

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Raman Roopchand Jain & Mrs. Kamni Raman Jain**

Residential Flat No. 602, 6<sup>th</sup> Floor, Wing – A, "Priti Palace ", Dadabhai Cross Road No. 3,  
Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India

Latitude Longitude: 19°06'36.7"N 72°50'40.5"E

## Valuation Prepared for:

**Bank of Baroda**

**SME Branch -1 Fort Branch**

SME Branch-1 ,1st Floor 10/12, Mumbai Samachar Marg, Fort, Mumbai - 400001,  
State - Maharashtra, Country - India

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Wing – A, "**Priti Palace**", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India belongs to **Mr. Raman Roopchand Jain & Mrs. Kamni Raman Jain**.

Boundaries of the property.

|       |   |                     |
|-------|---|---------------------|
| North | : | Shram Saphalya CHSL |
| South | : | Wing - B            |
| East  | : | Slum Area           |
| West  | : | Internal Road       |

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 for this particular purpose at **₹ 2,37,94,560.00 (Rupees Two Crore Thirty Seven Lakh Ninety Four Thousand Five Hundred Sixty 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

To,  
**The Chief Manager,**  
**Bank of Baroda**  
**SME Branch -1 Fort Branch**  
 SME Branch-1 ,1st Floor 10/12, Mumbai Samachar Marg,  
 Fort, Mumbai - 400001, State - Maharashtra, Country - India.

### VALUATION REPORT (IN RESPECT OF FLAT)

| I   | General   |   |
|-----|---|---|
| 1.  | Purpose for which the valuation is made   | : To assess Fair Market value of the property for Bank Loan Purpose.  |
| 2.  | a) Date of inspection   | : 02.06.2023  |
|     | b) Date on which the valuation is made  | : 16.06.2023  |
| 3.  | List of documents produced for perusal:<br>i) Copy of Articles of Agreement (Notary) dated 17.09.1997<br>ii) Copy of Copy of Occupancy Certificate No. CE / 4947 / BS / AK dated 19.02.1999 issued by Municipal Corporation of Greater Mumbai |   |
| 4.  | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)  | : Name of Owner:<br><b>Mr. Raman Roopchand Jain &amp;<br/>           Mrs. Kamni Raman Jain</b><br><br><b>Address:</b> Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing – A, "Priti Palace ", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India<br><br><b>Contact Person:</b><br>Mrs. Kamni Raman Jain (Owner)<br>Contact No. + 91 9823289194<br><br>Joint Ownership<br>Details of share of ownership is not available |
| 1   | Brief description of the property (Including Leasehold / freehold etc.)   | : The property is a Residential Flat No. 602 is located on 6 <sup>th</sup> Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + Bath + WC + Flowerbed Area (i.e. 2BHK). The property is at 1.2 Km. distance from nearest railway station Vile Parle.  |
| 5a. | Total Lease Period & remaining period (if leasehold)  | : N.A. as the property is freehold.   |
| 6.  | Location of property  |   |
|     | a) Plot No. / Survey No.  | : -   |
|     | b) Door No.   | : Residential Flat No. 602  |
|     | c) C.T.S. No. / Village   | : CTS No. 651, 651/1 to 4 & 711 of Village – Vile Parle (West)  |
|     | d) Ward / Taluka  | : Taluka – Andheri  |
|     | e) Mandal / District  | : District – Mumbai Suburban  |
|     | f) Date of issue and validity of layout of approved map / plan  | : Copy of Occupancy Certificate No. CE / 4947 / BS / AK dated 19.02.1999 issued by Municipal Corporation  |

|           |     |   |   |   |
|-----------|-----|---|---|---|
|           | g)  | Approved map / plan issuing authority   | : | of Greater Mumbai   |
|           | h)  | Whether genuineness or authenticity of approved map/ plan is verified   | : |   |
|           | i)  | Any other comments by our empanelled valuers on authentic of approved plan  | : | No  |
| 7.        |     | Postal address of the property  | : | Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing – A, " <b>Priti Palace</b> ", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India  |
| 8.        |     | City / Town   | : | Vile Parle (West), Mumbai   |
|           |     | Residential area  | : | Yes   |
|           |     | Commercial area   | : | No  |
|           |     | Industrial area   | : | No  |
| 9.        |     | Classification of the area  | : |   |
|           | i)  | High / Middle / Poor  | : | Middle Class  |
|           | ii) | Urban / Semi Urban / Rural  | : | Urban   |
| 10.       |     | Coming under Corporation limit / Village PanChhayat / Municipality  | : | Village – Vile Parle (West)<br>Municipal Corporation of Greater Mumbai  |
| 11.       |     | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No  |
| 13.       |     | Boundaries of the Property  |   | <b>As per Actual Site</b> <b>As per the Deed</b>  |
|           |     | North   | : | Shram Saphalya CHSL      Details not available  |
|           |     | South   | : | Wing - B      Details not available   |
|           |     | East  | : | Slum Area      Details not available  |
|           |     | West  | : | Internal Road      Details not available  |
| 13.2      |     | Whether Boundaries Matching with Actual   | : | N.A.  |
| 13.3      |     | Latitude, Longitude & Co-ordinates of the site  | : | 19°06'36.7"N 72°50'40.5"E   |
| 14.       |     | Extent of the site  | : | Carpet Area in Sq. Ft. = 673.00<br>Flowerbed Area in Sq. Ft. = 13.00<br>Total Carpet Area in Sq. Ft. = 686.00<br>(Area as per Actual Site Measurement)<br><br><b>Carpet area in Sq. Ft. = 680.00</b><br><b>(As per Articles of Agreement)</b><br><br>Built Up area = 816.00 Sq. Ft.<br>(Carpet Area as per Agreement + 20%) |
| 15.       |     | Extent of the site considered for Valuation (least of 13A& 13B)   | : | <b>Carpet area in Sq. Ft. = 680.00</b><br><b>(As per Articles of Agreement)</b>   |
| 16        |     | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.  | : | Owner Occupied  |
| <b>II</b> |     | <b>APARTMENT BUILDING</b>   |   |   |
| 1.        |     | Nature of the Apartment   | : | Residential   |
| 2.        |     | Location  | : |   |
|           |     | C.T.S. No.  | : | CTS No. 651, 651/1 to 4 & 711   |

|            |  |   |  |
|------------|--|---|--|
|            | Block No.  | : | -  |
|            | Ward No.   | : | -  |
|            | Village / Municipality / Corporation                         | : | Village – Vile Parle (West)<br>Municipal Corporation of Greater Mumbai   |
|            | Door No., Street or Road (Pin Code)                          | : | Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing – A, " <b>Priti Palace</b> ", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India |
| 3.         | Description of the locality Residential / Commercial / Mixed | : | Residential  |
| 4.         | Year of Construction   | : | 1999 (As per Occupancy Certificate)  |
| 5.         | Number of Floors   | : | Stilt + 7 Upper Floors   |
| 6.         | Type of Structure  | : | R.C.C. Framed Structure  |
| 7.         | Number of Dwelling units in the building                     | : | 2 Flats on 6 <sup>th</sup> Floor   |
| 8.         | Quality of Construction                                      | : | Good   |
| 9.         | Appearance of the Building                                   | : | Good   |
| 10.        | Maintenance of the Building                                  | : | Good   |
| 11.        | Facilities Available   | : |  |
|            | Lift   | : | 1 lift   |
|            | Protected Water Supply                                       | : | Municipal Water supply   |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System   |
|            | Car parking - Open / Covered                                 | : | Stilt Car Parking  |
|            | Is Compound wall existing?                                   | : | Yes  |
|            | Is pavement laid around the building                         | : | Yes  |
| <b>III</b> | <b>FLAT</b>  |   |  |
| 1          | The floor in which the Flat is situated                      | : | 6 <sup>th</sup> Floor  |
| 2          | Door No. of the Flat   | : | Residential Flat No. 602   |
| 3          | Specifications of the Flat                                   | : |  |
|            | Roof   | : | R.C.C. Slab  |
|            | Flooring   | : | Marble tile Flooring   |
|            | Doors  | : | Teak Wood door framed with flush doors   |
|            | Windows  | : | Aluminum sliding window  |
|            | Fittings   | : | Concealed Plumbing, Concealed Electrical wiring  |
|            | Finishing  | : | Cement Plastering  |
| 4          | House Tax  | : | Details not provided   |
|            | Assessment No.   | : | Details not provided   |
|            | Tax paid in the name of:                                     | : | Details not provided   |
|            | Tax amount:  | : | Details not provided   |
| 5          | Electricity Service connection No.:                          | : | Details not provided   |
|            | Meter Card is in the name of:                                | : | Details not provided   |
| 6          | How is the maintenance of the Flat?                          | : | Normal   |
| 7          | Sale Deed executed in the name of                            | : | Mr. Raman Roopchand Jain &<br>Mrs. Kamni Raman Jain  |
| 8          | What is the undivided area of land as per Sale Deed?         | : | Details not available  |
| 9          | What is the plinth area of the Flat?                         | : | Built Up area = 816.00 Sq. Ft.<br>(Carpet Area as per Agreement + 20%)   |
| 10         | What is the floor space index (app.)                         | : | As per MCGM norms  |
| 11         | What is the Carpet Area of the Flat?                         | : | Carpet Area in Sq. Ft. = 673.00  |

|           |  |   |
|-----------|--|---|
|           |  | Flowerbed Area in Sq. Ft. = 13.00<br>Total Carpet Area in Sq. Ft. = 686.00<br>(Area as per Actual Site Measurement) |
|           |  | <b>Carpet area in Sq. Ft. = 680.00<br/>(As per Articles of Agreement)</b>   |
| 12        | Is it Posh / I Class / Medium / Ordinary?  | :   |
| 13        | Is it being used for Residential or Commercial purpose?  | : Residential purpose   |
| 14        | Is it Owner-occupied or let out?   | : Owner Occupied  |
| 15        | If rented, what is the monthly rent?   | : ` 50,000.00 expected rental income per month  |
| <b>IV</b> | <b>MARKETABILITY</b>   | :   |
| 1         | How is the marketability?  | : Good  |
| 2         | What are the factors favouring for an extra Potential Value?   | : Located in developed area   |
| 3         | Any negative factors are observed which affect the market value in general?  | : No  |
| <b>V</b>  | <b>Rate</b>  | :   |
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : ` 34,000.00 to ` 36,000.00 per Sq. Ft. on Carpet Area   |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).   | : ` 36,000.00 per Sq. Ft. on Carpet Area  |
| 3         | Break – up for the rate  | :   |
|           | i) Building + Services   | : ` 2,800.00 per Sq. Ft.  |
|           | ii) Land + others  | : ` 33,200.00 per Sq. Ft.   |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : ` 2,47,790.00 per Sq. M. i.e.<br>` 23,020.00 per Sq. Ft.  |
|           | Guideline rate obtained (after Depreciation )  | : ` 2,17,775.00 per Sq. M. i.e.<br>` 20,232.00 per Sq. Ft.  |
| 5         | Registered Value (if available)  | : Purchase Value – 13,27,500.00<br>Document No. – Notary Agreement<br>Agreement Date – 17.09.1997                   |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |
| <b>a</b>  | Depreciated building rate  | :   |
|           | Replacement cost of Flat with Services (v(3)i)   | : ` 2,800.00 per Sq. Ft.  |
|           | Age of the building  | : 24 Years  |
|           | Life of the building estimated   | : 36 years Subject to proper, preventive periodic maintenance & structural repairs.                                 |
|           | Depreciation percentage assuming the salvage value as 10%  | : 36.00%  |

|          |  |   |                                |
|----------|--|---|--------------------------------|
|          | Depreciated Ratio of the building          | : |                                |
| <b>b</b> | Total composite rate arrived for Valuation | : |                                |
|          | Depreciated building rate VI (a)           | : | ` 1,792.00 per Sq. Ft.         |
|          | Rate for Land & other V (3) ii             | : | ` 33,200.00 per Sq. Ft.        |
|          | <b>Total Composite Rate</b>                | : | <b>` 34,992.00 per Sq. Ft.</b> |
|          | <b>Remarks:</b>                            |   |                                |

**Details of Valuation:**

| Sr. No. | Description   | Qty.           | Rate per unit (₹) | Estimated Value (₹)   |
|---------|---|----------------|-------------------|-----------------------|
| 1       | Present value of the Flat   | 680.00 Sq. Ft. | 34,992.00         | <b>2,37,94,560.00</b> |
| 2       | Wardrobes   |                |                   |                       |
| 3       | Showcases   |                |                   |                       |
| 4       | Kitchen arrangements  |                |                   |                       |
| 5       | Superfine finish  |                |                   |                       |
| 6       | Interior Decorations  |                |                   |                       |
| 7       | Electricity deposits / electrical fittings, etc.  |                |                   |                       |
| 8       | Extra collapsible gates / grill works etc.  |                |                   |                       |
| 9       | Potential value, if any   |                |                   |                       |
| 10      | Others  |                |                   |                       |
| 11      | As per current stage of work completion the value of the Row Bungalow (if property is under construction) |                |                   |                       |
| 12      | After 100% completion final value of property   |                |                   | -                     |
|         | <b>Total Value of the Property</b>  |                |                   | <b>2,37,94,560.00</b> |

**Value of Flat**

|  |                       |
|--|-----------------------|
| <b>Fair Market Value of the property</b> | <b>2,37,94,560.00</b> |
| <b>Realizable value of the property</b>  | <b>2,14,15,104.00</b> |
| <b>Distress Value of the property</b>    | <b>1,90,35,648.00</b> |
| <b>Insurable value of the property</b>   | <b>22,84,800.00</b>   |
| <b>Guideline value of the property</b>   | <b>1,65,09,312.00</b> |

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of

any factors in market.

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ` 34,000.00 to ` 36,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ` 34,992.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

|  |  |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | Not applicable.                              |
| i) Sale ability  | Good   |
| ii) Likely rental values in future in and  | ` 50,000.00 expected rental income per month |
| iii) Any likely income it may generate   | Rental Income                                |

### Actual site photographs



**Actual site photographs**





## Ready Reckoner Rate

| DIVISION / VILLAGE : VILE PARLE WEST<br>Commence From 1st April 2023 To 31st March 2024   |   |                 |                       |        |        |            |
|---|---|-----------------|-----------------------|--------|--------|------------|
| Type of Area  | Urban   | Local Body Type | Corporation "A" Class |        |        |            |
| Local Body Name   | Municipal Corporation of Greater Mumbai   |                 |                       |        |        |            |
| Land Mark   | Terrain: Village Boundary to the North, Railway Line to East, Ward Boundary to the South, Swami Vivekanand Road (S. V. Road) to the West. |                 |                       |        |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up  |   |                 |                       |        |        |            |
| Zone  | Sub Zone  | Land            | Residential           | Office | Shop   | Industrial |
| 37  | 37/189  | 122730          | 235990                | 271390 | 294990 | 235990     |
| C. T. S. No. 115, 125, 561, 563, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 580, 581, 584, 585, 586, 589, 592, 593, 594, 595, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 663, 665, 666, 667, 671, 680, 685, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, |   |                 |                       |        |        |            |



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Last updated: Apr 17, 2023

## 2 BHK Apartment

By SWARAJ HOMES BUILDERS & DEVELOPER

Priti Palace, Irla, Vile Parle West, Mumbai

### ₹2.6 Cr

EMI starts at ₹1.29 Lacs

₹27.37 K/sq.ft

Contact Seller



SHARE
SAVE




95 sq.ft  
Build Up Area

₹27.37 K/sq.ft  
Avg. Price

20 Year Old  
Age of property

Ready to move  
Possession status

Middle  
of 7 floors

West facing  
Facing

Fully Furnished  
Furnishing

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PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
CALCULATOR

|  |  |
|--|--|
| <p>Project Name<br/><b>Priti Palace</b></p> <p>Price<br/><b>₹2.6 Cr</b></p> <p>Bedrooms<br/><b>2</b></p> <p>Parking<br/><b>1 Covered Parking</b></p> <p>Added<br/><b>More than a month ago</b></p> <p><b>About this property</b></p> <p>Looking for a 2 BHK Apartment for sale in Mumbai? Your search ends here. Buy this 2 BHK property in Mumbai's finest location, Vile Parle West. It is on floor 4 out of 7 floors. Maintenance charges in this property is Rs 4000. The built up area of thi <a href="#">Read More</a></p> | <p>Brokerage<br/><b>₹2.6 Lacs</b></p> <p>Carpet Area<br/><b>700 sq.ft</b></p> <p>Bathrooms<br/><b>2</b></p> <p>Balcony<br/><b>No Balcony</b></p> |
|--|--|

Awesome! Better priced property in this area

**Contact Seller**

**SDG Realty**  
Housing Prime Agent  
**+9198708.....**

**Please share your contact**

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

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+

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1 Bed | 1 Bath | 1 Balcony | Semi-Furnished

|   |                                     |                                      |
|---|-------------------------------------|--------------------------------------|
| <b>Carpet Area</b><br>450 sqft - ₹35,556/sqft | <b>Floor</b><br>5 (Out of 7 Floors) | <b>Transaction Type</b><br>Resale    |
| <b>Status</b><br>Ready to Move                | <b>Facing</b><br>East               | <b>Lift</b><br>1                     |
| <b>Furnished Status</b><br>Semi-Furnished     | <b>Car Parking</b><br>1 Open        | <b>Type Of Ownership</b><br>Freehold |

Contact Agent
Get Phone No.
Last contact made 12 days ago

**Contact Agent**  
Ketan -91-85XXXXXXX

---

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Email

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**More Details**

Price Breakup      ₹1.6 Cr | ₹8,00,000    Approx. Registration Charges | ₹2,000    Monthly

Booking Amount      ₹25.0 Lac

RERA ID                A51800041646

Address                near Lallu Bhai Park, Andheri west, Lallu Bhai Park, Mumbai - Western Mumbai,

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2 BHK Flat For Sale in Om Joshi Apartment, [Lallu Bhai Park, Mumbai](#)

2 Beds | 2 Baths | Furnished

|   |  |                                      |                                      |
|---|--|--------------------------------------|--------------------------------------|
| <b>Carpet Area</b><br>650 sqft - ₹36,154/sqft | <b>Project</b><br><a href="#">Om Joshi Apartment</a> | <b>Floor</b><br>2 (Out of 3 Floors)  | <b>Transaction Type</b><br>Resale    |
| <b>Status</b><br>Ready to Move                | <b>Facing</b><br>East                                | <b>Furnished Status</b><br>Furnished | <b>Type Of Ownership</b><br>Freehold |

East Facing Property

Contact Owner
Get Phone No.
Last contact made 8 days ago

**Contact Owner**  
Namrata -91-81XXXXXXX

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2 Beds 2 Baths Furnished

|   |                               |                            |                               |
|---|-------------------------------|----------------------------|-------------------------------|
| Carpet Area<br>670 sqft -<br>₹33,582/sqft | Floor<br>2 (Out of 6 Floors)  | Transaction Type<br>Resale | Status<br>Ready to Move       |
| Facing<br>North                           | Furnished Status<br>Furnished | Car Parking<br>1 Open      | Type Of Ownership<br>Freehold |

Contact Owner Get Phone No. Last contact made 21 days ago

Contact Owner MagicBricks User -91-81XXXXXXX Get Phone No.

DRAFT

## Sale Instances

| गावाचे नाव : विलोपार्ले  |  |
|--|--|
| 13171512<br>06-06-2023<br>Note:-Generated Through eSearch Module.For original report please contact concern SRO office               | <b>सूची क्र.2</b>  |
|  | दुय्यम निबंधक : सह दु.नि. अंधेरी 5<br>दस्ता क्रमांक : 13171/2022<br>नोंदणी :<br>Regn:63m   |
| गावाचे नाव : विलोपार्ले  |  |
| (1) विलोपार्ले प्रकार  | करारनामा   |
| (2) मोबदला   | 24000000   |
| (3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे  | 17895121.7   |
| (4) भू.मापन,ग्रेटहिसा व घरक्रमांक(अस्त्यस)   | 1) पातिकेचे नाव मुंबई मनापाइतर वर्णन :सुदनिका नं. फ्लॅट नं. 204,बि विंग, माळा नं. 2 रा मजला, इमारतीचे नाव. प्रीती पॅलेस ऑफ साई आनंद को-ऑप.हो.सो.सी. ब्रॉक नं. विलोपार्ले पश्चिम मुंबई - 400056, रोड : दादाभाई क्रांस रोड क्र. 3( ( C.T.S. Number : 651/1 to 4 and 711 ; ) )  |
| (5) क्षेत्रफळ  | 75.83 चौ मीटर  |
| (6) आकारणी किंवा चुकी देण्यात असेल तेव्हा.   |  |
| (7) दस्तावेज करून देण.या शिबूत ठेवण.या पध्दकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-शाहिमी किरण देसाई वग.-81 पत्ता.-प्लॉट नं. फ्लॅट नं. 204, माळा नं. 2 रा मजला, बी-विंग, इमारतीचे नाव. प्रीती पॅलेस ऑफ साई आनंद को-ऑप.हो.सो.सी. ब्रॉक नं. विलोपार्ले पश्चिम, मुंबई, रोड नं. दादाभाई क्रांस रोड क्र. 3, महाराष्ट्र, MUMBAL. पिन कोड.-400056 पॅन नं.-AACPD1514C  |
| (8) दस्तावेज करून घेण.या पध्दकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता                  | 1): नाव.-नीता विपुल मेहता वग.-59, पत्ता.-प्लॉट नं. फ्लॅट नं. 301, माळा नं. 3 रा मजला, ए-विंग, इमारतीचे नाव. प्रीती पॅलेस ऑफ साई आनंद को-ऑप.हो.सो.सी. ब्रॉक नं. विलोपार्ले पश्चिम, मुंबई, रोड नं. दादाभाई क्रांस रोड क्र. 3, महाराष्ट्र, MUMBAL. पिन कोड.-400056 पॅन नं.-ACLPAG794J<br>2): नाव.-विजय सुनील मेहता वग.-60, पत्ता.-प्लॉट नं. फ्लॅट नं. 301, माळा नं. 3 रा मजला, ए-विंग, इमारतीचे नाव. प्रीती पॅलेस ऑफ साई आनंद को-ऑप.हो.सो.सी. ब्रॉक नं. विलोपार्ले पश्चिम, मुंबई, रोड नं. दादाभाई क्रांस रोड क्र. 3, महाराष्ट्र, MUMBAL. पिन कोड.-400056 पॅन नं.-AADPM5605L |
| (9) दस्तावेज करून दिल्याचा दिनांक  | 07/11/2022   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 07/11/2022   |
| (11) अद्विक्रमांक, खंड व पृष्ठ   | 13171/2022   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 1440000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) नोंदणी  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-   |  |
| मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-   | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.   |

# Occupancy Certificate

Municipal Corporation of Greater Mumbai.

No. CE/49-47/MS/AK of

19 FEB 1994

Occupancy Certificate.

Ex. Engineer Bldg. Proposal [V.A.S.]  
H and W Wards  
Building, 11/11, K. K. Pathar Marg,  
Bandra (West), Mumbai-400 050.

To  
Shri Sunil Patil, Owner,  
C.A. to Banajiwala and Others,  
C/7, Krupa Sidan,  
9th Carter Road,  
Borivali (East),  
Mumbai 400 068.

Sub. :- Proposed building on plot bearing C.T.S. No. 651,  
651 /1 to 4 Village Vileparle, Anandri (E).

Sir,

The full development work of building on situated at  
Macabhai Cross Lane, City Survey No. 651 of Village Vileparle (West),  
completed under the supervision of M/s. Vastu Shrip, licensed  
Surveyor, Architect / Licence No. C/3075 of 79 may be occupied  
on the following conditions.

1) That the Cft. under section 170-A of B.M.C. Act  
shall be obtained from H.E. and a certified true copy of the same  
shall be submitted to this office within three (3) months from  
the date of issue of occupants cft.

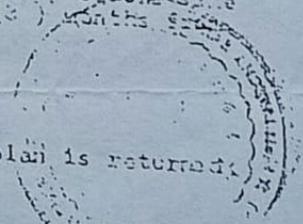
herewith.

A set of certified completion plan is returned.

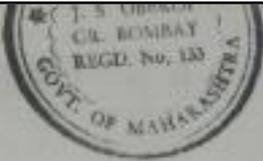
Yours faithfully,

Executive Engineer Building Proposal  
(H.S.) H. & W. Wards.

AK/19.2.99.



# Agreement (Notary) - 1997



ARTICLES OF AGREEMENT made and entered into at Bombay this 17<sup>th</sup> day of September in the Christian Year One Thousand Nine Hundred and Ninety Seven BETWEEN M/s VIMAL ENTERPRISE, a proprietary concern of which Mr. SUNIL VINUBHAI PATEL is sole proprietor, having its office at C-7, Kripa Sedan, Jesharam Kapadia Road, Borivall East, Bombay - 400 066, hereinafter referred to as "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part AND Mr. Raman Roopchand Jain MS. Kamni Raman Jain of Bombay, Indian inhabitant, hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part

*[Signature]*  
Raman R. J.  
Kamni R. J.

*[Signature]*  
Raman R. J.  
Kamni R. J.

CI NOTARIAL STAMP OFFICE  
TOWN HALL FORT,  
MUMBAI - 400 021

MAHARASHTRA  
0064950  
12.9.97  
00029  
MAHARASHTRA

# 11121549243

WHEREAS:-

(i) Sai Anand Co-operative Housing Society Limited is a Co-operative Society (formerly known as "Municipal Employees Sai Anand Co-operative Housing Society (Proposed)") registered under the provisions of the Maharashtra Co-operative Societies Act, 1959 having Registration Number BOM/WK/W/HSG/TC 7447 of 1993 and Registered Office at Dadabhai Cross Road No. 3, Vile Parle West.

*[Signature]*  
Raman R. J.  
Kamni R. J.

*[Signature]*  
B. S. Phadnis  
Notary

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ` **2,37,94,560.00 (Rupees Two Crore Thirty Seven Lakh Ninety Four Thousand Five Hundred Sixty Only)**. The **Realizable Value** of the above property ` **2,14,15,104.00 (Rupees Two Crore Fourteen Lakh Fifteen Thousand One Hundred Four Only)** and the **Distress Value** ` **1,90,35,648.00 (Rupees One Crore Ninety Lakh Thirty Five Thousand Six Hundred Forty Eight Only)**.

Place: Mumbai

Date: 16.06.2023

| Enclosures |  |          |
|------------|--|----------|
|            | Declaration from the valuer (Annexure – I)       | Attached |
|            | Model code of conduct for valuer (Annexure – II) | Attached |

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
` \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

(Annexure – I)

### DECLARATION FROM VALUERS

I, declare that:

- a. The information furnished in my valuation report dated 16.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 02.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | background information of the asset being valued;   | The property was purchased by <b>Mr. Raman Roopchand Jain &amp; Mrs. Kamni Raman Jain</b> vide Articles of Agreement (Notary) dated 17.09.1997  |
| 2.      | purpose of valuation and appointing authority   | As per client request, to ascertain the present market value of the property for Bank of Baroda, SME Branch -1 Fort Branch.   |
| 3.      | identity of the valuer and any other experts involved in the valuation;   |   |
| 4.      | disclosure of valuer interest or conflict, if any;  | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant  |
| 5.      | date of appointment, valuation date and date of report;   | Date of Appointment – 02.06.2023<br>Valuation Date - 16.06.2023<br>Date of Report - 16.06.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on - 02.06.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 8.      | procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparison Method   |
| 9.      | restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.   |
| 10.     | major factors that were taken into account during the valuation;  | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.  |
| 11.     | major factors that were not taken into account during the valuation;  | Nil   |
| 12.     | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached  |