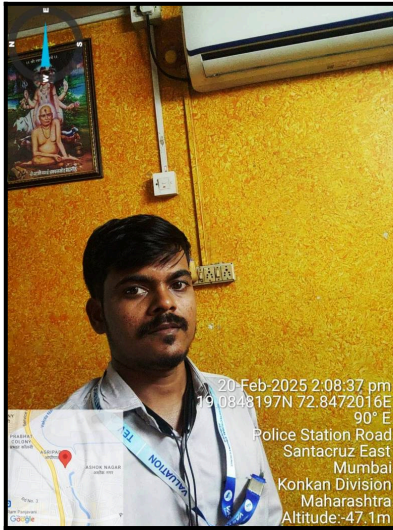
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;  
 b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 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 5 <sup>th</sup> Floor				
3	Year of construction	: 2010 (As per occupancy certificate)				
4	Estimated future life	: 45 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(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.	: 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	: 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

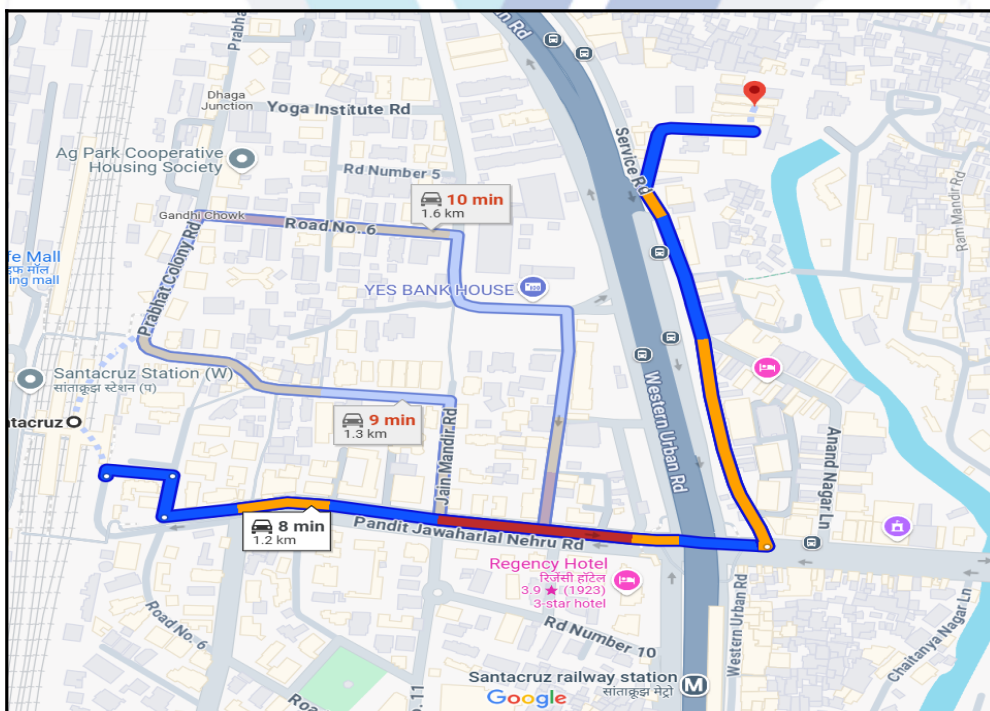
# Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude:** 19°5'5.6"N 72°50'50.7"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Santacruz - 1.2 km. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : VILE PARLE EAST 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: Ward Boundary to the North, Western Express Highway to the West, Village Boundary to the East, Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
36	36/185	63850	116550	171990	216410	160760
CTS No. 2016, 2039, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085						
<a href="#" style="color: #00796b; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	116550			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	5827.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,22,378.00</b>	<b>Sq. Mtr.</b>	<b>11,369.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63850			
The difference between land rate and building rate(A-B=C)	58,527.50			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,13,599.00</b>	<b>Sq. Mtr.</b>	<b>10,554.00</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	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-



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**1 RK Flat In Ekta Akash, Vakola For Sale In Yashwa...**  
Rajendra Kamble Road


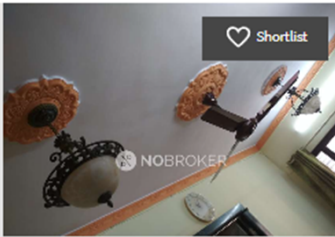

₹ 60 Lacs  
Negotiable

₹ 34,388/Month  
Estimated EMI

300  
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Santacruz east / 1rk Flat for Sale in Santacruz east / Property Details

Shortlist

1 Bedroom <small>No. of Bedroom</small>	Jan 26, 2025 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Ekta Akash, Vakola <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details
📅
💬

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: SVC CO-OPERATIVE BANK LTD. Kalina Community Service Bandra West Lelavati Hospital  
TECNO Marol Naka Metro Station

### Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹6.7 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 300 Sq.Ft	Furnishing Status Semi <span style="border: 1px solid green; padding: 1px 2px;">Furnish Now</span>
Facing East	Floor 7/7
Parking Bike	Gated Security Yes

### Activity On This Property

🔍 101  
Unique Views

♥ 2  
Shortlists

📞 0  
Contacted

Powered By: NBEstimate

### Sale Trend in mumbai

Price Range (Per Sq.P)

Growth (past year)

₹ 16,561 - ₹ 23,684

↘ -30.07%

Transactions

420.00 sqft

📈

42104.40 sqft

📈

### NoBroker Services

## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	320.83	385.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,260.00	₹16,883.00	-

**NOBROKER**

Pay Rent
Post Your Property
New

Trupti Parmani

♥
🔔
☰ Menu

**1 RK Flat In Sunflower Chs For Sale In Santacruz E...**

Pipeline Rd, ashok Nagar, Vakola, Near Grand Hyatt

**₹ 65 Lacs**  
Non-negotiable

**₹ 37,254/Month**  
Estimated EMI

**385**  
Sq.Ft

**Need Home Loan ?**

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Santacruz east / 1rk Flat for Sale in Santacruz east / Property Details

📷 Photos
📍 Location

📍 Nearby:

SVC CO-OPERATIVE BANK LTD.
Kalina
Community Service
Bandra West Lelavati Hospital

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike and Car**  
Parking

**Dec 15, 2024**  
Posted On

**Immediately**  
Possession

**Sunflower Chs**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

**Overview**

<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🏠 Age of Building</span> <span>&gt;10 Years</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>👤 Ownership Type</span> <span>Self Owned</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🔧 Maintenance Charges</span> <span>₹2.9 Per Sq.Ft/M</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🏠 Flooring</span> <span>Marble/Granite</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🏠 Builtup Area</span> <span>385 Sq.Ft</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🛋️ Furnishing Status</span> <span>Semi <span style="background-color: #00a65a; color: white; padding: 1px 2px; font-size: 7px;">Furnish Now</span></span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>📍 Facing</span> <span>East</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🏠 Floor</span> <span>0/4</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🚗 Parking</span> <span>Bike And Car</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>🛡️ Gated Security</span> <span>No</span> </div>

**Activity On This Property**

🔍 94  
Unique Views

♥ 6  
Shortlists

🗨 7  
Contacted

Powered By: NBEstimate

**NoBroker Services**

**Sale Trend in mumbai**

Price Range (Per Sq.Ft)

₹ 16,561 - ₹ 23,684

Growth (past year)

↘ -30.07%

Transactions

439.85 sqft
📉

42294.49 sqft
📉

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,111.00	₹15,926.00	-

7945322 26-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 7945/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : विलेपार्ले</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3070464.02	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं 603,6 वा मजला,बिल्डींग नं 2 - सी,परीश्रम(एस आर ए)सी एच एस ली,चक्कीखान कंपाऊड,वाकोला पोलीस स्टेशन,सांताक्रूझ पूर्व,मुंबई 400055,सदनिकेचे एकूण क्षेत्र 225 चौ फुट कारपेट( ( C.T.S. Number : 2075 ; ) )	
(5) क्षेत्रफळ	25.09 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:-सुभाषचंद्र रामवतार गुप्ता - AHUPG5214F वय:-45 पत्ता:-प्लॉट नं: सदनिका नं 603 , माळा नं: 6 वा मजला , बिल्डींग नं 2 - सी, इमारतीचे नाव: परीश्रम (एस आर ए) सी एच एस ली, ब्लॉक नं: चक्कीखान कंपाऊड , वाकोला पोलीस स्टेशन , सांताक्रूझ पूर्व , मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AHUPG5214F	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक कुमार यादव - AHMPY1877C वय:-34; पत्ता:-प्लॉट नं: रूम नं 13, माळा नं: -, इमारतीचे नाव: मानखुर्द चाळ नं 4 , ब्लॉक नं: आंबेडकर नगर, पी एम जी पी कॉलनी ,चेंबूर, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AHMPY1877C 2): नाव:-जानकी देवी यादव - ESKPD1069N वय:-30; पत्ता:-प्लॉट नं: रूम नं 13, माळा नं: -, इमारतीचे नाव: मानखुर्द चाळ नं 4 , ब्लॉक नं: आंबेडकर नगर, पी एम जी पी कॉलनी ,चेंबूर, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ESKPD1069N	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7945/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	258000	
(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 **21st February 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.



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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 **₹ 45,09,900.00 (Rupees Forty Five Lakhs Nine Thousand Nine Hundred 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



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