



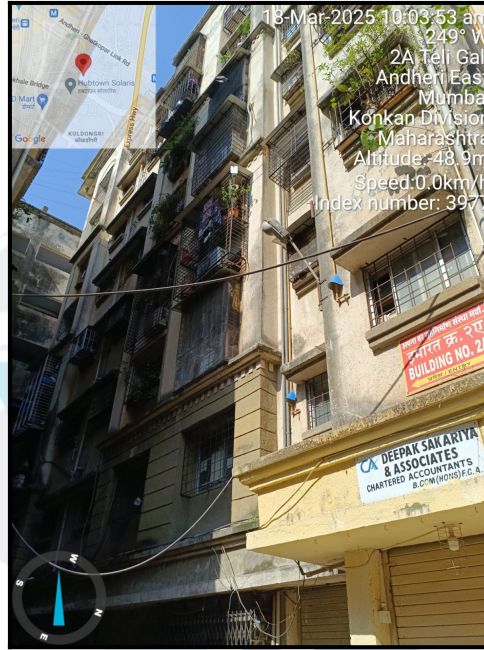
**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Brijesh Kumar S. Pandey & Jyoti Patel**

Residential Flat No. 210, 2<sup>nd</sup> Floor, Building No 2A, "Apnagarh Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India.

Latitude Longitude : 19°6'57.8"N 72°51'3.1"E

### Intended User:

**Cosmos Bank**  
**Andheri M V Road**

Mathoshri CHSL, 196, Sir M V Road, Andheri East Mumbai 400069

### 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. 210, 2<sup>nd</sup> Floor, Building No 2A, "**Apnaghar Co-op. Hsg. Soc. Ltd.**", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India belongs to **Mr. Brijesh Kumar S. Pandey & Jyoti Patel.**

Boundaries of the property

|       |                                 |
|-------|---------------------------------|
| North | : Commercial Building           |
| South | : Bombay High Court Guest House |
| East  | : Building No. 1                |
| West  | : Omex Chamber                  |

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 **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven 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



### Our Pan India Presence at :

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

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Residential Flat No. 210, 2<sup>nd</sup> Floor, Building No 2A, "Apnaghar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, 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 18.03.2025 for Housing Loan Purpose.  |
| 1  | Date of inspection   | 18.03.2025  |
| 3  | Name of the owner / owners   | <b>Mr. Brijesh Kumar S. Pandey &amp; Jyoti Patel</b>  |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available  |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. 210, 2 <sup>nd</sup> Floor, Building No 2A, "Apnaghar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India.<br><br><b>Contact Person :</b><br>Ms. Bhavana Bhavesh Wagela (Tenant)<br>Contact No. 7007186256 |
| 6  | Location, Street, ward no  | Municipality Ward No - K/E, Near Saibaba Mandir, Saiwadi Village - Gundvali, District - Mumbai Suburban   |
| 7  | Survey / Plot No. of land  | CTS No - 412 to 414, 417 to 424 of Village - Gundvali   |
| 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. = 225.78</b><br><b>(Area as per Site measurement)</b><br><b>Carpet Area in Sq. Ft. = 225.00</b><br><b>(Area As Per Sale Deed)</b><br><br><b>Built Up Area in Sq. Ft. = 270.00</b><br><b>(Carpet Area + 20%)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Gundvali, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 069   |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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. Bhavna Bhavesh Waghela from last 2024   |
|    | 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 SRA norms<br>Percentage actually utilized – Details not available            |
| 26 | <b>RENTS</b>  |   |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Tenant Occupied - Mr. Bhavna Bhavesh Waghela from last 2024   |
|    | (ii) Portions in their occupation   | Fully Tenant Occupied   |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each  | 10,100.00 (Expected rental income per month)  |
|    | (iv) Gross amount received for the whole property   | N.A.  |
| 27 | Are any of the occupants related to, or close to business associates of the owner?  | Information not available   |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details    | N. A.   |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner   | N. A.   |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars  | N. A.   |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.   |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.   |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?                                       | N. A.   |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof  | Information not available   |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium  | Information not available   |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent?   | N. A.   |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent?  | N. A.   |
| 26 | <b>SALES</b>  |   |
| 37 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records   |
| 38 | Land rate adopted in this valuation   | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |

|    |  |  |
|----|--|--|
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate                              | N. A.  |
| 40 | <b><i>COST OF CONSTRUCTION</i></b>   |  |
| 41 | Year of commencement of construction and year of completion  | Year of Completion – 2005 (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, Andheri M V Road Branch to assess Fair Market Value as on 18.03.2025 for Residential Flat No. 210, 2<sup>nd</sup> Floor, Building No 2A, "**Apnagar Co-op. Hsg. Soc. Ltd.**", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India belongs to **Mr. Brijesh Kumar S. Pandey & Jyoti Patel.**

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

|    |   |
|----|---|
| 1) | Copy of Sale Deed Registration No. 1102/2025 Dated 18.01.2025 between Mr. Hiren Bipin Bhatt(The Owner) And Mr. Brijesh Kumar S. Pandey & Jyoti Patel(The Purchasers). |
| 2) | Copy of Occupancy Certificate No. SRA/ENG/1123/KE/GL.ML.PL/AP Dated 26.04.2005 issued by Slum Rehabilitation Authority (SRA).   |

### Location

The said building is located at Municipality Ward No - K/E, Village - Gundvali, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 069. The property falls in Residential Zone. It is at a traveling distance 400m from Andheri Railway 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 Normal. The building is used for Residential purpose. 2nd Floor is having 20 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Toilet + Bathroom.(i.e. 1 RK) This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 18th March 2025**

|   |   |                |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 225.00 Sq. Ft. |
|---|---|----------------|

**Deduct Depreciation:**

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 2005 (As per occupancy certificate)                    |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | 20 Years   |
| Cost of Construction  | : | 270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00            |
| Depreciation $\{(100 - 10) \times (20 / 60)\}$                              | : | 30.00%   |
| Amount of depreciation  | : | ₹ 2,26,800.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,39,700/- per Sq. M.<br>i.e. ₹ 12,979/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,25,690/- per Sq. M.<br>i.e. ₹ 11,677/- per Sq. Ft. |
| Value of property   | : | 225.00 Sq. Ft. X ₹ 21,500 = ₹48,37,500                 |
| Total Value of property as on 18th March 2025                               | : | ₹48,37,500.00  |

(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 18th March 2025</b>    | : | <b>₹ 48,37,500.00 - ₹ 2,26,800.00 = ₹ 46,10,700.00</b> |
| <b>Total Value of the property</b>                         | : | <b>₹ 46,10,700.00</b>                                  |
| <b>The realizable value of the property</b>                | : | <b>₹41,49,630.00</b>                                   |
| <b>Distress value of the property</b>                      | : | <b>₹36,88,560.00</b>                                   |
| <b>Insurable value of the property (270.00 X 2,800.00)</b> | : | <b>₹7,56,000.00</b>                                    |
| <b>Guideline value of the property (270.00 X 11677.00)</b> | : | <b>₹31,52,790.00</b>                                   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 210, 2<sup>nd</sup> Floor, Building No 2A, "Apnaghar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India for this particular purpose at **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven Hundred Only)** as on 18th March 2025

**NOTES**

- 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 **18th March 2025** is **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven 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.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

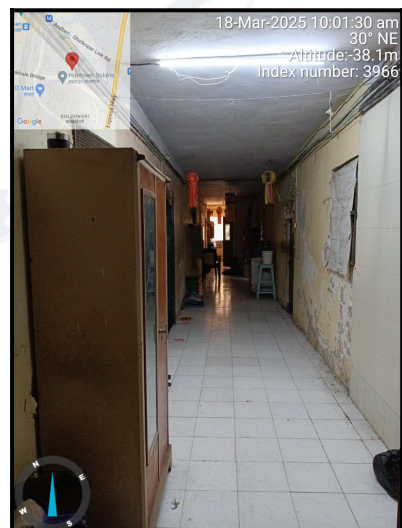
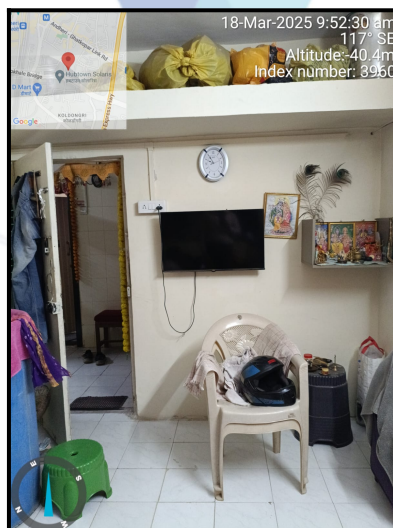
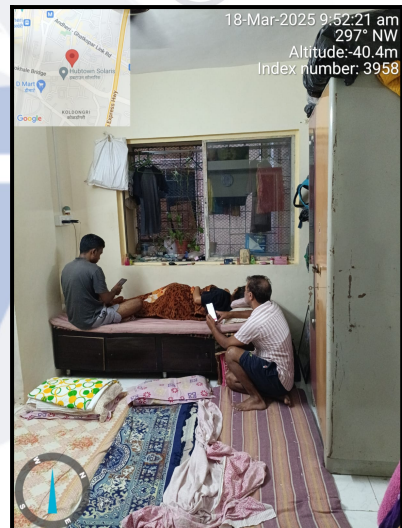
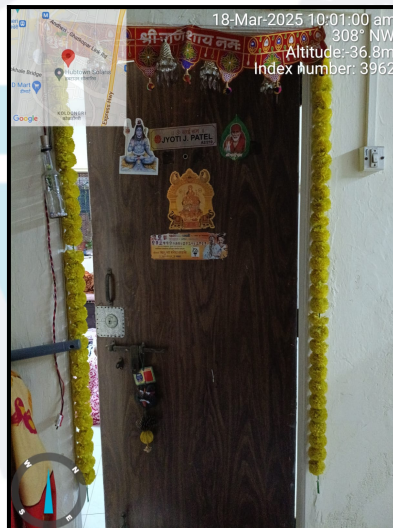
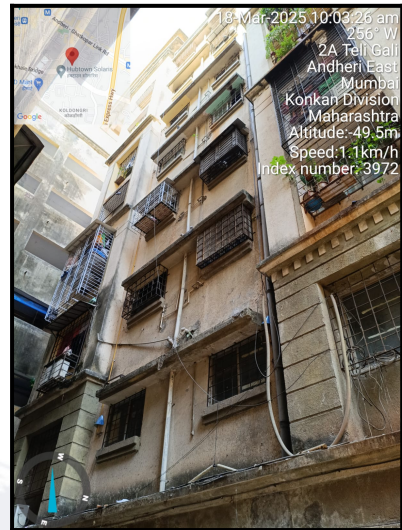
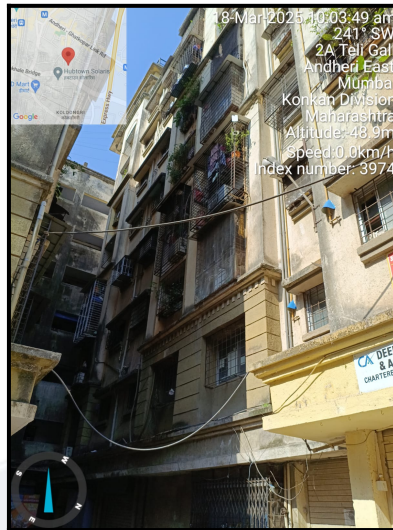
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

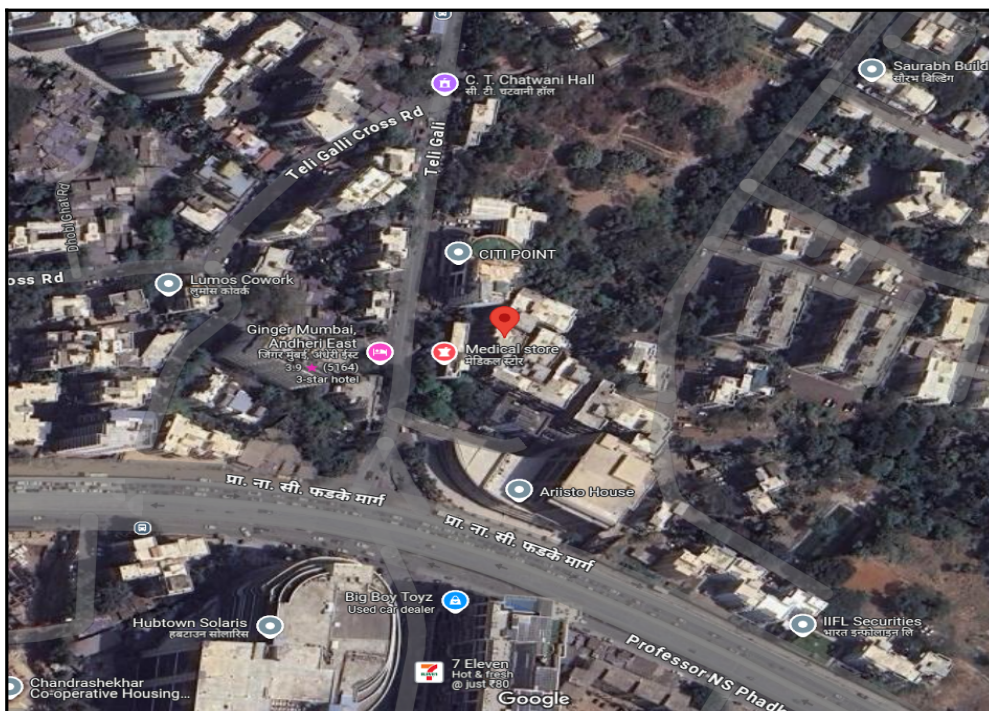
| Technical details |  | Main Building   |                                      |      |  |   |
|-------------------|--|---|--------------------------------------|------|--|---|
| 1                 | No. of floors and height of each floor   | : Ground + 6 Upper Floors   |                                      |      |  |   |
| 2                 | Plinth area floor wise as per IS 3361-1966   | : N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor   |                                      |      |  |   |
| 3                 | Year of construction   | : 2005 (As per occupancy certificate)   |                                      |      |  |   |
| 4                 | Estimated future life  | : 40 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   | : Ceramic Tile 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<br>(i) No. of water closets<br>(ii) No. of lavatory basins<br>(iii) No. of urinals<br>(iv) No. of sink | : As per Requirement                                |
| 16                | Class of fittings: Superior colored / superior white/ordinary.  | : Superior White                                    |
| 17                | Compound wall<br>Height and length<br>Type of construction  | : 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18                | No. of lifts and capacity   | : 2 Lifts   |
| 19                | Underground sump – capacity and type of construction  | : RCC Tank  |
| 20                | Over-head tank<br>Location, capacity<br>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<br>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            |

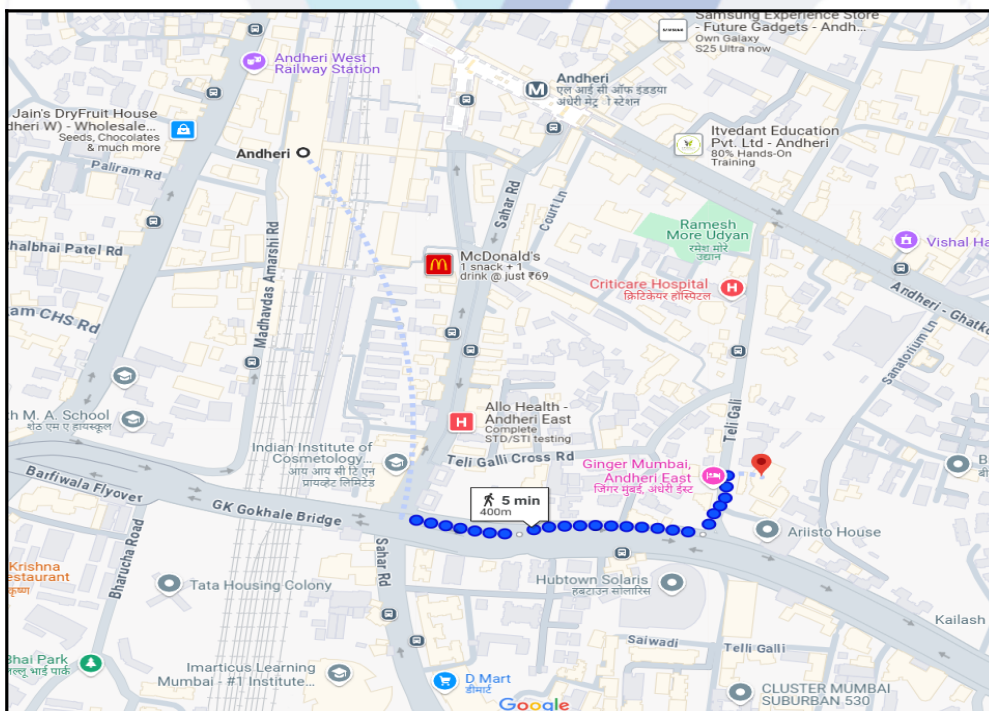
# Actual Site Photographs



### Route Map of the property



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



**Longitude Latitude: 19°6'57.8"N 72°51'3.1"E**

Note: The Blue line shows the route to site distance from nearest Railway Station (Andheri - 400m ).




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

| उपविभाग  | खुली जमीन | निवासी सदनिका | ऑफिस   | दुकाने | औद्योगिक | एकक (Rs./) | Attribute      |
|--|-----------|---------------|--------|--------|----------|------------|----------------|
| 40/209 -भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, पश्चिमेस गावाची हद्द, व दक्षिणेस अंधेरी उड्डाण पुल मार्ग (प्रो.फडके मार्ग) | 69650     | 139700        | 160660 | 192900 | 139700   | चौ. मीटर   | सि.टी.एस. नंबर |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 139700             |                 |                  |                |
| Flat Located on 2 <sup>nd</sup> Floor  | -                  |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>1,39,700.00</b> | <b>Sq. Mtr.</b> | <b>12,979.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 69650              |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 70,050.00          |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 20%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,25,690.00</b> | <b>Sq. Mtr.</b> | <b>11,677.00</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 |



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|    |                        |  |
|----|------------------------|--|
| 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             | 225.00        | 270.00          | -               |
| Percentage       | -             | 20%             | -               |
| Rate Per Sq. Ft. | ₹20,000.00    | ₹16,667.00      | -               |



Pay Rent
Post Your Property
Sign up
Log in
Menu



Resale

**1 RK Flat In Rustomjee C.H.S For Sale In And...**

Western Express Highway, Next to Viraj Towers and JP Infra...

₹ 48 Lacs

Non-negotiable

₹

**27,510/Month**



Estimated EMI

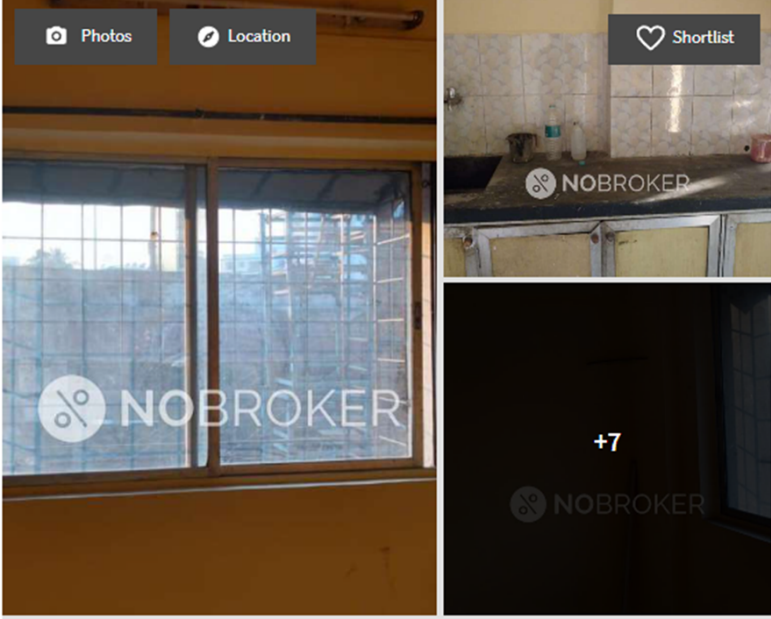
225

Sq.Ft

Need Home Loan ?

Apply Loan



Shortlist

**1 Bedroom**

No. of Bedroom

**Jan 22, 2025**

Posted On

**1 Bathroom**

No. of Bathroom

**Immediately**

Possession

**NA**

Balcony

**Rustomjee C.h.s**

Apartment

**Bike**

Parking

**None**

Power Backup

Nearby: VIJAYA BANK, GOREGAON WEST Kalina Ashtangayoga

Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute Goregaon (East)



**Overview**

**Age of Building** 5-10 Years

**Ownership Type** Self Owned


**Maintenance Charges** ₹2.2 Per Sq.Ft/M

**Flooring** NA





## Price Indicators

|                         |               |                 |                 |
|-------------------------|---------------|-----------------|-----------------|
| Property                | Flat          |                 |                 |
| Source                  | Nobroker.com  |                 |                 |
| Floor                   | -             |                 |                 |
|                         | <b>Carpet</b> | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 225.00        | 270.00          | -               |
| <b>Percentage</b>       | -             | 20%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹21,778.00    | ₹18,148.00      | -               |



Pay Rent
Post Your Property
Sign up
Log in



**1 RK Flat In Western Tower For Sale In A...**  
Andheri East, Mumbai, Maharashtra, INDIA.

**₹ 49 Lacs**  
Negotiable


**₹ 28,084/Month**  
Estimated EMI

**225**  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Western express highway-andheri east / 1rk Flat for Sale in Western express highway-andheri east / Prop...

Photos
Location



Shortlist


|                   |                      |
|-------------------|----------------------|
| <b>1 Bedroom</b>  | <b>Dec 26, 2024</b>  |
| No. of Bedroom    | Posted On            |
| <b>1 Bathroom</b> | <b>Immediately</b>   |
| No. of Bathroom   | Possession           |
| <b>NA</b>         | <b>Western Tower</b> |
| Balcony           | Apartment            |
| <b>Bike</b>       | <b>None</b>          |
| Parking           | Power Backup         |

Nearby: HDFC Bank Kalina Community Service

Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute Goregaon (East)

### Overview

|  |   |
|--|---|
| <p><b>Age of Building</b> Newly Constructed</p>    | <p><b>Ownership Type</b> Self Owned</p> |
| <p><b>Maintenance Charges</b> ₹4.4 Per Sq.Ft/M</p> | <p><b>Flooring</b> NA</p>               |




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ-120 MH2010 PTC201709



## Price Indicators

|                         |               |                 |                 |
|-------------------------|---------------|-----------------|-----------------|
| Property                | Flat          |                 |                 |
| Source                  | Housing.Com   |                 |                 |
| Floor                   | -             |                 |                 |
|                         | <b>Carpet</b> | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 250.00        | 300.00          | -               |
| <b>Percentage</b>       | -             | 20%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹21,200.00    | ₹17,667.00      | -               |

The screenshot displays a property listing on Housing.com. The main heading is "1 RK Flat" located at "Jai Shree Siddhivinayak Chs, Kondivita, Andheri East, Mumbai". The price is listed as ₹53.0 L, with an EMI starting at ₹28.07 K. The built-up area is 300.00 sq.ft, and the rate per sq.ft is ₹17.67 K. The property is described as a 15-year-old, ground-floor unit, ready to move, with an east-facing orientation and unfurnished interior. The listing also features a "Request Photos" button and a "Contact Owner" button. The location is highlighted as "Jai Shree Siddhivinayak Chs, Kondivita, Andheri East, Mumbai". Nearby amenities include St. Arnold's High School & Junior College (3 mins) and Seven Hills Hospital (5 mins). The contact seller is Ramprasad Gupta, Owner, with a phone number +9198337.....

## 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. | ₹20,000.00    | ₹16,667.00      | -               |

|   |   |                   |                                    |
|---|---|-------------------|------------------------------------|
| 2145322   |   | <b>सूची क्र.2</b> | दुय्यम निबंधक : सह दु.नि. अंधेरी 1 |
| 14-02-2025  |   |                   | दस्त क्रमांक : 2145/2025           |
| Note:-Generated Through eSearch Module, For original report please contact concern SRO office.  |   |                   | नोंदणी :<br>Regn:63m               |
| <b>गावाचे नाव : गुंदवली गुंदवली</b>   |   |                   |                                    |
| (1) विलेखाचा प्रकार   | करारनामा  |                   |                                    |
| (2) मोबदला  | 4500000   |                   |                                    |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 3680326.65  |                   |                                    |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 515, माळा नं: 5, इमारतीचे नाव: बिल्डिंग नं. 2/ए अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड : तेली गली अंधेरी ईस्ट मुंबई-400069( ( C.T.S. Number : 412 ; ) )  |                   |                                    |
| (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:-गणेश कृष्णा सावर्डेकर वय:-50 पत्ता:-प्लॉट नं: 515 बिल्डिंग नं.2 ए, माळा नं: 5, इमारतीचे नाव: अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड नं: तेली गल्ली, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AZVPS4274Q<br>2): नाव:-दिनेश कृष्णा सावर्डेकर वय:-47 पत्ता:-प्लॉट नं: 515 बिल्डिंग नं. 2ए, माळा नं: 5, इमारतीचे नाव: अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड नं: तेली गल्ली, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AMQPS7764K |                   |                                    |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-नितिन गोपाळ थोरसे वय:-34; पत्ता:-प्लॉट नं: 404 ए.विंग, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं.19, आई अम्बे सीएचएस, ब्लॉक नं: ऑप्पू, कोहिनूर हॉस्पिटल, रोड नं: किरोळ रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AJQPT7974F<br>2): नाव:-नियती नितिन थोरसे वय:-27; पत्ता:-प्लॉट नं: ए/404, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं.19, आई अम्बे सीएचएस, ब्लॉक नं: ऑप्पू, कोहिनूर हॉस्पिटल, रोड नं: किरोळ रोड, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-EDUPK2322E                                    |                   |                                    |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 12/02/2025  |                   |                                    |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 12/02/2025  |                   |                                    |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 2145/2025   |                   |                                    |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 270000  |                   |                                    |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |                   |                                    |
| (14)शेरा  |   |                   |                                    |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |   |                   |                                    |
| सदरकाम अकारणी निवडलेला  | (i) within the limits of any Municipal Corporation or any Government  |                   |                                    |

## 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. | ₹19,556.00    | ₹16,296.00      | -               |

|   |   |  |
|---|---|--|
| 1971401<br>08-02-2025<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b>   | दुय्यम निबंधक : सह दु.नि. अंधेरी 4<br>दस्त क्रमांक : 1971/2025<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : गुंदवली गुंदवली</b>   |   |  |
| (1)विलेखाचा प्रकार  | अँग्रीमेंट टू सेल   |  |
| (2)मोबदला   | 4400000   |  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 3505073   |  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 209, माळा नं: 2 रा मजला,विंग 2 ए, इमारतीचे नाव: अपना घर को ऑप हौ सोसा लि, ब्लॉक नं: राजश्री शाऊ महाराज मार्ग,तेली गल्ली,साईवाडी, रोड : अंधेरी पूर्व,मुंबई 400069, इतर माहिती: सदनिका चे एकूण क्षेत्र 225 चौ. फूट कारपेट....शासन आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण) ,दिनांक 31/03/2021 महिलांकरीता 1%मुद्रांक शुल्कांची सवलत(( C.T.S. Number : 412 ते 415,417 ते 424 ; ) ) |  |
| (5) क्षेत्रफळ   | 225 चौ.फूट  |  |
| (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:-राजेश बाळकृष्ण शिंदोलकर वय:-54 पत्ता:-प्लॉट नं: रूम न. 209, 2/ए, माळा नं: -, इमारतीचे नाव: अपना घर सीएचएस , ब्लॉक नं: तेली लेन, साईवाडी , रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-CFUPS0776Q  |  |
| (8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-सुचिता परशुराम टक्के वय:-26; पत्ता:-प्लॉट नं: 4, माळा नं: -, इमारतीचे नाव: न्यू प्रगती रहिवाशी संघ वाघरी वाडा, ब्लॉक नं: दत्तमंदिर रोड, वाकोला ब्रीज , रोड नं: सांताक्रूझ पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-BLOPT6458D   |  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 05/02/2025  |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 05/02/2025  |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 1971/2025   |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 220000  |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |  |
| (14)घेरा  |   |  |
| मुल्यांकनासाठी विचारात घेतलेला  |   |  |

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th March 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 **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven 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



Since 1989

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