



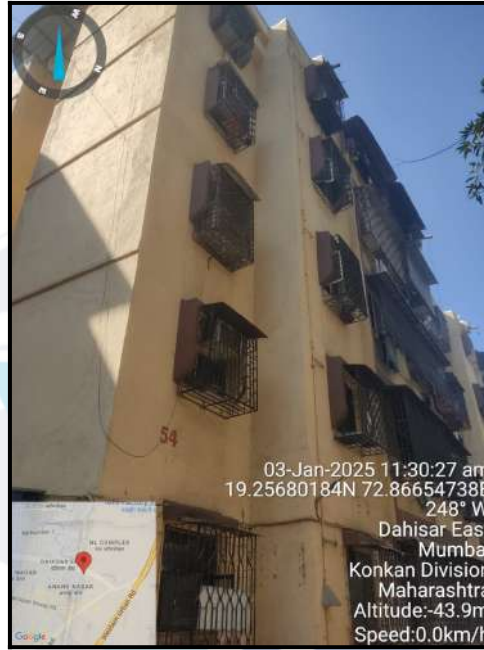
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

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

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

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

Intended User:

Cosmos Bank

Kandivali (West) Branch

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

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



VALUATION OPINION REPORT

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

Boundaries of the property

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

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

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Our Pan India Presence at :

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

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

Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

| | | |
|----|--|--|
| 1 | Purpose for which the valuation is made | To assess Fair Market Value as on 06.01.2025 for Housing Loan Purpose. |
| 1 | Date of inspection | 02.01.2025 |
| 3 | Name of the owner / owners | Mr. Ramachandra Shiv Shetty & Mrs. Vijaya Ramachandra Shetty |
| 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. 203, 2 nd Floor, Building No 54, "The Dahisar Neha Co-Op. Hsg. Soc. Ltd.", Sector II, Anand Nagar, C.S. Road , Village - Dahisar, Dahisar (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, Country - India. Contact Person : Mr. Tushar Joshi (Tenant) Contact No. - |
| 6 | Location, Street, ward no | Anand Nagar, C.S. Road Village - Dahisar, Dahisar (East) District - Mumbai Suburban |
| 7 | Survey / Plot No. of land | CTS No - 1298 of Village - Dahisar |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Residential Area |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. | All the amenities are available in the vicinity |
| 11 | Means and proximity to surface communication by which the locality is served | Served by Buses, Taxies, Auto and Private Cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 341.22 (Area as per Site measurement) Built Up Area in Sq. Ft. = 429.00 (Area As Per Agreement for sale) |

| | | |
|----|--|---|
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Dahisar, Dahisar (East) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 068 |
| 14 | If freehold or leasehold land | Free Hold. |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer | N.A. |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant. | As per documents |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant | Information not available |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars. | Information not available |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding? | Information not available |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. | No |
| | Attach a dimensioned site plan | N.A. |
| | 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? | Tenant Occupied - Mr. Tushar Joshi Occupied Since - Last 2 Years |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Tenant Occupied |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Tenant Occupied - Mr. Tushar Joshi Occupied Since - Last 2 Years |
| | (ii) Portions in their occupation | Fully Tenant Occupied |

| | | | |
|----|-------|---|---|
| | (iii) | Monthly or annual rent/compensation/license fee, etc. paid by each | 18,000/- Present rental income per month |
| | (iv) | Gross amount received for the whole property | N.A. |
| 27 | | Are any of the occupants related to, or close to business associates of the owner? | Information not available |
| 28 | | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A. |
| 29 | | Give details of the water and electricity charges, If any, to be borne by the owner | N. A. |
| 30 | | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | N. A. |
| 31 | | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 32 | | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 33 | | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | N. A. |
| 34 | | What is the amount of property tax? Who is to bear it? Give details with documentary proof | Information not available |
| 35 | | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | Information not available |
| 36 | | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N. A. |
| 37 | | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N. A. |
| 26 | | 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 | | COST OF CONSTRUCTION | |
| 41 | | Year of commencement of construction and year of completion | Year of Completion – 1983 (As per occupancy certificate) |

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

PART II- VALUATION

GENERAL:

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

We are in receipt of the following documents:

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

Location

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

Building

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

Residential Flat:

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

Valuation as on 6th January 2025

| | | |
|---|---|----------------|
| The Built Up Area of the Residential Flat | : | 429.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:



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

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

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

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

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **6th January 2025** is **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters.



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For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

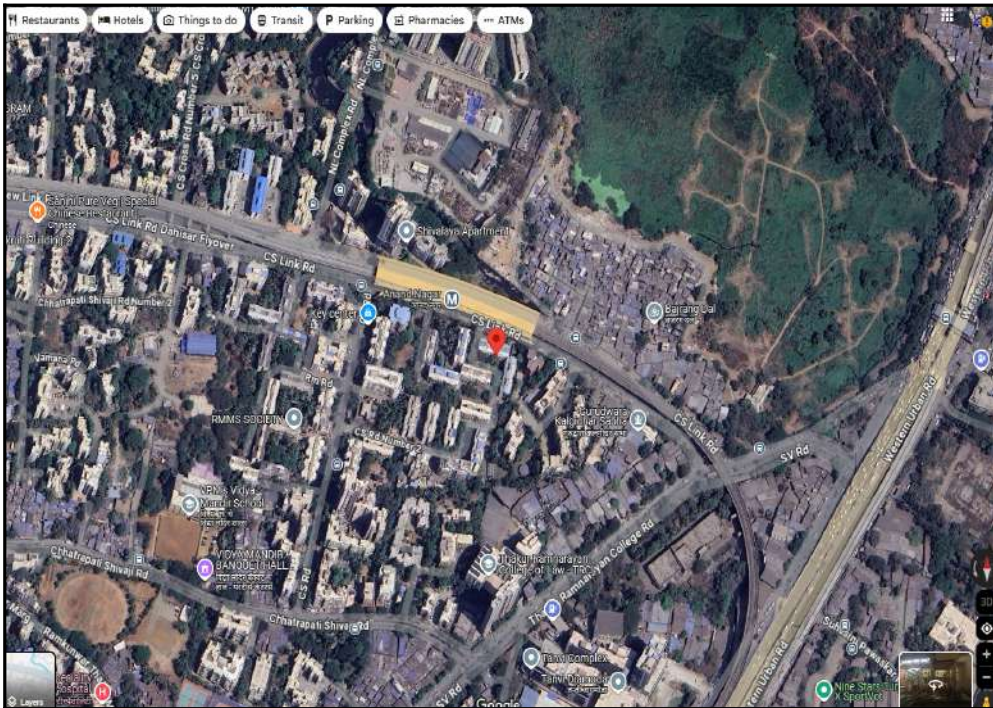
| Technical details | | Main Building | | | | |
|-------------------|--|---|--------------------------------------|------|--|---|
| 1 | No. of floors and height of each floor | : Ground + 4 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Residential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

| Technical details | | Main Building |
|-------------------|---|--|
| 15 | Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink | : As per Requirement |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | : Ordinary |
| 17 | Compound wall Height and length Type of construction | : All external walls are 9" thick and partition walls are 6" thick |
| 18 | No. of lifts and capacity | : Not Provided |
| 19 | Underground sump – capacity and type of construction | : RCC Tank |
| 20 | Over-head tank Location, capacity Type of construction | : RCC Tank on Terrace |
| 21 | Pumps- no. and their horse power | : May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | : Chequered tiles in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | : Connected to Municipal Sewerage System |

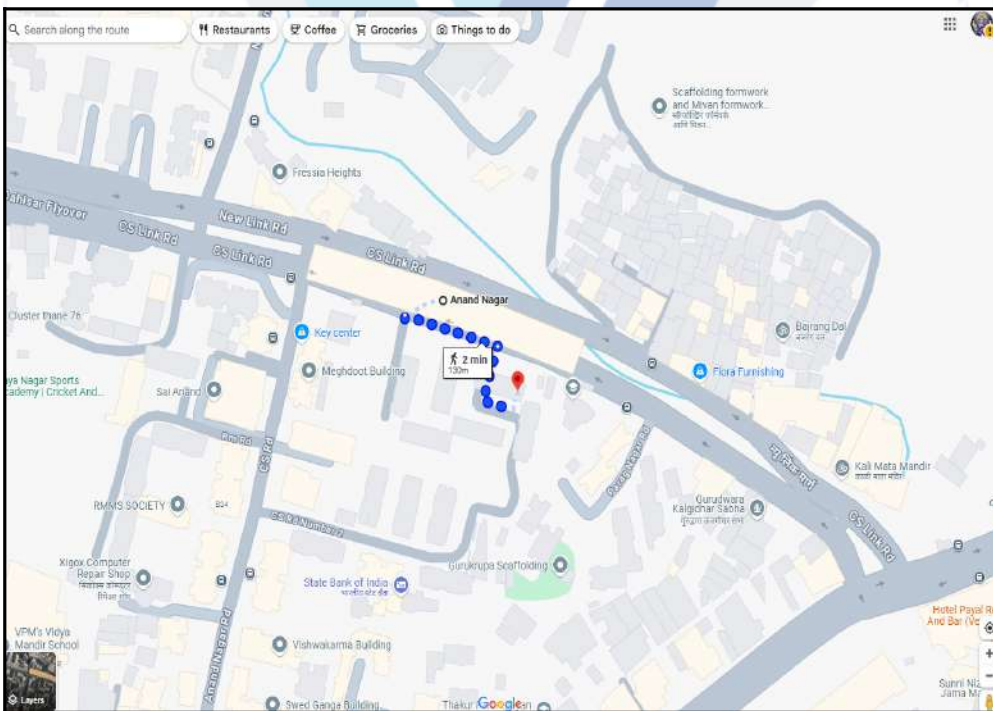
Actual Site Photographs



Route Map of the property



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



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

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

Ready Reckoner Rate

| DIVISION / VILLAGE : DAHISAR Commence From 1st April 2024 To 31st March 2025 | | | | | | |
|---|---|-------|-----------------|-----------------------|--------|------------|
| Type of Area | Urban | | Local Body Type | Corporation "A" Class | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: Municipal Limit to the North, Express Highway to the East, Link Road to the South, Railway Line to the West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 89 | 89/413 | 59450 | 142180 | 163510 | 178600 | 142180 |
| CTS No. 1298/1, 1298/3, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1372, 1373, 1374 (pt), 1374, 1375, 1376, 1377, 1378, 1379 (PT), 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1399A/1, 1399C, 1400, 1401, 1402, 1402A, 1403, 1403/1, 1403/2, 1403/3, 1403/5, 1403/6, 1403/7, 1403/8, 1403/9, 1403/10, 1403/11, 1403/12, 1403/13, 1403/14, 1403/15, 1403/16, 1403/17, 1403/18, 1403/19, 1403/20, 1403/21, 1403/22, 1403/23, 1403/24, 1403/25, 1403/26, 1403/27, 1403/28, 1403/29, 1403/30, 1403/31, 1403/32, 1403/33, 1403/34, 1403/35, 1403/36, 1403/37, 1403/38, 1403/39, 1403/4, 1403/40, 1403/41, 1403/42, 1403/43, | | | | | | |
| ⇐ Compare With Previous Year | | | | | | |

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

Building not having lift

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

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

Depreciation Percentage Table

| Completed Age of Building in Years | Value in percent after depreciation | |
|------------------------------------|--|--|
| | R.C.C Structure / other Pukka Structure | Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure. |
| 0 to 2 Years | 100% | 100% |
| Above 2 & up to 5 Years | 95% | 95% |
| Above 5 Years | After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate | After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate |

Price Indicators

| | | | |
|------------------|------------------|-----------------|-----------------|
| Property | Residential Flat | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 350.00 | 420.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹24,286.00 | ₹20,238.00 | - |

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

1 BHK 550 Sq-ft Flat For Sale in Anand Nagar Dahisar East, Mumbai

1 Bed 1 Bath Unfurnished

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

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

Contact Agent

Kushal Vora -91-98XXXXXXX

Get Phone No.

More Details

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

Booking Amount **₹ 5.0 Lac**

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

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

Furnishing **Unfurnished**

Flooring **Vitrified**

Type of Ownership **Co-operative Society**

[View all details ▾](#)

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

Contact Agent

Price Indicators

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

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Menu

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

₹ 90 Lacs
Negotiable

₹ 51,583/Month
Estimated EMI

550
Sq.Ft

Need Home Loan ?
Apply Loan

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

Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Dec 25, 2024
Posted On

Immediately
Possession

Anand Sagar Building
Apartment

Full
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: Central Bank Of India - Dahisar West Branch | I.C. Colony | Kunjan Yoga And Wellness
Intervention Clinic Pvt Ltd | Dahisar (East)

Overview

| | |
|--|---|
| <p><small>Age of Building</small> >10 Years</p> | <p><small>Ownership Type</small> Self Owned</p> |
| <p><small>Maintenance Charges ₹2.2 Per Sq-Ft/M</small></p> | <p><small>Flooring</small> Vitrified Tiles</p> |
| <p><small>Builtup Area</small> 550 Sq.Ft</p> | <p><small>Carpet Area</small> 365 Sq.Ft</p> |
| <p><small>Furnishing Status</small> Semi Furnish Now</p> | <p><small>Facing</small> Don't Know</p> |
| <p><small>Floor</small> 1/4</p> | <p><small>Parking</small> Bike</p> |

Activity On This Property

53
Unique Views

1
Shortlists

2
Contacted

Powered By : NBEstimate

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Since 1989

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Sale Instances

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

| | | |
|--|--|---|
| 17604367 24-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 17604/2024 नोदणी : Regn 63m |
| गावाचे नाव : दहिसर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 8700000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6658289.4 | |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 703,बी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: भगिरथ को.ऑप हौ.सो.लि, ब्लॉक नं: दहिसर पूर्व,मुंबई-400068, रोड : एन.एल. कॉम्प्लेक्स,आनंद नगर((C.T.S. Number : 1455 ;)) | |
| (5) क्षेत्रफळ | 44.6 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-विनोद सी त्रिवेदी वय:-69 पत्ता:-प्लॉट नं: बी /703, माळा नं: ., इमारतीचे नाव: भगिरथ अपार्टमेंट, ब्लॉक नं: दहिसर पूर्व, रोड नं: एन.एल. कॉम्प्लेक्स आनंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAAPT6020H 2): नाव:-अमिता विनोद त्रिवेदी वय:-63 पत्ता:-प्लॉट नं: बी /703, माळा नं: ., इमारतीचे नाव: भगिरथ अपार्टमेंट, ब्लॉक नं: दहिसर पूर्व, रोड नं: एन.एल. कॉम्प्लेक्स आनंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAAPT6016H | |
| (8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-नमित महेंद्र ओझा वय:-44; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAFPO2566A 2): नाव:-महेंद्र वेनिलाल ओझा वय:-73; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AABPO9318A 3): नाव:-दमयंती महेंद्र ओझा वय:-66; पत्ता:-प्लॉट नं: ए /202, माळा नं: ., इमारतीचे नाव: शक्ती टॉवर, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सीएस रोड नंबर 4 कॉर्नर, विठ्ठल मंदिराजवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAHPO8692B | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/10/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 18/10/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 17604/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 522000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुत्यांकनासाठी 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 | 320.83 | 385.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹21,818.00 | ₹18,182.00 | - |

| | | |
|---|---|---|
| 11246368 01-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 11246/2024 नोदणी : Regn:63m |
| गावाचे नाव : दहिसर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 7000000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5341560.42 | |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: डी - 603, माळा नं: 6 वा मजला, इमारतीचे नाव: भीम को ऑप ही सो लि, ब्लॉक नं: एन.एल. कॉम्प्लेक्स,दहिसर पूर्व,मुंबई 400 068, रोड : आनंद नगर, इतर माहिती: सदनिकेचे क्षेत्रफळ 385 चौ फूट बांधीव((C.T.S. Number : 1435, 1447 to 1449, 1453 to 1467, 1472 to 1478, 1484, 1485 ;)) | |
| (5) क्षेत्रफळ | 35.78 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-लक्ष्मण वडगा उर्फ व्ही. लक्ष्मण वय:-59 पत्ता:-प्लॉट नं: डी - 603, माळा नं: 6 वा मजला , इमारतीचे नाव: भीम को ऑप ही सो लि , ब्लॉक नं: एन.एल. कॉम्प्लेक्स आनंद नगर, दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-.ADBPV6076H | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-प्रल्हाद जयंतीलाल ओझा वय:-54; पत्ता:-प्लॉट नं: रूम नं.2 , माळा नं: -, इमारतीचे नाव: बजरंग चाल नं.5 , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, हरिया स्टोअर्सच्या मागे, रावळपाडा, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-.AATPO4936C 2): नाव:-पृथ्वी प्रल्हादभाई ओझा वय:-28; पत्ता:-प्लॉट नं: ए - 601, माळा नं: -, इमारतीचे नाव: ऋषि टॉवर , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, राज नगर जवळ, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-.ACQPO7990P 3): नाव:-हरीश प्रल्हादभाई ओझा वय:-26; पत्ता:-प्लॉट नं: रूम नं.2, माळा नं: -, इमारतीचे नाव: बजरंग चाल नं.5, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, हरिया स्टोअर्सच्या मागे, रावळपाडा, दहिसर पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-.ACEPO2752R | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 29/08/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 29/08/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 11246/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 420000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th January 2025**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 78,50,271.00 (Rupees Seventy Eight Lakhs Fifty Thousands Two Hundred And Seventy One Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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