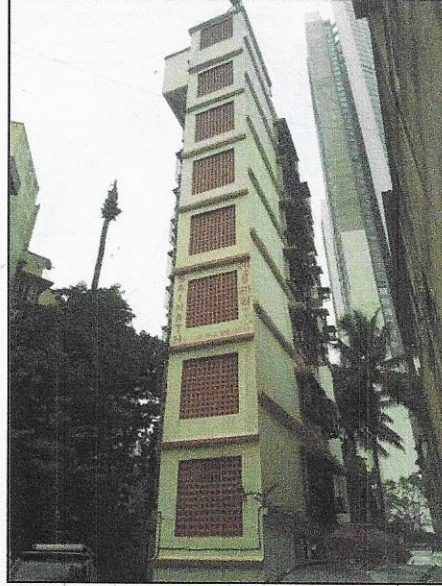


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar**

Residential Flat No. 201A & 201B, 2nd Floor, "**Sainath Co-op. Hsg. Soc. Ltd.**", Plot No. 370,
Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082,
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'31.1"N 72°56'19.2"E

Valuation Prepared for:

Cosmos Bank


Mulund (West) Branch

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Mulund (West) Branch / Mr. Suraj Vasant Thakkar (2488 / 2301577) Page 2 of 16

Vastu/Mumbai/07/2023/2488/2301577
15/17-202 - SBVS
Date: 15.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 201A & 201B, 2nd Floor, "Sainath Co-op. Hsg. Soc. Ltd.", Plot No. 370, Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India belongs to **Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar.**

Boundaries of the property.

North : Lord's CHSL
South : Internal Road
East : Pipeline
West : Slum Area

Considering various parameters recorded, 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 for **₹ 1,16,02,890.00 (Rupees One Crore Sixteen Lakh Two Thousand Eight Hundred Ninety 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 valuation report.

Hence certified

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

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=acme, email=manoj@vastukala.com, c=IN, postalCode=400002, postalAddress=Vastukala Consultants (I) Pvt. Ltd.,
15/17-202, 7th Floor, SBVS, 15/17-202, 7th Floor, SBVS, 15/17-202, 7th Floor, SBVS, 15/17-202, 7th Floor, SBVS,
serialNumber=1, cf=1, email=manoj@vastukala.com, ou=acme, postalCode=400002, postalAddress=Vastukala Consultants (I) Pvt. Ltd.,
400002, postalAddress=Vastukala Consultants (I) Pvt. Ltd., 15/17-202, 7th Floor, SBVS, 15/17-202, 7th Floor, SBVS,
date=2023.07.15.17:25:57+05:30

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 201A & 201B, 2nd Floor, "**Sainath Co-op. Hsg. Soc. Ltd.**", Plot No. 370, Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082.

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 the Fair Market Value as on 15.07.2023 for Bank Loan Purpose												
2	Date of inspection	14.07.2023												
3	Name of the owner/ owners	Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar												
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. 201A & 201B, 2 nd Floor, " Sainath Co-op. Hsg. Soc. Ltd. ", Plot No. 370, Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India. Contact Person: Mr. Manish Thakkar (Seller's representative) Contact No. 9370266305												
6	Location, street, ward no	Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai												
7	Survey/ Plot no. of land	Plot No. 370, CTS No. 451 of Village – Mulund												
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. = 686.00 (Area as per actual site measurement) Area as per Agreement for sale / Index II are as follow and considered for valuation:												
		<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area (Sq. Ft.)</th> <th>Built Up Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>201A</td> <td>358.00</td> <td>430.00</td> </tr> <tr> <td>201B</td> <td>347.00</td> <td>416.00</td> </tr> <tr> <td>Total</td> <td>705.00</td> <td>846.00</td> </tr> </tbody> </table>	Flat No.	Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	201A	358.00	430.00	201B	347.00	416.00	Total	705.00	846.00
Flat No.	Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)												
201A	358.00	430.00												
201B	347.00	416.00												
Total	705.00	846.00												

		All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082.
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
21	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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 24,000.00 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.
	SALES		
38	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
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per site information)
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, Mulund (West) Branch to assess fair market value as on 15.07.2023 for Residential Flat No. 201A & 201B, 2nd Floor, "Sainath Co-op. Hsg. Soc. Ltd.", Plot No. 370, Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India belongs to **Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 10.07.2023 between Mr. Vinod Bhavanji Thakkar & Mrs. Kaushalya Vinod Thakkar (Transferors) and Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar (Transferees) for Flat No. 201A.
2	Copy of Agreement for sale dated 10.07.2023 between Mr. Vinod Bhavanji Thakkar & Mrs. Kaushalya Vinod Thakkar (Transferors) and Mr. Suraj Vasant Thakkar & Mrs. Meera Vasant Thakkar (Transferees) for Flat No. 201B.
3	Copy of Full Commencement Certificate No. CE / 3939 / BPES / AT dated 11.05.1996 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. 370, CTS No. 451 of Village – Mulund, Mumbai. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Mulund 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" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 2nd Floor is having 1 Residential Flat. The building having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified & Marble flooring,

Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, Cement plastering with POP false ceiling etc.

Valuation as on 15th July 2023

The Total Carpet Area of the Residential Flat	:	705.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2000 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	846.00 X 3,000.00 = ₹ 25,38,000.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation	:	₹ 8,75,610.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,51,460.00 per Sq. M. i.e. ₹ 14,071.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,33,497.00 per Sq. M. i.e. ₹ 12,402.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,700.00 per Sq. Ft.
Value of property as on 15.07.2023	:	705.00 Sq. Ft. X ₹ 17,700.00 = ₹ 1,24,78,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 15.07.2023	:	₹ 1,24,78,500.00 - ₹ 8,75,610.00 = ₹ 1,16,02,890.00
Total Value of the property	:	₹ 1,16,02,890.00
The realizable value of the property	:	₹ 1,04,42,601.00
Distress value of the property	:	₹ 92,82,312.00
Insurable value of the property (846 X 3,000.00)	:	₹ 25,38,000.00
Guideline value of the property (846 X 12,402.00)	:	₹ 1,04,92,092.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201A & 201B, 2nd Floor, "Sainath Co-op. Hsg. Soc. Ltd.", Plot No. 370, Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai – 400 082, State – Maharashtra, Country – India for this particular purpose at ₹ 1,16,02,890.00 (Rupees One Crore Sixteen Lakh Two Thousand Eight Hundred Ninety Only) as on 15th July 2023.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15th July 2023 is ₹ 1,16,02,890.00 (Rupees One Crore Sixteen Lakh Two Thousand Eight Hundred Ninety 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.

PART III- DECLARATION

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 2 nd Floor
3.	Year of construction	2000 (As per site information)
4.	Estimated future life	37 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" thick.

8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified & Marble tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

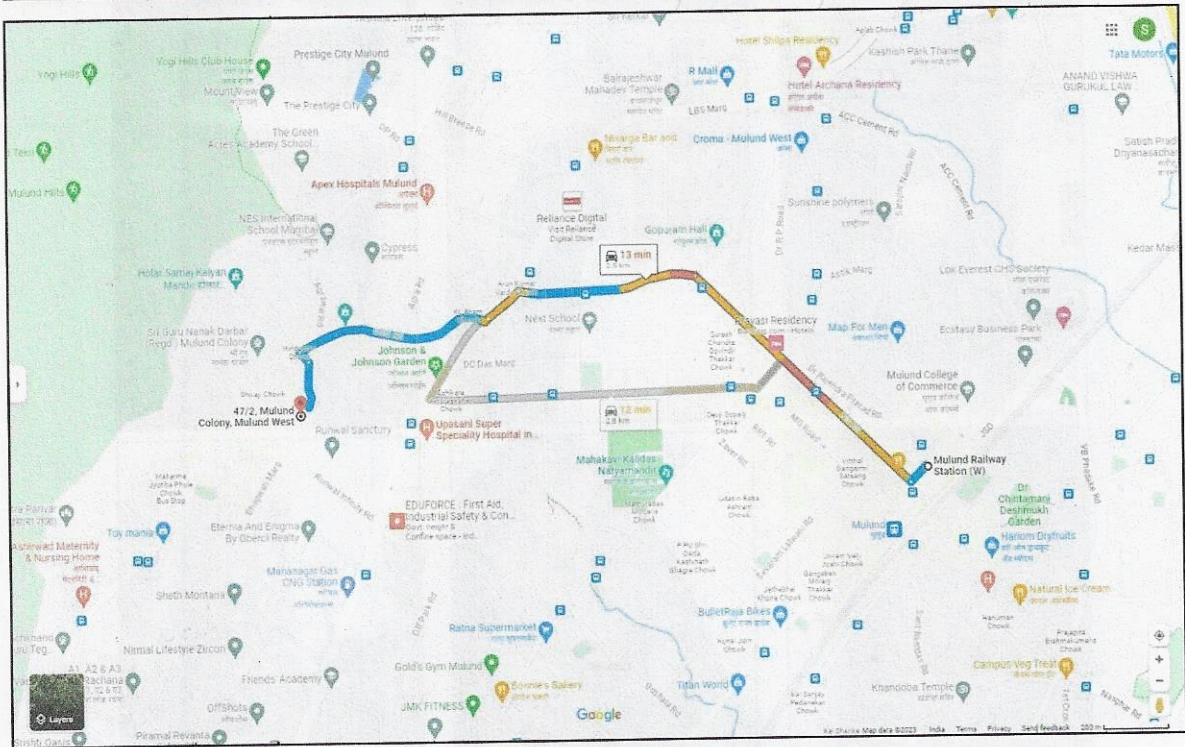


Actual site photographs



Route Map of the property

Site/u/r



Latitude Longitude - 19°10'31.1"N 72°56'19.2"E


Note: The Blue line shows the route to site from nearest railway station (Mulund – 2.5 Km.)



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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Language: English

Selected District: मुंबई(उपनगर)
 Select Village: मुंबई (प) - कुर्ली
 Search By: Survey No Location
 Enter Survey No: 451

उपविभाग	खुली बमीन	निवासी सदनिका	नोंदणी	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/566 -पुभाग: एन.डी.एन. मार्गाच्या पश्चिमेकडील मर्क मिळकती.	73360	151460	174180	189330	151460	जीएस मीटर	मि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,51,460.00			
No increase on Flat Located on 2 nd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,51,460.00	Sq. Mt.	14,071.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	73,360.00			
The difference between land rate and building rate (A – B = C)	78,100.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,33,497.00	Sq. Mt.	12,402.00	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

Table – D: 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

magicbricks
Buy Rent Sell Home Loans
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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund Colony - Mulund West > 2 BHK Flats for Sale in Mulund Colony - Mulund West > 640 Sq-ft

Posted on: Jul 15, 23 Property ID: 63120311

₹1.0 Cr [How much loan can I get?](#)

2 BHK 640 Sq-ft Flat For Sale **Mulund Colony - Mulund West, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area
640 sqft ~ ₹15,625/sqft

Floor
3 (Out of 4 Floors)

Additional Rooms
1 Store Room

Developer
Lok Group

Transaction Type
Resale

Facing
West

Project
Lok Pachana

Status
Ready to Move

Furnished Status
Unfurnished

Contact Agent
Get Phone No.

Last contact made 3 days ago

Contact Agent
Aniruddha -91-99XXXXXXX

Get Phone No.

More Details

Price Breakup	₹1 Cr ₹5,00,000 Approx. Registration Charges ₹2,000 Monthly
Booking Amount	₹5.0 Lac
Address	Mulund West, Mumbai, Mulund Colony - Mulund West, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified

magicbricks
Buy Rent Sell Home Loans
Login Post Property **FREE**

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund Colony - Mulund West > 2 BHK Flats for Sale in Mulund Colony - Mulund West > 885 Sq-ft

Posted on: Jun 30, 23 Property ID: 67441845

₹1.25 Cr [How much loan can I get?](#)

2 BHK 885 Sq-ft Flat For Sale in **Mulund Colony - Mulund West, Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area
725 sqft ~ ₹17,241/sqft

Floor
1 (Out of 7 Floors)

Additional Rooms
1 Store Room

Furnished Status
Unfurnished

Transaction Type
Resale

Facing
East

Type Of Ownership
Co-operative Society

Age Of Construction
15 to 20 years

Contact Agent
Get Phone No.

Last contact made 22 days ago

Contact Agent
Manoj -91-98XXXXXXX

Get Phone No.

More Details

Price Breakup	₹1.25 Cr ₹6,25,000 Approx. Registration Charges ₹2,000 Monthly
Booking Amount	₹1.0 Lac
Address	Mulund West, Mumbai, Mulund Colony - Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	mulund colony west
Furnishing	Unfurnished



Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund Colony > 2 BHK Flats in Mulund Colony

Posted on Jun 14, 2023 | Ready to move

₹1.28 Cr @ 17,066 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹1,02,234
 Flat/Apartment for Sale
 in Lok Aangan, Mulund Colony, Central Mumbai suburbs, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview Dealer Details Explore Locality Recommendations Articles

Property (7)

Area
Carpet area: 750 sq.ft. (68.48 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony with Others

Price
₹1.28 Crore+ Govt Charges & Tax @ 17,066 per sq.ft. (Negotiable) [View Price Details](#)

Address
Lok Aangan
Mulund Colony, Central Mumbai suburbs

Floor Number
2nd of 7 Floors

Facing
North-East

Overlooking
Park/Garden

Property Age
10+ Year Old

2 people viewed this property this week

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund Colony > 1 BHK Flats in Mulund Colony

Posted on Apr 20, 2023 | Ready to move

₹75 Lac @ 14,395 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹59,903
 Flat/Apartment for Sale
 in New Lotus, Mulund Colony, Central Mumbai suburbs, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

Property (11)

Area
Super Built up area 521 sq.ft. (48.4 sq.m.)
Carpet area: 480 sq.ft. (44.53 sq.m.)

Configuration
1 Bedroom, 1 Bathroom, No Balcony

Price
₹75 Lac @ 14,395 per sq.ft. (Negotiable) [View Price Details](#)

Address
New Lotus
Mulund Colony, Central Mumbai suburbs

Floor Number
4th of 6 Floors

Facing
East

Overlooking
Main Road

Property Age
5 to 10 Year Old

Bedroom
Video (1/1) Photos (10)

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th July 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ 1,16,02,890.00 (Rupees One Crore Sixteen Lakh Two Thousand Eight Hundred Ninety Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=india, c=IN, email=MANOJ.BABURAO@VASTUKALA.COM, postalCode=400069, serialNumber=1.556566ab8c894f62a55a8f0e3debc31f31bd2e394628f2e29a327b625f6c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.15 17:56:10 +05'30'

Auth. Sign.

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