

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rohit Ramniklal Thakkar & Mrs. Renuka Rohit Thakkar**

Residential Flat No. 1401, 14th Floor, Building No. 02, Wing - A, "**Mauli Pride**", Ambewadi, Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India

Latitude Longitude - 19°11'15.0"N 72°51'32.0"E

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Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097, State - Maharashtra, Country – India.



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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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1401, 14th Floor, Building No. 02, Wing - A, “Mauli Pride”, Ambewadi, Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India belongs to **Mr. Rohit Ramniklal Thakkar & Mrs. Renuka Rohit Thakkar.**

Boundaries of the property.

North	:	Nalanda Apartment
South	:	Slum Area
East	:	Mauli Pride – Building No. 1A
West	:	Road & Kurar Metro Station

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 ₹ **80,36,000.00 (Rupees Eighty Lakh Thirty Six 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.**

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Director

Auth. Sign.

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 in Form – 01



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Valuation Report of Residential Flat No. 1401, 14th Floor, Building No. 02, Wing - A, “Mauli Pride”, Ambewadi,
Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097,
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 27.03.2024 for Banking Purpose
2	Date of inspection	27.03.2024
3	Name of the owner/ owners	Mr. Rohit Ramniklal Thakkar & Mrs. Renuka Rohit Thakkar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 1401, 14 th Floor, Building No. 02, Wing - A, “Mauli Pride”, Ambewadi, Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India Contact Person: Mr. Rohit Thakkar (Owner) Contact No. 9820568493
6	Location, street, ward no	Western Express Highway, P/N Ward
	Survey/ Plot no. of land	Survey No. 30, Hissa No. 2, Survey No. 31, Hissa No. 1, C.T.S. No. 403 to 441 of Village – Kurar, Taluka – Borivali, Mumbai Suburban District
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 353.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 369.00

		(Area as per Agreement for Sale) RERA Carpet Area in Sq. Ft. = 392.00 (Area as Agreement for Sale) Built up Area in Sq. Ft. = 431.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Western Express Highway
14	If freehold or leasehold land	Freehold
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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 SRA / MCGM norms percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 20,000.00 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. (R)
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.
	COST OF CONSTRUCTION		

41	Year of commencement of construction and year of completion	Year of commencement of construction- 2015 (As per Commencement Certificate) Year of Completion – 2024 (Approx.)
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.
45	Remarks:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 27.03.2024 for Residential Flat No. 1401, 14th Floor, Building No. 02, Wing - A, “**Mauli Pride**”, Ambewadi, Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India belongs to **Mr. Rohit Ramniklal Thakkar & Mrs. Renuka Rohit Thakkar**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 08.11.2017 b/w. M/s. Mauli Sai Developers Pvt. Ltd. (Promoters) and Mr. Rohit Ramniklal Thakkar & Mrs. Renuka Rohit Thakkar (Allottee)
2	Copy of RERA Certificate Document No. P51800001199 dated 25.03.2021 issued by Maharashtra Real Estate Regulatory Authority
3	Copy of Commencement Certificate Document No. SRA / ENG / 3188 / PN / PL / AP dated 16.05.2015 issued by Slum Rehabilitation Authority

LOCATION:

The said building is located at Survey No. 30, Hissa No. 2, Survey No. 31, Hissa No. 1, C.T.S. No. 403 to 441, P/N Ward of Village – Kurar, Taluka – Borivali, Mumbai Suburban District. The property falls in Residential Zone. It is at travelling distance of 46 Mt. from Kurar Metro station.

BUILDING:

The building under reference is having Ground + 1 Podium + 23 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 staircase is of R.C.C. with R.C.C. trades and risers with Ceramic tile floor finish. The building is used for residential purpose. 14th Floor is having 4 Residential Flats. 2 Lifts provided in building.

Residential Flat:

The residential flat under reference is situated on the 14th Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Dining Area + Kitchen + Bath + W.C. (**i.e. 1 BHK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

Valuation as on 27th March 2024

The Carpet Area of the Residential Flat	:	392.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	New Construction
Cost of Construction	:	431.00 Sq. Ft. X 3,000.00 = ₹ 12,93,000.00
Depreciation	:	N.A., as the age of the building is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,15,522.00 per Sq. M. i.e. ₹ 10,732.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,500.00 per Sq. Ft.
Value of property as on 27.03.2024	:	392.00 Sq. Ft. X ₹ 20,500.00 = ₹ 80,36,000.00

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

Total Value of the property as on 27.03.2024	₹ 80,36,000.00
The realizable value of the property	: ₹ 72,32,400.00
Distress value of the property	: ₹ 64,28,800.00
Insurable value of the property	: ₹ 12,93,000.00
Guideline value of the property	: ₹ 46,25,492.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1401, 14th Floor, Building No. 02, Wing - A, "Mauli Pride", Ambewadi, Near Western Express Highway, Kurar Village, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India for this particular purpose at ₹ 80,36,000.00 (Rupees Eighty Lakh Thirty Six Thousand Only) as on 27th March 2024.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **27th March 2024 is ₹ 80,36,000.00 (Rupees Eighty Lakh Thirty Six 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 1 Podium + 23 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 14 th Floor
3	Year of construction	2024 (Approx.)
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 framed with flush door, Powdered Coated Aluminium 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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall
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

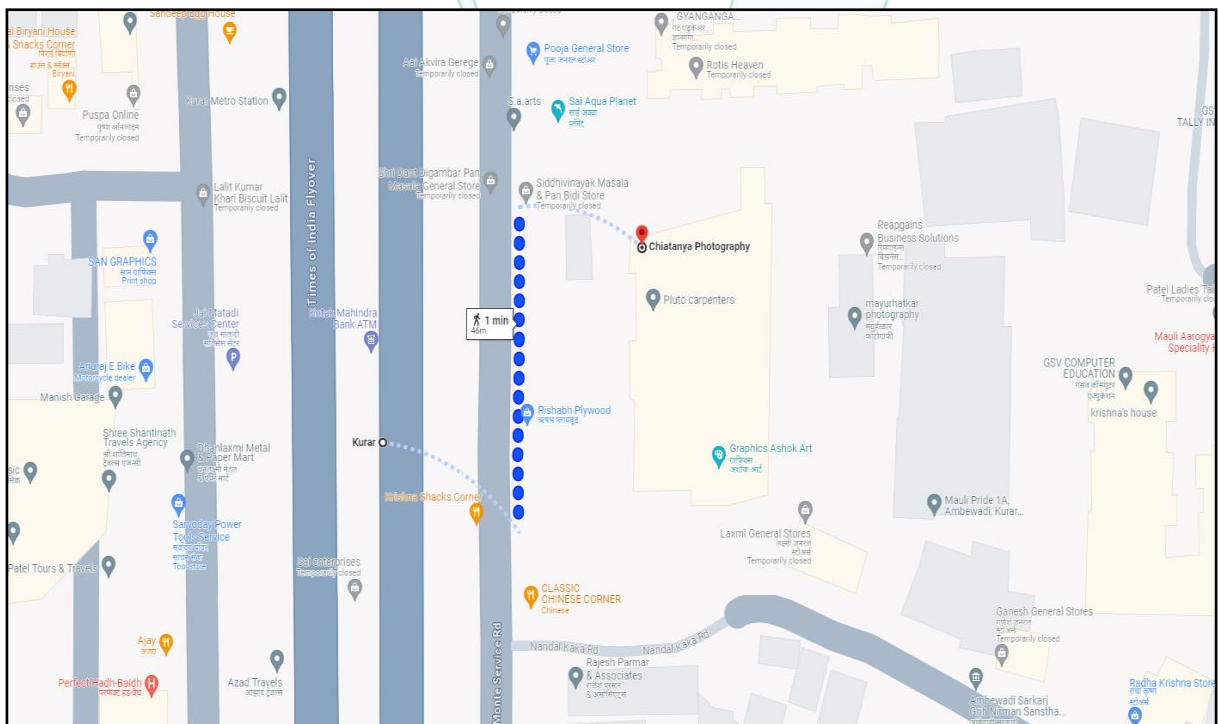


Mar 27, 2024 10:06:34 AM
 Shree Ganesh 3 Mauli Pride Sra Chs
 Building-3 14th near zam zam bakery
 Malad Ambewadi Malad East Mumbai
 Maharashtra 400097 India



Route Map of the property

Site,ulr



Latitude Longitude - 19°11'15.0"N 72°51'32.0"E

Note: The Blue line shows the route to site from nearest metro station (Kurur – 46 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : KURAR						
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: All the property on the East Side of the Express Highway to the village Kurar.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
72	72/333	38360	105020	120770	131270	105020
CTS No. 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 291/A, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409,						

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Sale Instances

1002367 28-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 1002/2024 नोदणी : Regn:83m
गावाचे नाव : कुरार		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7861560	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4416353.55	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 704, माळा नं: 7 बिल्डिंग नं 02 बी विंग, इमारतीचे नाव: माऊली प्राईड, ब्लॉक नं: आंबेवाडी वेस्टर्न एक्सप्रेस हाईवे जवळ कुरार विलेज, रोड : मालाड पूर्व मुंबई 400097, इतर माहिती: सदनिका चे क्षेत्रफळ 36.41 चौ मीटर रेरा कार्पेट.((C.T.S. Number : 403 TO 441 ;))	
(5) क्षेत्रफळ	40.05 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेथे.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे- माऊली साई डेव्हलपर्स प्रा ली चे संचालक सुशांत सुनील भरडकर वय:-26 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 1, इमारतीचे नाव: माऊली प्लाझा, ब्लॉक नं: माऊली भारत उद्योग नगर कोटकर रोड, रोड नं: साईनाथ इंडस्ट्रियल ईस्टेट जवळ गोरगाव पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAECM0577F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रफुल्ल मोहन डिगे वय:-29; पत्ता:-प्लॉट नं: रुम नं 03, माळा नं: -, इमारतीचे नाव: पंप हाऊस, ब्लॉक नं: हनुमान नगर रहिवाशी संघ, रोड नं: जिजामाता रोड साई बाबा मंदिर जवळ अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-BPYPD2187K 2): नाव:-शानि मोहन डिगे वय:-26; पत्ता:-प्लॉट नं: रुम नं 03, माळा नं: -, इमारतीचे नाव: पंप हाऊस, ब्लॉक नं: हनुमान नगर रहिवाशी संघ, रोड नं: जिजामाता रोड साई बाबा मंदिर जवळ अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-DOYPD8146F	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024	
(10)दस्त नोदणी केल्याचा दिनांक	17/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1002/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	471794	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

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1 BHK 437 Sq-ft Flat For Sale **Malad East, Mumbai**

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area	Developer	Project
380 sqft ₹22,895/sqft	Mauli Sai Developers Pvt. Ltd.	Mauli Pride
Transaction Type	Status	Lifts
New Property	Under Construction	3
Furnished Status	Car Parking	
Unfurnished	1 Covered	

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Mauli Sai Developers
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Why buy in this project?

- Highway Facing 1 and 2 BHK Apartments with Modern Amenities
- Western Express Highway - 50m
- Kurar metro station - 50m

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Home > Property in Mumbai > Malad East > Apartment in Malad East > 2 BHK > 716 Sq-ft

Posted on: Mar 19, 24 Property ID: 71061027

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2 BHK 716 Sq-ft Flat For Sale **Malad East, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area	Developer	Project
623 sqft ₹22,953/sqft	Mauli Sai Developers Pvt. Ltd.	Mauli Pride
Transaction Type	Status	Lifts
New Property	Under Construction	3
Furnished Status	Car Parking	
Unfurnished	1 Covered	

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Why buy in this project?

- Highway Facing 1 and 2 BHK Apartments with Modern Amenities
- Western Express Highway - 50m
- Kurar metro station - 50m

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Interior Designers
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TEV Consultants
Member's Engineer

Price Indicators

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

Home > New Projects in Mumbai > Projects in Malad East > Mauli Pride

Mauli Pride

Malad East, Mumbai

₹ 77.00 Lac to 1.25 Cr

Status: **Mid Stage Construction**

Project Size
1059 units · 6.5 Acres

Configurations: 1.2 BHK Flat from 380 Sq. Ft. to 623 Sq. Ft. (Carpet)

Recent Registered Sale Dec 2023 **₹ 44.99 L** 382 Sq. Ft.

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Enjoy benefits worth ₹75,000 on new property, home loan, Interiors, valuation report & more **Get Offer**

More Offers

Overview Regulatory Information Price List Floor Plans Home Loan Resale Listings Rental Listings Data Intelligence Interior Package Amenities S/

Mauli Pride - Project Info Contact our Real Estate Experts

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Home / Mumbai / Andheri - Dahisar / Malad East / Mauli Pride Last updated: Mar 20, 2024

Mauli Pride

By MAULI SAI DEVELOPERS
Next To W.E Highway, Kurar Vbillage, Malad (E), Western Suburbs, Mumbai

₹ 63.0 L - 1.43 Cr | ₹ 19.81 K - 23.00 K/sq.ft.
EMI starts at ₹ 33.36 K
Basic Price Onwards

Contact Developer

Project Images MAULI KRUPA SHARE SAVE

MAULI PRIDE 1B-1D-1E

1, 2 BHK Apartments Configurations Under Construction Possession Status ₹ 19.81 K - 23.00 K/sq.ft. Avg. Price 318.00 sq.ft. - 623.00 sq.ft. (Carpet Area) Sizes

Overview/Home Highlights Around This Project More About Project About Project Floor Plan Tour This Project

Why Mauli Pride ?

- Located in a prime location
- 3 open side properties

Awesome! Most liked project in this area

Contact Seller Mauli Sai Developers

Price Indicators

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Pushpa Park > 1 BHK Flats in Pushpa Park

₹74 Lac @ 20,000 per sq.ft. **1BHK 2Baths**
Estimated EMI ₹59,104
Flat/Apartment for Sale
In Mauli Pride, Pushpa Park, Western Mumbai, Mumbai

RERA STATUS REGISTERED | Registration No: P51800001199 | Website: <https://maharera.mahaonline.gov.in/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews >

Property (3) | **Society (15)**

Area
Super Built up area 525 sq.ft. (48.77 sq.m.)
Built Up area: 500 sq.ft. (46.45 sq.m.)
Carpet area: 370 sq.ft. (34.37 sq.m.)

Configuration
1 Bedroom , 2 Bathrooms, No Balcony with Pooja Room

Price
₹74 Lac+ Govt Charges & Tax @ 20,000 per sq.ft. [View Price Details](#)

Address
Mauli Pride
Pushpa Park, Western Mumbai

Floor Number
15th of 24 Floors

Facing
East

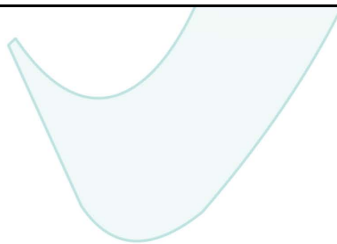
Overlooking
Main Road, Club

Property Age
1 to 5 Year Old [View Construction Status](#)

2 people already contacted this week

Places nearby 0000, Pushpa Park, Western Mumbai, Mumbai [View All \(15\)](#)

SBI ATM | Axis bank ATM | ICICI bank ATM | Indusind bank ATM | HDFC Bank ATM | St. Mary Hospital | Sri K



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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 **27th 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 **₹ 80,36,000.00 (Rupees Eighty Lakh Thirty Six Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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