



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar**

Residential Flat No. 612, 6th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India.

Latitude Longitude : 19°0'48.5"N 72°49'39.0"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 612, 6th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India belongs to **Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar**.

Boundaries of the property

North	: Krypton Tower
South	: Sapna Apartment
East	: New Prabhadevi Road
West	: Riddhi's Piano & Keyboard School

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 **₹ 83,45,880.00 (Rupees Eighty Three Lakhs Forty Five Thousands Eight Hundred And Eighty Only)**.

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/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

 +91 2247495919

 mumbai@vastukala.co.in

 www.vastukala.co.in



Residential Flat No. 612, 6th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, 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 18.03.2025 for Bank Loan Purpose.
1	Date of inspection	17.03.2025
3	Name of the owner / owners	Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar
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	Address: Residential Flat No. 612, 6 th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India. Contact Person : Mrs. Neeta Sudesh Bhatkar (Owner) Contact No. 7506500550
6	Location, Street, ward no	New Prabhadevi Road Village - Lower Parel Division, District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 1083 of Village - Lower Parel Division, Plot No - 1095, TPS IV
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
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 478.42 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, Pin - PIN - 400 025
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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,800.00 (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	SALES	
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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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.
	Remark: As per site inspection, Residential Flat Nos. 611 & 612 is internally amalgamated. For the purpose of valuation, we have considered Area of Flat No. 612 as per documents. The said valuation is only for Flat No. 612.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 18.03.2025 for Residential Flat No. 612, 6th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India belongs to **Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.8547 / 2017 Dated 15.11.2017 between Mr. Rajendra Namdeo Adhatrao & Mrs. Nisha Rajendra Adhatrao(The Seller) And Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar (The Purchasers).
2)	Copy of Occupancy Certificate No.EB / 8877 / GS / A Dated 16.04.2007 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 1095, TPS IV inVillage - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025. The property falls in Residential Zone. It is at a traveling distance 1.3 Km. from Prabhadevi Railway Station.

Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 6th Floor is having 13 Residential Flat. The building is having 2 lifts.

Residential Flat:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom.As per site inspection, Residential Flat Nos. 611 & 612 is internally amalgamated. For the purpose of valuation, we have considered Area of Flat No. 612 as per documents. The said valuation is only for Flat No. 612. 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. Electrical wiring with concealed etc.

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	:	2007 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$:	27.00%
Amount of depreciation	:	₹ 2,04,120.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 4,83,315/- per Sq. M. i.e. ₹ 44,901/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 4,35,432/- per Sq. M. i.e. ₹ 40,453/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 38,000 = ₹85,50,000
Total Value of property as on 18th March 2025	:	₹85,50,000.00

(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)

Fair value of the property as on 18th March 2025	:	₹ 85,50,000.00 - ₹ 2,04,120.00 = ₹ 83,45,880.00
Total Value of the property	:	₹ 83,45,880.00
The realizable value of the property	:	₹75,11,292.00
Distress value of the property	:	₹66,76,704.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 40453.00)	:	₹1,09,22,310.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 612, 6th Floor, "The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division, Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country - India for this particular purpose at ₹ 83,45,880.00 (Rupees Eighty Three Lakhs Forty Five Thousands Eight Hundred And Eighty 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



of the property as on **18th March 2025** is **₹ 83,45,880.00 (Rupees Eighty Three Lakhs Forty Five Thousands Eight Hundred And Eighty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

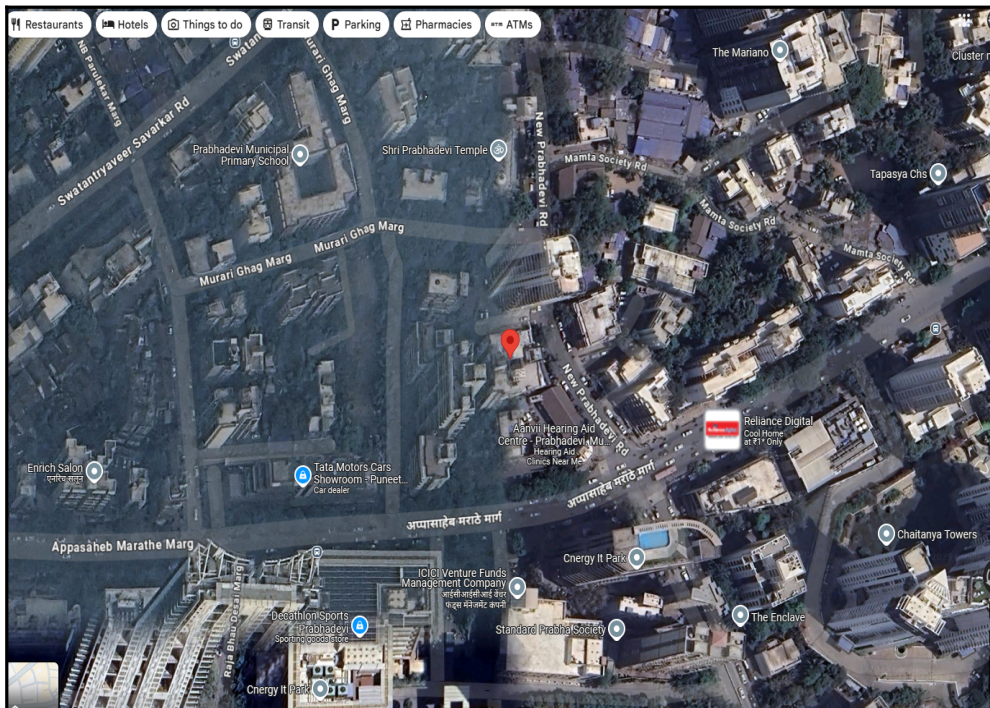
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 2007 (As per occupancy certificate)				
4	Estimated future life	: 42 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. 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.	:	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	:	2 Lifts
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

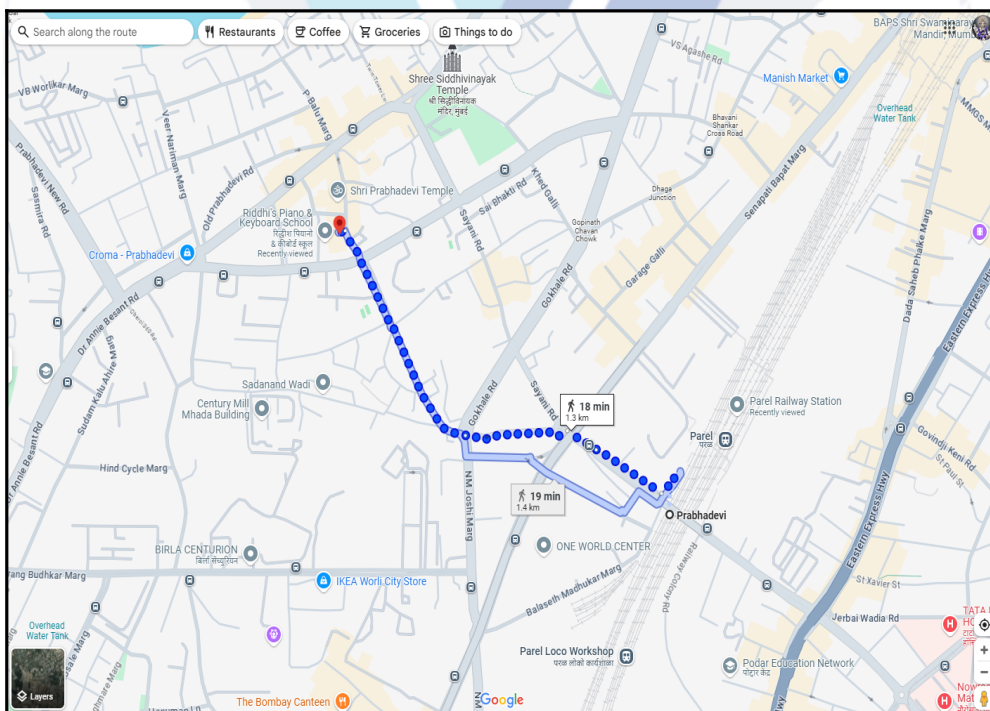
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°0'48.5"N 72°49'39.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Prabhadevi - 1.3 Km.).

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
12/88 -भूभाग : दक्षिणेस पांडुरंग बुधकर मार्ग, पुर्वेस सयानी रोड,म्हात्रे मार्ग,18.3 मि.वि.यो.रस्ता,नाला व तांडेल मार्ग,पश्चिमेस विभाग हद्द.	217300	460300	517900	635800	460300	चौ. सि.टी.एस. मीटर नंबर
12/88 -भूभाग : दक्षिणेस पांडुरंग बुधकर मार्ग, पुर्वेस सयानी रोड,म्हात्रे मार्ग,18.3 मि.वि.यो.रस्ता,नाला व तांडेल मार्ग,पश्चिमेस विभाग हद्द.	217300	460300	517900	635800	460300	चौ. अंतीम प्लॉट मीटर नंबर
12/88 -भूभाग : दक्षिणेस पांडुरंग बुधकर मार्ग, पुर्वेस सयानी रोड,म्हात्रे मार्ग,18.3 मि.वि.यो.रस्ता,नाला व तांडेल मार्ग,पश्चिमेस विभाग हद्द.	217300	460300	517900	635800	460300	चौ. अंतीम प्लॉट मीटर नंबर
12/88 -भूभाग : दक्षिणेस पांडुरंग बुधकर मार्ग, पुर्वेस सयानी रोड,म्हात्रे मार्ग,18.3 मि.वि.यो.रस्ता,नाला व तांडेल मार्ग,पश्चिमेस विभाग हद्द.	217300	460300	517900	635800	460300	चौ. सि.टी.एस. मीटर नंबर
12/88A - भूभाग:- पूर्वेस राजाभाऊ अनंत देसाई मार्ग पश्चिमेस सदाहसु तांडेल मार्ग व देसाई मार्ग, दक्षिणेस मूल्यविभाग 12/89A ची हद्द व उत्तरेस अप्पासाहेब मराठे मार्ग.	184700	414270	517900	635800	460300	चौ. अंतीम प्लॉट मीटर नंबर
12/88B - भूभाग:- पूर्वेस सयानी रोड दक्षिणेस अप्पासाहेब मराठे मार्ग, उत्तरेस ओल्ड प्रभादेवी मार्ग	195570	460300	517900	635800	460300	चौ. सि.टी.एस. मीटर नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	460300			
Increase by 5% on Flat Located on 6 th Floor	23015			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	4,83,315.00	Sq. Mtr.	44,901.00	Sq. Ft.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Stamp Duty Ready Reckoner Market value Rate for Land (B)	217300			
The difference between land rate and building rate(A-B=C)	266,015.00			
Percentage after Depreciation as per table(D)	18%			
Rate to be adopted after considering depreciation [B + (C X D)]	4,35,432.00	Sq. Mtr.	40,453.00	Sq. Ft.

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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	324.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹40,000.00	₹33,333.00	₹27,778.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property plus

Home > Property in Mumbai > 1 RK in Mumbai > 1 RK in Prabhadevi > 1 RK in Century Bazaar Posted on Mar 11, 2025

Verified

₹90 Lac @ 40,000 per sq.ft.
Estimated EMI ₹71,883

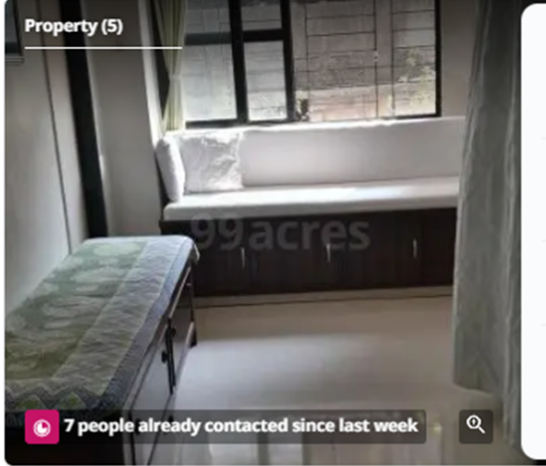
1RK 1Bath

Studio Apartment for Sale
in Prabhadevi housing society , Century Bazaar, Prabhadevi

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

Overview
Owner Details
Explore Locality
Recommendations
Articles

Property (5)



7 people already contacted since last week

Area

Built Up area: 300 sq.ft. (27.87 sq.m.)

Carpet area: 225 sq.ft. (20.9 sq.m.)

Price

₹90 Lac
@ 40,000 per sq.ft. (Negotiable)

Floor Number

6th of 13 Floors

Property Age

10+ Year Old

Configuration

1 Room, 1 Bathroom, No Balcony

Address

Prabhadevi housing society
Century Bazaar, Prabhadevi

Facing

East

Places nearby View All

Century Bazaar, Prabhadevi

Canara bank ATM
Worli Hospital For Women
Varad Medical Centre
BMC Hospital
Asha Surgical and Mater

Why should you consider this property?

East Facing
Close to School
Close to Hospital
Close to Market
Pet Friendly
On-Call Maintenance Staff
Close to Railway Station

Parking Available
Modular Kitchen
Marble Flooring
Semi-Furnished

Transaction Type: Resale Property Ownership: Co-operative S... Flooring: Marble

Parking: 1 Open Pet Friendly: Yes Water Source: Municipal corporati...

Furnishing: Semifurnished Power Backup: None

Property Code: U73788129 www.99acres.com/U73788129



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	208.33	250.00	300.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹39,361.00	₹32,800.00	₹27,333.00

HOUSING.COM Buy In Mumbai ▾ +Add

SPONSORED PROJECT

₹25.0 Cr
4 BHK Apartment
25 South Prabhadevi, Century Bazaar, Prabhadevi, Mumbai
Avg. Price ₹89.77 K/sq.ft

Home / Mumbai / Prabhadevi / Apartment for Sale in Prabhadevi / 1 RK Flat Last updated: Feb 7, 2025

1 RK Flat
Prabhadevi, Mumbai **₹82.0 L** EMI starts at ₹40.71 K
₹32.8 K/sq.ft

250.00 sq.ft Built Up Area ₹32.8 K/sq.ft Avg. Price 15 Year Old Age of property Ready to move Possession status 5 of 7 Floor Unfurnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY

Property Location
Prabhadevi, Mumbai

Around This Property

- School: Convent Girls' High School 1 min
- Hospital: Siddhivinayak Healthcare 1 min

Contact Seller
 Rajkumar Sharma
Owner
+9197686.....

Great choice! Nice neighborhood around

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	360.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹36,232.00	₹30,193.00	₹25,161.00

22456450
06-11-2024Note:-Generated Through eSearch Module,For
original report please contact concern SRO
office.

सूची क्र.2

द्वयम निबंधक : सह दु. नि. मुंबई शहर 3
दस्त क्रमांक : 22456/2024
नोदणी :
Regn.83m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	सेल सर्टिफिकेट
(2) मोबदला	8560000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9357754.72
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 206,दुसरा मजला,प्रभात को - ऑफ हाउसिंग सोसायटी लि.,प्लॉट नं. 930,ऑफ सायनी रोड,रवींद्र नाथ्य मंदिर,लोअर परेल विभाग,प्रभादेवी,मुंबई,क्षेत्रफळ 250 चौरस फुट कारपेट क्षेत्र(म्हणजेच 300 चौरस फुट बिल्टअप क्षेत्र) (Plot Number : 930 ;)
(5) क्षेत्रफळ	250 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल आय सी हाउसिंग फायनान्स लिमिटेड तर्फे अधिकृत अधिकारी श्री. मनीष पुष्पराज शर्मा वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 131, मेकर टॉवर - एक परिसर, 13 वा मजला, कफ परेड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:- AAAACL1799C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कैबुश्रु ग्राम इराणी वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी - 4, पालमलैठ बिल्डिंग, नवजबाई कॉन्ट्रक्टर बाग मोरी रोड, माहीम पॉइंट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAPP14204B
(9) दस्तऐवज करून दिल्याचा दिनांक	05/11/2024
(10)दस्त नोदणी केल्याचा दिनांक	05/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	22456/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	467900
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)गैरा	
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	-		
	Carpet	Built Up	Saleable
Area	179.17	215.00	258.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹35,664.00	₹29,721.00	₹24,767.00

16186450 05-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 16186/2024 नोदणी : Regn.63m
गावाचे नाव : लोअर परेल		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मॉबदला	6000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5944509.54	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका क्र. अ-6,दुसरा मजला,'अ' विंग,जयंत अपार्टमेंट्स,वरळी जयंत व्हिला सी. एच. एस. एल.,तुकास इंडीया लिमिटेड समोर,अप्यासाहेब मराठे मार्ग,प्रभादेवी,मुंबई - 400025. क्षेत्रफळ - 215 चौरस फुट बांधिव. अंतिम भुखंड क्रमांक - 1125,टी. पी. एस. - 4,माहिम आणि कॅन्टनल सर्व्हे क्रमांक - 1/1100,लोअर परळ महसुल विभाग,मुंबई शहर जिल्हा आणि इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 1/1100 ; Final Plot Number : 1125, TPS - IV of Mahim Division ;))	
(5) क्षेत्रफळ	19.98 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्यारेलाल श्रीधर कीर वय:-62 पत्ता:-प्लॉट नं: सदनिका क्र. अ-6 , माळा नं: दुसरा मजला , इमारतीचे नाव: अ - विंग, जयंत अपार्टमेंट्स, वरळी जयंत व्हिला सी. एच. एस. एल., ब्लॉक नं: तुकास इंडीया लिमिटेड समोर, प्रभादेवी, मुंबई, रोड नं: अप्यासाहेब मराठे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AYBPK1940N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकेश सूर्यकांत पेंठणेकर वय:-40; पत्ता:-प्लॉट नं: सदनिका क्र. अ-12, माळा नं: तिसरा मजला , इमारतीचे नाव: अ - विंग, जयंत अपार्टमेंट्स, वरळी जयंत व्हिला सी. एच. एस. एल., ब्लॉक नं: तुकास इंडीया लिमिटेड समोर, प्रभादेवी, मुंबई, रोड नं: अप्यासाहेब मराठे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AMFPP1675F	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024	
(10)दस्त नोदणी केल्याचा दिनांक	30/07/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	16186/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **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 **₹ 83,45,880.00 (Rupees Eighty Three Lakhs Forty Five Thousands Eight Hundred And Eighty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

