

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Varsha Umesh Rao**

Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd.", Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°09'47.8"N 72°56'31.4"E

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### Valuation Prepared for:

**Cosmos Bank**

**Dadar (West) Branch**

32/34, Neelkanth Niwas, D.L.Vaidya Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India



#### Our Pan India Presence at :

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**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

Vastu/Mumbai/03/2024/007189/2305288

02/21-36-PANI

Date: 02.03.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd.", Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India. belongs to **Mrs. Varsha Umesh Rao**.

### Boundaries of the property.

North	:	Building No. A - 1
South	:	Building No. B – 2 & Mulund Goregaon Link Road
East	:	Konark Regency
West	:	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 and valued for banking purpose for ₹ **1,35,80,872.00 (Rupees One Crore Thirty Five Lakh Eighty Thousand Eight Hundred Seventy Two 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.**

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Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



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Valuation Report of Residential Flat No. 101, 1st Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd."Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080,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 02.03.2024 for Bank Loan Purpose
2	Date of inspection	24.02.2024
3	Name of the owner/ owners	<b>Mrs. Varsha Umesh Rao</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 101, 1 <sup>st</sup> Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd.", Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ratan Jha (Employee)
6	Location, street, ward no	T Ward, Mulund Goregaon Link Road
7	Survey/ Plot no. of land	C.T.S. No. 693 & 698 of Village – Nahur, Mulund (West), Mumbai
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. = 628.00 Cupboard Area in Sq. Ft. = 42.00 Balcony Area in Sq. Ft. = 39.00 Total Carpet Area in Sq. Ft. = 709.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 635.00</b> <b>(Area as per Gift Deed)</b>

		Built Up Area in Sq. Ft. = 762.00 (Carpet Area as per Gift Deed + 20%)
13	Roads, Streets or lanes on which the land is abutting	Mulund Goregaon Link 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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available
26	<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	₹ 29,000.00 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?	N.A.
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	N. A.



	up on, the basis of arriving at the land rate	
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1992 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 02.03.2024 for Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd.", Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Varsha Umesh Rao**.

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

1	Copy of Gift Deed dated 08.02.2022 b/w. Mr. Umesh Prabhakar Rao (The Donor) and Mrs. Varsha Umesh Rao (The Donee)
2	Copy of Occupancy Certificate No. CE / 3703 / BPES / AT dated 17.08.1992 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Maintenance Bill Document No. 144 / 23 – 24 dated 01.12.2023 in the name of Varsha U. Rao
4	Copy of Society Share Certificate Document No. 0118 dated 27.03.2022 in the name of Mrs. Varsha Umesh Rao

### LOCATION:

The said building is located at C.T.S. No. 688 & 693 of Village – Nahur, Mulund (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 1.4 Km. from Nahur railway station.

### BUILDING:

The building under reference is having Ground + 6 Upper Residential 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. 1<sup>st</sup> Floor is having 2 Residential Flats. The building is having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilet + Passage + Balcony Area + Cupboard Area (i.e., **2 BHK+ 2 Toilets**). The residential flat is finished with

Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 02<sup>nd</sup> March 2024**

<b>Carpet Area of the Residential Flat</b>	<b>:</b>	<b>635.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1992 (As per Occupancy Certificate)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	32 Years
Cost of Construction	:	762.00 Sq. Ft. X ₹ 2,800.00 = ₹ 21,33,600.00
Depreciation $\{(100-10) \times 32\}/60$	:	48.00%
Amount of depreciation	:	₹ 10,24,128.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,33,050.00 per Sq. M. i.e. ₹ 12,361.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,10,941.00 per Sq. M. i.e. ₹ 10,307.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,000.00 per Sq. Ft.
<b>Value of property as on 02.03.2024</b>	<b>:</b>	<b>635.00 Sq. Ft. X ₹ 23,000.00 = ₹ 1,46,05,000.00</b>

(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)

<b>Depreciated fair value of the property as on 02.03.2024</b>	<b>:</b>	<b>₹ 1,46,05,000.00 ₹ - ₹ 10,24,128.00 = ₹ 1,35,80,872.00</b>
<b>Value of the property</b>	<b>:</b>	<b>₹ 1,35,80,872.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,22,22,785.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,08,64,698.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 21,33,600.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 78,53,934.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. B -1, "Vrindavan Co-op. Hsg. Soc. Ltd.", Mulund Goregaon Link Road, Village – Nahur, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 1,35,80,872.00 (Rupees One Crore Thirty Five Lakh Eighty Thousand Eight Hundred Seventy Two Only) as on date 02<sup>nd</sup> March 2024.**

## **NOTES**

1. I, Sharad 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> March 2024 is ₹ 1,35,80,872.00 (Rupees One Crore Thirty Five Lakh Eighty Thousand Eight Hundred Seventy Two 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:

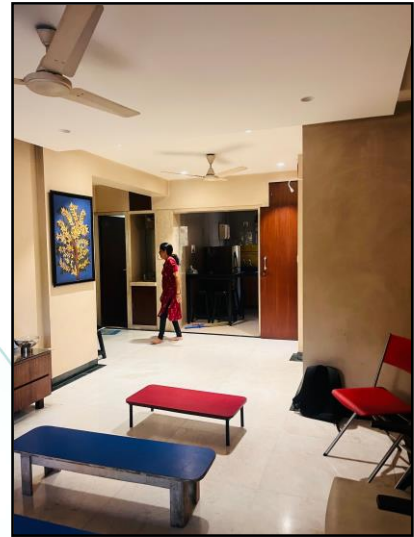
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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 6 Upper Residential Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1st Floor
3	Year of construction	1992 (As per Occupancy Certificate)
4	Estimated future life	28 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 door, Powdered 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	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	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



VRINDAVAN CHS LTD. (B-1)		
(Regd. No. 8109/W/INDS/TC/6723/10/1.C.S.No. 688 & 693)		
FLOOR NO./FLAT NO.	NAME	
1 <sup>st</sup> FL. 101	Mrs. VARSHA UMESH RAO	
" 102	Mr. HEMANT V. WALA	
2 <sup>nd</sup> FL. 201	Mr. MANOJ M. CHARLA	
" 202	Mr. PARAMEL P. ACHUTHAN	
3 <sup>rd</sup> FL. 301	Mr. SANJAY GUJRAL	
" 302	Mr. V. V. SRIHARI	
4 <sup>th</sup> FL. 401	Mrs. VISHAKHA ADVANI	
" 402	Mrs. LALITA SUBRAMANIAM	
5 <sup>th</sup> FL. 501	Mr. SHANKAR S. IYER	
" 502	Mr. RAYMOND PINTO	
6 <sup>th</sup> FL. 601	Mr. BOB BERTIE	
" 602	Mr. RAVINDRA DILIP KULKARNI	



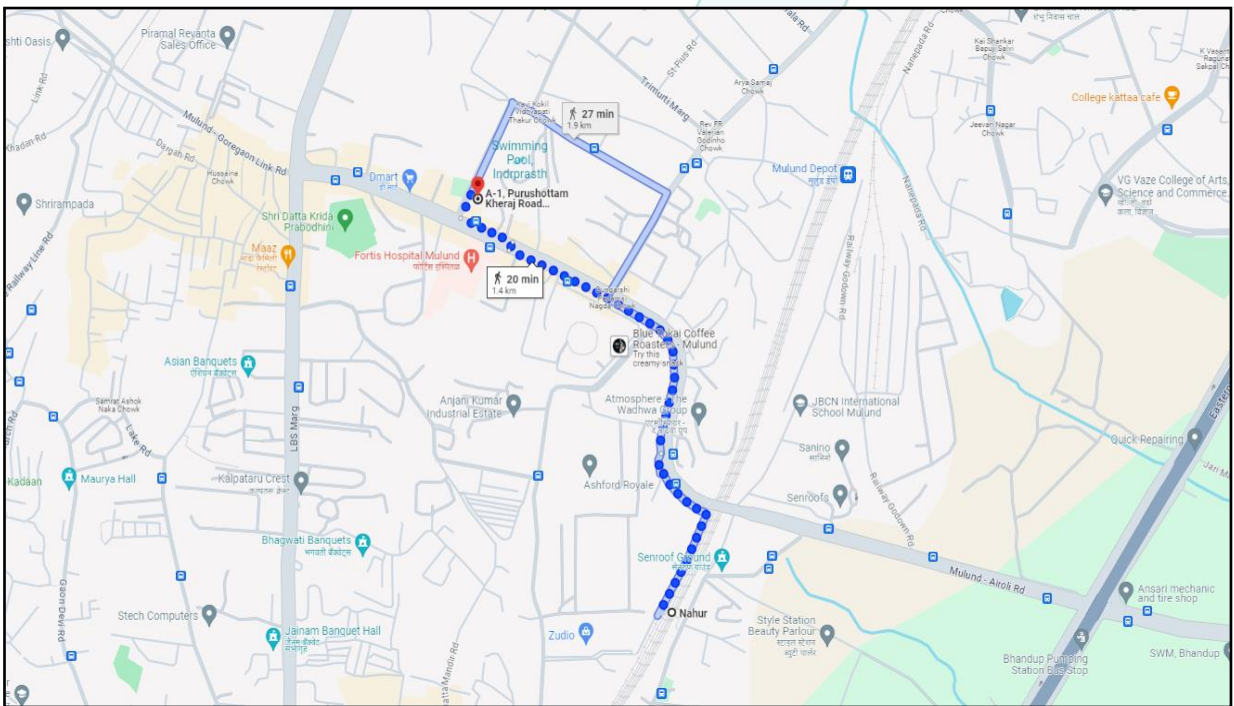
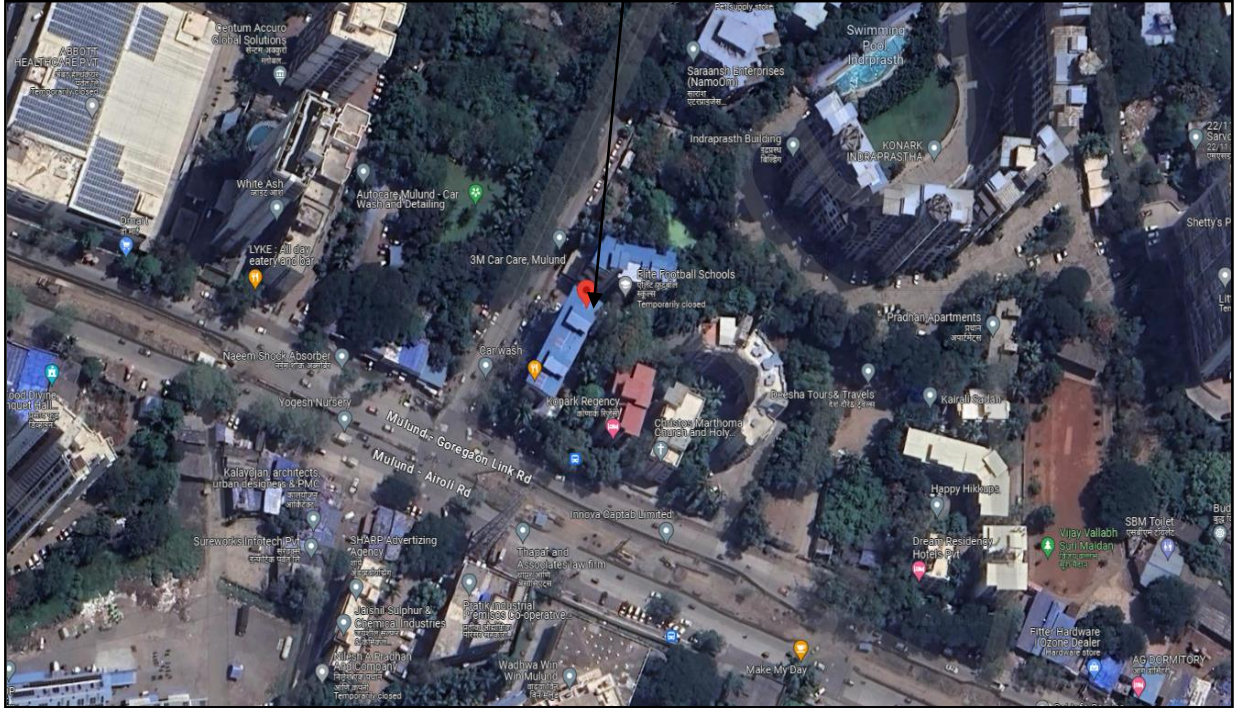
**Actual site photographs**



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# Route Map of the property

Site u/r



**Latitude Longitude - 19°09'47.8"N 72°56'31.4"E**

**Note: The Blue line shows the route to site from nearest railway station (Nahur – 1.4 Km.)**



## Ready Reckoner Rate

DIVISION / VILLAGE : NAHUR 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 the East, Village Boundary to the South, Bahadur Shastri Marg (L. B. S. Marg) to the West. (Excluding Valuation Rate of Zone. 122/560).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
122	122/561	63960	133050	153010	202600	133050
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, 646, 649, 650, 651, 652, 653, 654, 654/1, 654/2, 654/3, 655, 655/1, 656, 657, 658, 658/2A, 658/2D, 659PT, 660, 661, 662, 663, 664, 665, 666, 667, 667C, 668, 669, 670, 672, 673, 674, 675, 676, 677, 678, 679, 680, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698A/1, 698A/2, 698A/3, 698B/1, 698B/3, 699, 700, 700/2, 701, 702, 702A, 702B, 703, 704, 704/1, 704/3, 704/4, 705, 706, 707, 708, 709, 709A, 709B, 710, 711, 712, 713, 714, 716, 717, 719, 720, 721, 722, 728/2, 729, 730A, 730D, 731B, 733C, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752PT, 753PT, 754,						

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# Price Indicators

**1 BHK Flat In Kairali Sadan For Sale In Mulund West**  
 Mulund Goregaon Link Road/Charm Residency Hotels Pvt. Ltd

₹1 Crore  
 Vegetable

₹57,214/Month  
 Estimated EMV

600  
 Sq.Ft

Need Home Loan?  
 Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1bhk Flat for Sale in Mulund west / Property Details

Photos Location

1 Bedroom  
 No. of Bedroom

1 Bathroom  
 No. of Bathroom

1  
 No. of Balcony

None  
 Parking

Feb 23, 2024  
 Posted On

Immediately  
 Possession

Kairali Sadan  
 Apartment

None  
 Power Backup

Get Owner Details

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

NoBroker Support  
 Live Support  
 Customer Support

Chat started  
 Natasha  
 Hi, I can help you find a preferred house. What is your buying budget?

Activity On This Property  
 10 Unique Views 0 Shortlist

Similar Properties  
 1 BHK Flat In Ropoo Pooja Chs F  
 Jain Mandir Road, Devadhy Nagar, Mulund  
 W/O/S a link  
 Price  
 ₹1 Crore

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.0 Per Sq.Ft/M	Flooring	Mosaic
Buildup Area	600 Sq.Ft	Carpet Area	435 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish New</a>	Facing	East
Floor	1/3	Parking	None
Gated Security	No		

Nearby: D2 Business Commercial Park Der Deutsche Park D Mart Naaz Family Restaurant Nahur

**2 BHK Flat In Sri Rajrajeshwari Chsl For Sale In Mulund West**  
 Near D Mart Mulund and fortis hospital

₹1.5 Crores  
 Negotiable

₹85,971/Month  
 Estimated EMV

820  
 Sq.Ft

Need Home Loan?  
 Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bhk Flat for Sale in Mulund west / Property Details

Photos Location

2 Bedroom  
 No. of Bedroom

2 Bathroom  
 No. of Bathroom

1  
 No. of Balcony

Car  
 Parking

Nov 4, 2023  
 Posted On

Immediately  
 Possession

Sri Rajrajeshwari C...  
 Apartment

None  
 Power Backup

Get Owner Details

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate [Check Now](#)

Activity On This Property  
 587 Unique Views 0 Shortlist 14 Contacted  
 Powered By: NBEstimate

Similar Properties  
 2 BHK Flat In Apartment For Sale In Mulund West.  
 Sakinaka Nagar, Near Jain Mandir, W/O/S a link  
 Price  
 ₹1.65 Crores  
 Builtup Area  
 732 sqft

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.9 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	820 Sq.Ft	Carpet Area	680 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish New</a>	Facing	East
Floor	2/4	Parking	Car
Gated Security	Yes		

Nearby: D2 Business Commercial Park Der Deutsche Park D Mart Naaz Family Restaurant Nahur

# Price Indicators

**NOBROKER**

**1 BHK Flat In Roop Pooja Chs For Sale In Mulund West**  
Jain Mandir Road, Sarvodaya Nagar, Mulund West, Mumbai, Maharashtra 400080, India

₹ 1 Crore Negotiable | ₹ 57,314/Month Estimated EMI | 510 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1BHK Flat for Sale in Mulund west / Property Details

Photos Location

1 Bedroom  
2 Bathroom  
NA Bakery  
Car Parking

Dec 16, 2023  
Immediately  
Roop Pooja Chs  
None

Get Owner Details

Report what was not correct in this property  
Listed by Broker | Sold Out | Wrong Info

Price trends by NB Estimate

Activity On This Property  
122 Unique Views | 1 Shortlist

Overview

Age of Building	3-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	510 Sq.Ft	Carpet Area	430 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish Here</a>	Facing	Don't Know
Floor	6/6	Parking	Car
Gated Security	No		

Nearby: O2 Business Commercial Park | De' Deutsche Parks | D Mart | Maa Family Restaurant | Nahur

Live Support Customer Support  
Chat started  
Natacha  
Hi, I can help you find a preferred house. What is your buying budget?  
Type a message here...

**magicbricks** Buy Rent Sell Home Loans

Hi, nitesh | Post Property [Post](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund West > 3 BHK Flats for Sale in Mulund West > 750 Sq-ft

Posted on: Feb 14, 24 | Property ID: 69087491

Get priority access & benefits with **MB Prime** | Unlock exclusively Reserved Owner Properties | [Join Prime @ 50% OFF](#)

**₹1.50 Cr** | EMI - ₹ 68k | [How much loan can I get?](#)

3 BHK Flat For Sale in Vrindavan CHS, **Mulund West, Mumbai**

3 Beds | 2 Baths | Unfurnished

Carpet Area: **650 sqft** | ₹ 23,077/sqft

Project: **Vrindavan CHS** | Floor: **5 (Out of 8 Floors)**

Transaction Type: **Resale** | Status: **Ready to Move** | Furnished Status: **Unfurnished**

Age Of Construction: **5 to 10 years**

[Contact Owner](#) | [Get Phone No.](#) | Last contact made 4 days ago

**More Details**

Price Breakup: **₹1.5 Cr | ₹7,50,000** Approx. Registration Charges

### **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> March 2024**.

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 **₹ 1,35,80,872.00 (Rupees One Crore Thirty Five Lakh Eighty Thousand Eight Hundred Seventy Two Only).**

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

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

**Auth. Sign.**

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