

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-2307/23-24	2-Sep-23
<b>Buyer (Bill to)</b> <b>COSMOS BANK- KANDIVALI(WEST)</b> Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003502 / 2302378	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>2,360.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

**Remarks:**

Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble & Mr. Himanshu Kamble - Residential Flat No. 706, 7th Floor, Wing – G, "Rustomjee's Virar Avenue L1, L2 & L4 Wing – G", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **The Cosmos Co-Operative Bank Ltd**  
A/c No. : **0171001022668**  
Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for **Vastukala Consultants (I) Pvt Ltd**

*Rattod*  
Authorized Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble & Mr. Himanshu Kamble**

Residential Flat No. 706, 7<sup>th</sup> Floor, Wing – G, "**Rustomjee's Virar Avenue L1, L2 & L4 Wing – G**", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.

Latitude Longitude - 19°28'17.7"N 72°48'21.2"E

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### Valuation Prepared for:

**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 :

- |   |  |   |  |
|---|--|---|--|
|  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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 706, 7<sup>th</sup> Floor, Wing – G, "Rustomjee's Virar Avenue L1, L2 & L4 Wing – G", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble & Mr. Himanshu Kamble.**

### Boundaries of the property.

North : Internal Road & Rustomjee Global City Avenue J  
South : Internal Road & Club One  
East : Society Garden  
West : Internal Road & Garden Avenue – K

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 **₹ 46,08,000.00 (Rupees Forty Six Lakh Eight Thousand 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adm, email=manojbaburao@vastukala.com, serial=15279017a18b5652, postalCode=400049, st=Maharashtra,  
serialNumber=41a56a56abcc99d8b2a5a8fbc3cfeb31f3105f81,  
94c9f2a279a9275623f4c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.02 15:25:26 +05'30'

Auth. Sign.



Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



### 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. 706, 7<sup>th</sup> Floor, Wing – G, "Rustomjee's Virar Avenue L1, L2 & L4 Wing – G", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, 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 02.09.2023 for Bank Loan Purpose
2	Date of inspection	01.09.2023
3	Name of the owner/ owners	<b>Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble &amp; Mr. Himanshu Kamble.</b>
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	<b>Address:</b> Residential Flat No. 706, 7 <sup>th</sup> Floor, Wing – G, "Rustomjee's Virar Avenue L1, L2 & L4 Wing – G", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Raju Shinde (Builder Person) Contact No. 9158200804
6	Location, street, ward no	Narangi Bypass Road
	Survey/ Plot no. of land	Survey No. 5, 5B, 5D, 5F & 5G of Village – Dongre (Narangi)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 464.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 43.00 (Area as per actual site measurement) <b>Carpet Area in Sq. Ft. = 512.00</b> <b>(Area as per Agreement for sale)</b>

		Built Up Area in Sq. Ft. = 563.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Narangi Bypass Road
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.
	<b>IMPROVEMENTS</b>	
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?	Vacant
	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 VVCMC norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(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	₹ 11,500.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2023 (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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 02.09.2023 for Residential Flat No. 706, 7<sup>th</sup> Floor, Wing – G, "**Rustomjee's Virar Avenue L1, L2 & L4 Wing – G**", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble & Mr. Himanshu Kamble.**

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

1	Copy of Agreement for sale dated 29.03.2022 Between Keystone Infrastructure Private Limited (the Promoter) & Mr. Sanket Satish Kamble, Mr. Satish Kamble, Mrs. Swati Kamble & Mr. Himanshu Kamble (the Allottee).
2	Copy of RERA Registration No. P99000020273 dated 24.03.2022.
3	Copy of Commencement Certificate No. VVCMC / TP / RDV / VP-0453 / 150 / 2018-19 dated 05.11.2018 issued by Vasai Virar City Municipal Corporation.
4	Copy of Approved Plan Vide No. VVCMC / Amend / BP / VP-0453 / 150 / 2018-19 dated 05.11.2018 issued by Vasai Virar City Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 5, 5B, 5D, 5F & 5G of Village – Dongre (Narangi), Virar (West), Palghar. The property falls in Residential Zone. It is at a travelling distance 2.9 Km. from Virar railway station.

### BUILDING:

The building under reference is having Ground + 14 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 external condition is good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 8 Residential Flat. The building is having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing etc.

**Valuation as on 02<sup>nd</sup> September 2023**

The Carpet Area of the Residential Flat	:	512.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2023 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Construction
Cost of Construction	:	563.00 X 2,800.00 = ₹ 15,76,400.00
Depreciation $\{(100-10) \times 0 / 60\}$	:	N.A., as the property age is below 5 years
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,050.00 per Sq. M. i.e. ₹ 5,950.00 per Sq. Ft.
Guideline rate (after depreciate)	:	New Construction
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
<b>Value of property as on 02.09.2023</b>	:	<b>512.00 Sq. Ft. X ₹ 9,000.00 = ₹ 46,08,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 02.09.2023	:	₹ 46,08,000.00
Total Value of the property	:	₹ 46,08,000.00
The realizable value of the property	:	₹ 41,47,200.00
Distress value of the property	:	₹ 36,86,400.00
Insurable value of the property (563 X 2,800.00)	:	₹ 15,76,400.00
Guideline value of the property (563 X 5,950.00)	:	₹ 33,49,850.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 706, 7<sup>th</sup> Floor, Wing – G, "Rustomjee's Virar Avenue L1, L2 & L4 Wing – G", Global City Complex, Near Yazoo Park, Narangi Bypass Road, Village Dongre (Narangi), Virar (West), Palghar – 401 303, State – Maharashtra, Country – India for this particular purpose at ₹ 46,08,000.00 (Rupees Forty Six Lakh Eight Thousand Only) as on 02<sup>nd</sup> September 2023.



### **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 **02<sup>nd</sup> September 2023 is ₹ 46,08,000.00 (Rupees Forty Six Lakh Eight Thousand 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

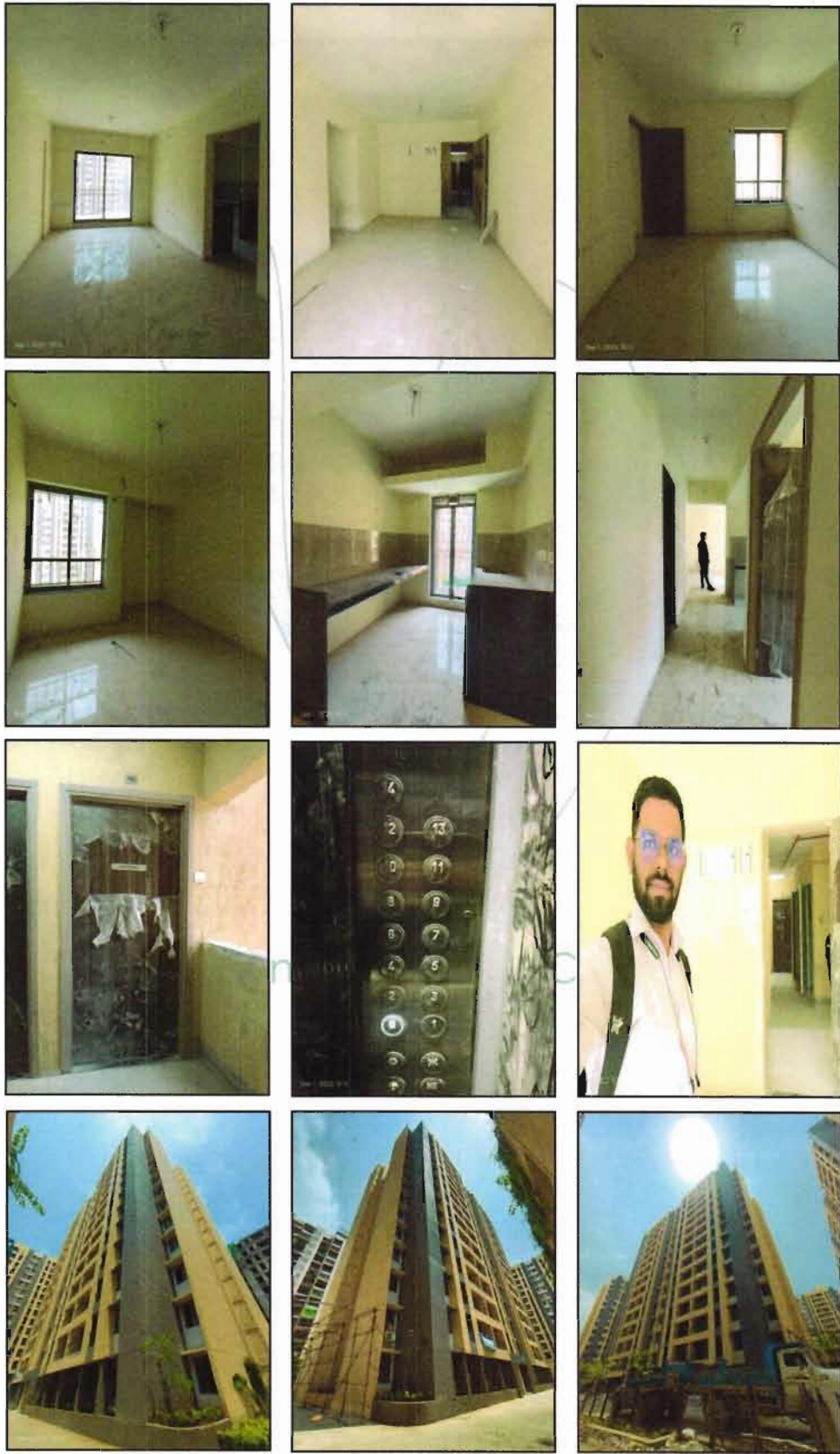
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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## ANNEXURE TO FORM 0-1

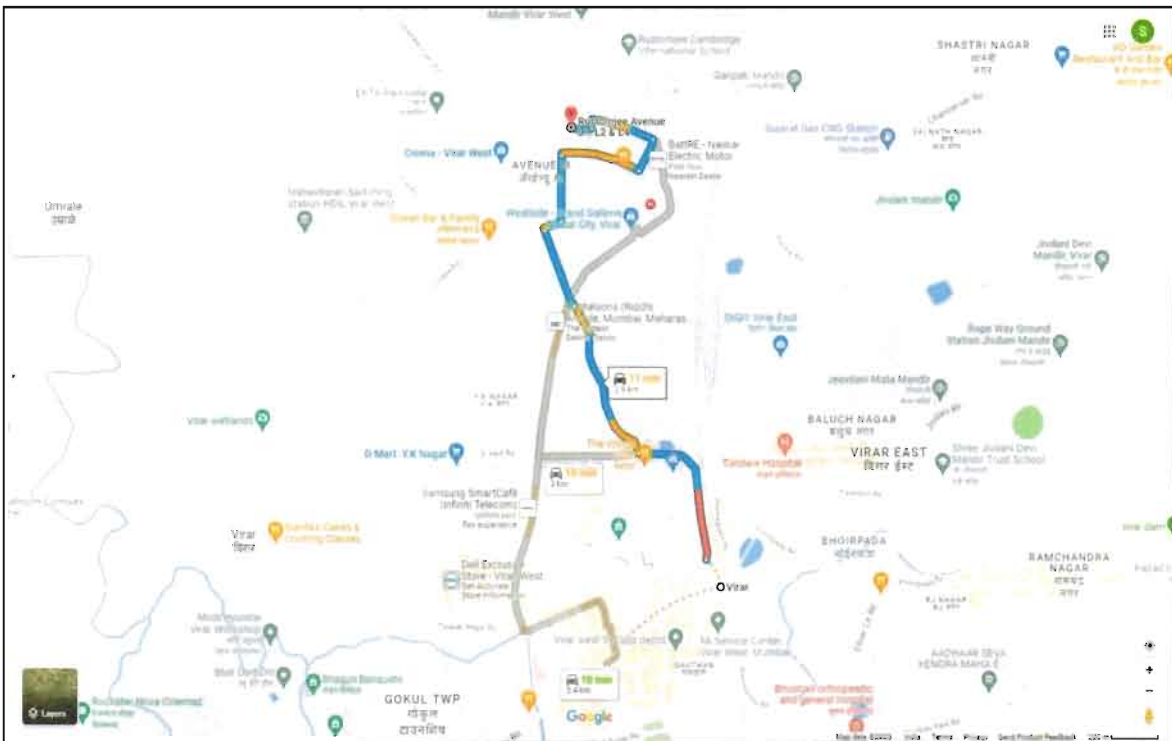
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3	Year of construction	2023 (As per site information)
4	Estimated future life	60 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 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 (ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification Concealed plumbing
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	Not Provided
18	No. of lifts and capacity	2 Lifts
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°28'17.7"N 72°48'21.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 2.9 Km.)

## 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** 20232024 **Language** English

**Selected District** पालघर

**Select Taluka** वमई

**Select Village** मीळे (गांव) वॉनरे (वमई त्रिांर अहूर महानगरपालिका)

**Search By**  Survey No  Location

**Enter Survey No** 5

क्रमांक	कुची क्रमांक	मिळारी संरचना	मोडिब	दुपणे	सौधोपिक	एकम (Fsq.)	Attribute
1/1-रहिल्यास व इतर वलसम बापराजील कपिनी	18400	76200	88300	85400	88300	चौ. मीटर	सार्हे नंबर
1-रहिल्यास व इतर वलसम बापराजील कपिनी	18200	61000	89000	79000	89000	चौ. मीटर	सार्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,000.00			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	3,050.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>64,050.00</b>	<b>Sq. Mtr.</b>	<b>5,950.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mtr.</b>	<b>00.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
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

**₹37 Lac**  
Estimated Val ₹29,532

**1BHK 1Bath**  
Floor: Apartment No. 903, 9th  
Rustomjee Avenue L1 L2 and L4 Vihar West, Mira Road And Beyond, Mumbai

**Key Features:**  
 • Carpet area: 389 sq.ft.  
 • Price: ₹37 Lac @ ₹9,511 per sq.ft.  
 • Floor: 9<sup>th</sup> of 14 Floors  
 • Configuration: 1 Bedroom, 1 Bathroom, 2 Balconies  
 • Address: Rustomjee Avenue L1 L2 and L4 Vihar West, Mira Road And Beyond  
 • Property Age: 1 To 5 Year Old

**Places nearby:**  
 Vihar West, Mira Road And Beyond, Mumbai  
 VIRAR RAILWAY STN, NHE, Borivali, Rustomjee Cambridge International School, International airport, BKC

**Why should you consider this property?**  
 Rain Water Harvesting, Power Back-up

**₹47.5 Lac**  
Estimated Val ₹37,888

**2BHK 2Baths**  
Rustomjee Avenue L1 L2 and L4 Vihar West, Mira Road And Beyond, Mumbai

**Key Features:**  
 • Super Built up area: 800 sq.ft.  
 • Built up area: 710 sq.ft.  
 • Carpet area: 512 sq.ft.  
 • Price: ₹47.5 Lac - Govt Charges & Tax @ ₹9,277 per sq.ft.  
 • Floor: 11<sup>th</sup> of 14 Floors  
 • Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others  
 • Address: Rustomjee Avenue L1 L2 and L4 Vihar West, Mira Road And Beyond  
 • Orientation: North-East  
 • Property Age: 2 To 1 Year Old

**Places nearby:**  
 Vihar West, Mira Road And Beyond, Mumbai  
 VIRAR RAILWAY STN, NHE, Borivali, Rustomjee Cambridge International School, International airport, BKC

**Properties you can consider in Rustomjee L4 and Vihar West, Mira Road And Beyond**

## Price Indicators

This screenshot shows a real estate listing for a 2BHK 2Baths property. The price is ₹53 Lac, with an estimated value of ₹54,239. The listing includes a video player for the property, a gallery of images, and a list of nearby locations such as Vihar West, Mira Road And Beyond, Mumbai. The listing also features a 'Places nearby' section with icons for Vihar Railway Stn, NH, Borivali, Rustumjee Cambridge International School, International Airport, and BKC.

This screenshot shows a real estate listing for a 1BHK 1Bath property. The price is ₹37 Lac, with an estimated value of ₹35,152. The listing includes a video player for the property, a gallery of images, and a list of nearby locations such as Vihar West, Mira Road And Beyond, Mumbai. The listing also features a 'Places nearby' section with icons for Vihar Railway Stn, NH, Borivali, Rustumjee Cambridge International School, International Airport, and BKC. At the bottom, there is a section titled 'Why should you consider this property?' with several green buttons: 'North East Facing', 'Close to School', 'Close to Market', 'Good Society', 'Full Power Backup', 'Water Parking Available', and '24x7 Maintenance Staff'.



# Price Indicators

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Property Nites

HOME New Projects in Mumbai Projects in Mumbai Projects in Other Cities Properties in Mumbai L1 L2 And L4 Wing G

### Rustomjee Virar Avenue L1 L2 And L4 Wing G

Price Range: ₹ 38.99 Lac to 52.99 Lac

Status: Mid Stage Construction

Project Size: 117 Units, 200 Acres

Completion: 1.2 BHK Flat from 50% to 90% (RERA)

4 Properties for Sale in Rustomjee Virar Avenue L1 L2 And L4 Wing G

1 Properties for Rent in Rustomjee Virar Avenue L1 L2 And L4 Wing G

2342 Views 35 Reviews

GET A CALL BACK

#### Why Invest through Square Yards?

- Zero Brokerage** - 100% Service - 0% Brokerage - We charge our customers nothing that today - not even.
- Lowest Price Guaranteed** - Rights reserved, but if you find a lower price anywhere - let us know we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home tours & post-sales.

Rating

Sports & Outdoor	★★★★	Medium	Green Area	★★★★	Large
Club House	★★★★	Premium	Fittings & Furnishing	★★★★	Superior
Specifications	★★★★	Superior			

Overview Price List Floor Plans Resale Listings Rental Listings Data Intelligence Amenities Specifications Commute Time Location & Landmarks



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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **02<sup>nd</sup> September 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 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 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 ₹ 46,08,000.00 (Rupees Forty Six Lakh Eight Thousand 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn, cn=Manoj Baburao Chalikwar  
3.5.4.25=9822b6c4fa13cd01e0c19e3465913490-f3c33d44  
33115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc89d62a55a8fc3c1eb31f31  
2=194a98D29a127a6358fc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.09.02 15:26:23 +05'30'

Auth. Sign.

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