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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Rekha Santosh Naik & Mr. Santosh S. Naik**

Residential Flat No. 104, 1st Floor, Building No. A/9, "**Veena Nagar Co-op. Hsg. Soc. Ltd.**", Off. L.B.S. Marg,
Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai,
PIN Code – 400 080, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'57.7"N 72°56'46.4"E

Valuation Done for:

Cosmos Bank

Mulund (West) Branch

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



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Vastu/Mumbai/05/2024/8615/2306271

10/12-131-PASH

Date: 10.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, Building No. A/9, "Veena Nagar Co-op. Hsg. Soc. Ltd.", Off. L.B.S. Marg, Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Rekha Santosh Naik & Mr. Santosh S. Naik.**

Boundaries of the property.

North : Building No. A/8
South : Building No. A/10
East : Internal Road
West : Building No. A/5

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 **₹ 88,44,460.00 (Rupees Eighty Eight Lakh Forty Four Thousand Four 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.10 17:54:25 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 104, 1st Floor, Building No. A/9, "Veena Nagar Co-op. Hsg. Soc. Ltd."
Off. L.B.S. Marg, Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, 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 10.05.2024 for Banking Purpose
2	Date of inspection	09.05.2024
3	Name of the owner/ owners	Mrs. Rekha Santosh Naik & Mr. Santosh S. Naik
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 104, 1 st Floor, Building No. A/9, "Veena Nagar Co-op. Hsg. Soc. Ltd.", Off. L.B.S. Marg, Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Santosh S. Naik (Owner) Contact No. 9867168999
6	Location, street, ward no	T – Ward, L.B.S. Marg, Mulund (West), Mumbai
	Survey/ Plot no. of land	Survey No. 241, Hissa No. 2 (Part), Survey No. 239 (Part), 242 (Part), 243, Hissa No. 3 (Part) & 4 (Part), CTS No. 22/1, 22/2, 23 of Village – Mulund
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 381.00 Balcony Area in Sq. Ft. = 30.00 Total Carpet Area in Sq. Ft. = 411.00 (Area as per Actual Site Measurement)



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		Built Up Area in Sq. Ft. = 485.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	L.B.S. Marg, Mulund (West), Mumbai
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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	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	₹ 18,000.00 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.
		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 upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 1982 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 10.05.2024 for Residential Flat No. 104, 1st Floor, Building No. A/9, "**Veena Nagar Co-op. Hsg. Soc. Ltd.**", Off. L.B.S. Marg, Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India belongs **Mrs. Rekha Santosh Naik & Mr. Santosh S. Naik.**

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 14.03.2006 between Mr. Mahesh Mohanlal Somaiya & Mrs. Kasturben Mohanlal Somaiya (The Transferors) and Mrs. Rekha Santosh Naik & Mr. Santosh S. Naik (The Transferees).
2	Copy of Occupancy Certificate Document No. CE / 2429 / BPES / AT dated 12.11.1982 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Survey No. 241, Hissa No. 2 (Part), Survey No. 239 (Part), 242 (Part), 243, Hissa No. 3 (Part) & 4 (Part), CTS No. 22/1, 22/2, 23 of Village – Mulund, T – Ward, Off. L.B.S. Marg, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Mulund railway station.

BUILDING:

The building under reference is having Ground + 4 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 chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 1st Floor is having 4 Residential Flat. The building is not having a lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. (i.e. **1 BHK**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door with safety door, Aluminum sliding windows & Casing Capping electrification & concealed plumbing.



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Valuation as on 10th May 2024

The Built Up Area of the Residential Flat	:	485.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1982 (As per Occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	42 years
Cost of Construction	:	485.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,58,000.00
Depreciation $\{(100-10) \times 42 / 60\}$:	63%
Amount of depreciation		₹ 8,55,540.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,43,887.00 per Sq. M. i.e. ₹ 13,367.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,14,266.00 per Sq. M. i.e. ₹ 10,616.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 10.05.2024	:	485.00 Sq. Ft. X ₹ 20,000.00 = ₹ 97,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.05.2024	:	₹ 97,00,000.00 - ₹ 8,55,540.00 = ₹ 88,44,460.00
Total Value of the property	:	₹ 88,44,460.00
The realizable value of the property	:	₹ 79,60,014.00
Distress value of the property	:	₹ 70,75,568.00
Insurable value of the property	:	₹ 13,58,000.00
Guideline value of the property	:	₹ 51,48,760.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 104, 1st Floor, Building No. A/9, "Veena Nagar Co-op. Hsg. Soc. Ltd.", Off. L.B.S. Marg, Village – Mulund, Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 88,44,460.00 (Rupees Eighty Eight Lakh Forty Four Thousand Four Hundred Sixty Only)** as on 10th May 2024.



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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 **10th May 2024 is ₹ 88,44,460.00 (Rupees Eighty Eight Lakh Forty Four Thousand Four Hundred Sixty 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 + 4 Upper 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	1982 (As per Occupancy certificate)
4.	Estimated future life	18 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.



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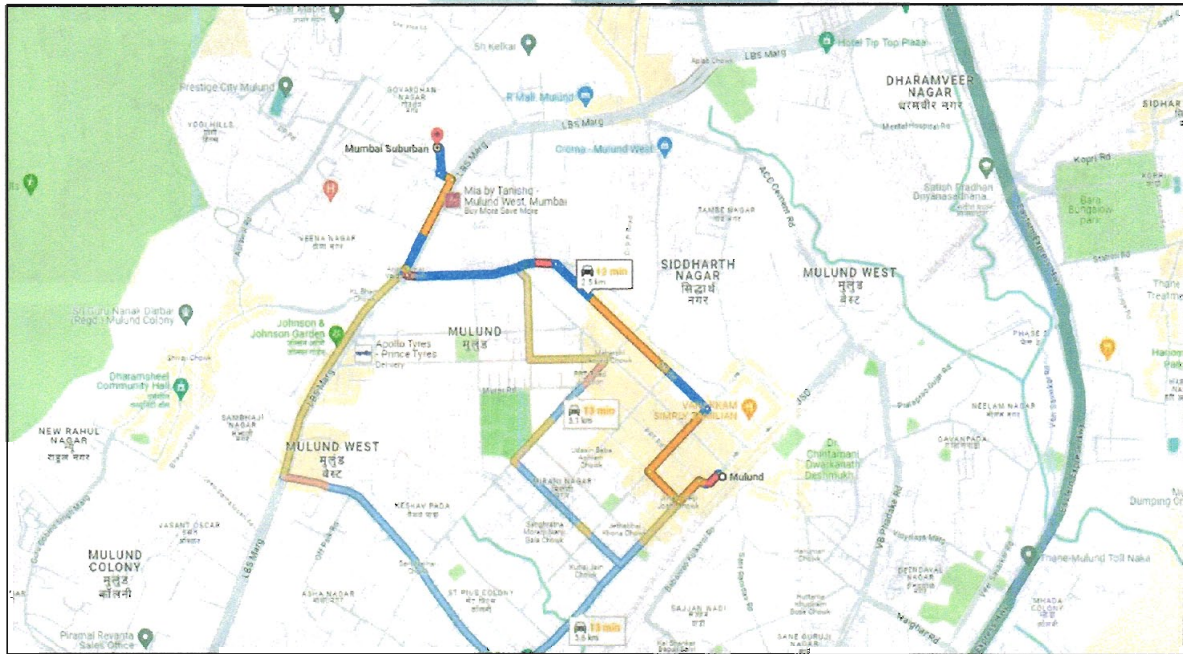
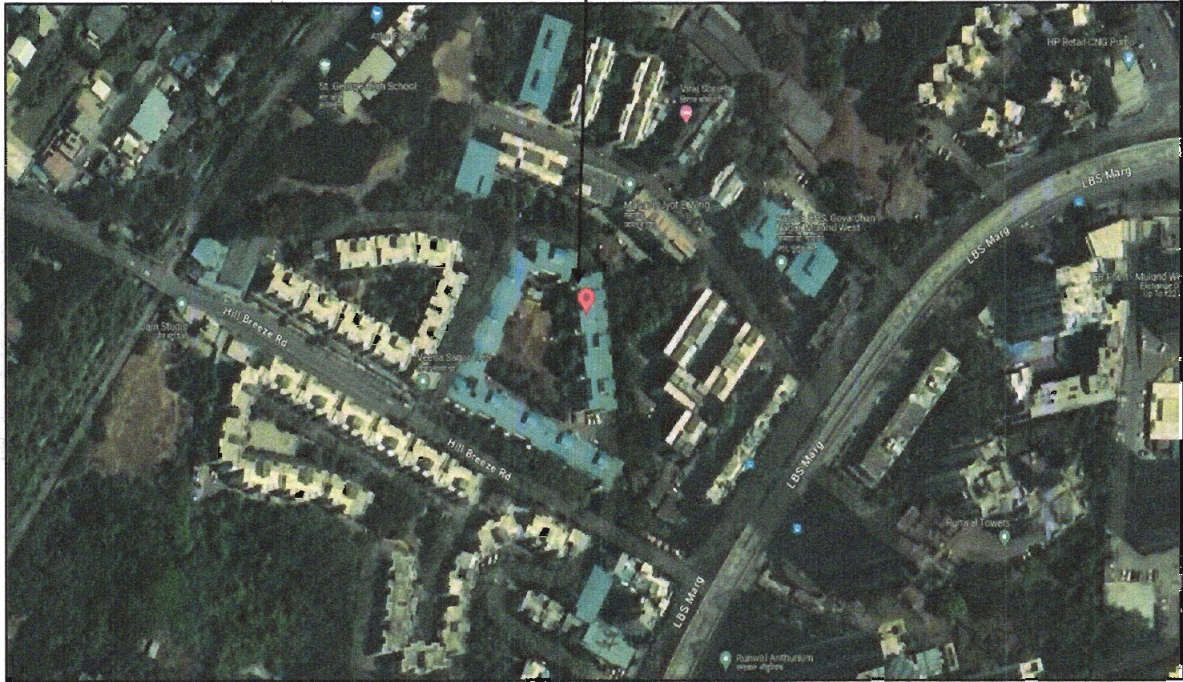
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush door with safety door, Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	No 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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°10'57.7"N 72°56'46.4"E

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



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Ready Reckoner Rate

DIVISION / VILLAGE : MULUND WEST						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (LBS.Marg). All the property to the west of the route.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
123	123/566	73360	151460	174180	189330	151460
136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 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, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,51,460.00			
Decrease by 5% on Flat Located on 1 st Floor	7,573.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,43,887.00	Sq. Mtr.	13,367.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	73,360.00			
The difference between land rate and building rate (A – B = C)	70,527.00			
Depreciation Percentage as per table (D) [100% - 42%] (Age of the Building – 42 Years)	58%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,14,266.00	Sq. Mtr.	10,616.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

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

Posted on Mar 23, 2024 | Ready to move

₹89 Lac @ 17,979 per sq.ft. **1BHK 1Bath**
 Estimated EMR ₹ 71.085
 Flat/Apartment for Sale
 in Veena Nagar Society, Mulund West, Mumbai

REBA STATUS: **NOT AVAILABLE** Website: <https://maharashtra.mahaonline.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recorr >

Videos (1) **Property (5)**

Area
 Built Up area: 495 sq.ft.
 Carpet area: 450 sq.ft.

Configuration
 1 Bedroom, 1 Bathroom, No Balcony with Others

Price
 ₹ 89 Lac + Govt Charges & Tax @ 17,979 per sq.ft. (Negotiable) [View Price Details](#)

Address
 Veena Nagar Society
 Mulund West, Mumbai

Floor Number
 Ground of 4 Floors

Facing
 West

Overlooking
 Main Road, Club

Property Age
 10+ Year Old

3 people already contacted this week

Places nearby
 Mulund West, Mumbai [View All \(50\)](#)

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence Advertise with us Sell or Rent Property

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund West > 1 BHK Flats in Mulund West > 1 Bedroom 480 Sq.Ft. Apartment in Mulund West

23 Views

Veena Nagar CHS
1 Bedroom 480 Sq.Ft. Apartment in Mulund West Mumbai
 Listing ID #6846504

₹ 92 L

1 Bedroom
 Furnished
 2 Bathroom
 480 Sq Ft. (Built-up Area)

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here.

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 Benefits worth ₹75,000 in just ₹4999
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

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Valuation Report
 ₹4,999 ~~₹999~~
 • Estimated Market Value
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 • Govt. Value
 Get a comprehensive Valuation Report of any property
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Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Mulund West Reviews

Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

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

Posted on Mar 20, 2024 | Ready to move

₹99 Lac @ 23,798 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹79,072
 Flat/Apartment for Sale
 in Veena Nagar Society, Mulund West, Mumbai

99acres STATUS NOT AVAILABLE Website: <https://maharashtra.mahaonline.gov.in/>

Overview Owner Details Price Trends Registry Record Explore Locality Recornt >

Property (0)

- Area: Carpet area: 416 sq.ft. (38.05 sq.m.)
- Configuration: 1 Bedroom, 1 Bathroom, 2 Balconies
- Price: ₹99 Lac @ 23,798 per sq.ft. (All inclusive)
- Address: Veena Nagar Society, Mulund West, Mumbai
- Floor Number: 3rd of 4 Floors
- Property Age: 10+ Year Old

Photos not shared by advertiser
Request Photos

Places nearby Mulund West, Mumbai View All (50)

- Ambaji Dham
- Jain Derasar
- Billeshwar Mahadev
- BAPS Swaminarayan Mandir
- Shantoshi Mata Mandir
- Batli

NOBROKER Flat Not Available Sign Up Log In Help

1 BHK Flat in Veena Nagar Chs For Sale in Mulund West
 Young Street, Mulund, Mumbai

₹91 Lacs | ₹2,156/Month Estimated EMI | 485 Sq.ft. | **Not Available**

Home > Flats for Sale in Mumbai > Flats for Sale in Mulund West > 1 BHK Flats for Sale in Mulund West > Property Details

1 Bedroom
1 Bathroom
3rd of 4 Floors
Car Parking

Dec 27, 2023
Immediately
Veena Nagar Chs
None

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

Price trends by NB Estimate Check more

Overview

- Age of Building: 10-15 Years
- Ownership Type: Self Owned
- Waterborne Charge: ₹3.0 Per Sq.ft./M
- Flooring: Vitrified Tiles
- Buildup Area: 485 Sq.ft.
- Deposits: 100 Sq.ft.
- Pumping Data: 5cm
- Water: Well
- Permit: Yes

Activity On This Property

629 | 0 | 0 | 0

Similar Properties

There are no similar properties.



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Sales Instances

4422391 10-05-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office		स्वी क्र.2	ग्राम निबंधक - सह दु.नि. कुर्ली 4 दस्ता क्रमांक 4422/2024 शेड नं. 1 Page:63m
गावाचे नाव : मुहुंड			
(1) विविधता प्रकार	करारनामा		
(2) मोबदला	8700000		
(3) बादात भाषा भाषेपटपान्या बाबतिलपटकार आकारणी देतो मी पटदेवर ते नमुद करावे	6868711		
(4) भू-मापन पोटलिसा व परकामांक(अस्त्यार)	1) पालिकेचे नाव मुंबई मनपाइतर वर्मान सदनिमा नं. 203 बिलिंग नं.ए-2, माध्या नं. 2, इमारतीचे नाव. वीणा नगर को-ऑप हो सो रि, बॉक नं. एच बी एस मार्ग, रोड : मुहुंड पश्चिम मुंबई 400080, इतर माहिती. ((Survey Number : 241 (PT) AND 242 (PT) ; C.T.S Number : 621, 621 1 ;))		
(5) क्षेत्रफळ	45.35 चौ.मीटर		
(6) आकारणी विषय वृत्ती देण्यात असेल तेव्हा.			
(7) दस्तोदर करान देणा.या विषय देणा.या पत्रकाराचे नाव किंवा विद्यापी न्यायालयानुक्रमाना किंवा अद्विष्ट अस्त्यार प्रोवादिचे नाव व पत्ता.	1). नाव. विदीप विष्णू करखानीत वर. 70 पत्ता. स्टॉट नं. 2+3, बिलिंग नं.ए-2, माध्या नं. 2, इमारतीचे नाव. वीणा नगर को-ऑप हो सो रि, बॉक नं. एच बी एस मार्ग, रोड नं. मुहुंड पश्चिम, महाराष्ट्र, मुंबई, पिन कोड-400080 पॅन नं.-ADQPX16238,		
(8) दस्तोदर करान देणा.या पत्रकाराचे व किंवा विद्यापी न्यायालयानुक्रमाना किंवा अद्विष्ट अस्त्यार प्रोवादिचे नाव व पत्ता.	1). नाव. शशी तुषार जय्या वर. 2); एल. स्टॉट नं. ए-4,3+4, माध्या नं. 3, इमारतीचे नाव. आर्या सोसायटी, बॉक नं. गोपाल नगर, एच.बी.एस.मार्ग, रोड नं. मुहुंड पश्चिम, महाराष्ट्र, M.D.A.B.A.I. पिन कोड-400080 पॅन नं.-CRKPP9488G 2). नाव. तुषार नवीनसिंह पाषाण वर. 5); पत्ता. स्टॉट नं. ए-3,3+4, माध्या नं. 3, इमारतीचे नाव. आर्या सोसायटी, बॉक नं. गोपाल नगर, एच.बी.एस.मार्ग, रोड नं. मुहुंड पश्चिम, महाराष्ट्र, मुंबई, पिन कोड-400080 पॅन नं.-ASPP91306A		
(9) दस्तोदर करान दिव्याचा दिनांक	29/02/2024		
(10) वटा नोंदणी केव्याचा दिनांक	29/02/2024		
(11) अनुक्रमीक, बँड व पृष्ठ	4422/2024		
(12) आन्तर-भाषाप्रमाणे मूलांक शुल्क	522000		
(13) आन्तर-भाषाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरा			
मुन्बईनासाठी विस्तारत घेतलेला तस्वीर.			
मुन्बईक शुल्क आकारताना पिवरलेला अनुसूचद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th May 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 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 ₹ 88,44,460.00 (Rupees Eighty Eight Lakh Forty Four Thousand Four Hundred Sixty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.10 17:54:43 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

