

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Geeta Praful Gala & Mr. Praful Vishanji Gala**

Residential Flat No. 101, 1st Floor, “**Silver Avenue Co-op. Hsg. Soc. Ltd.**”, Bawa Pardumansingh Compound,
BPS Estate, Devidayal Road, Mulund (West), Mumbai, PIN Code – 400 080,
State - Maharashtra, Country – India

Latitude Longitude - 19°10'28.9"N 72°56'46.4"E

Valuation Prepared for:

Cosmos Bank

Ghatkopar (West) Branch


S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai - 400 086, State - Maharashtra, Country – India

Our Pan India Presence at :

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Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

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Valuation Report Prepared For: Cosmos Bank – Ghatkopar (West) Branch / Mrs. Geeta Praful Gala (9130/2306785) Page 2 of 17

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Vastu/Mumbai/06/2024/9130/2306785
17/08-229-PANI
Date: 17.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, “Silver Avenue Co-op. Hsg. Soc. Ltd.”, Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, Mulund (West), Mumbai, PIN Code – 400 080, State - Maharashtra, Country – India belongs to **Mrs. Geeta Praful Gala & Mr. Praful Vishanji Gala.**

Boundaries of the property.

North : Silver Court CHSL
South : Blue Bell CHSL
East : Mulund Bus Depot
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 ₹ **96,35,688.00 (Rupees Ninety Six Lakh Thirty Five Thousand Six Hundred Eighty Eight 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.**

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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Valuation Report of Residential Flat No. 101, 1st Floor, “Silver Avenue Co-op. Hsg. Soc. Ltd.”, Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, 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 17.06.2024 for Banking Purpose |
| 2 | Date of inspection | 07.06.2024 |
| 3 | Name of the owner/ owners | Mrs. Geeta Praful Gala & Mr. Praful Vishanji Gala |
| 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. 101, 1 st Floor, “Silver Avenue Co-op. Hsg. Soc. Ltd.”, Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, Mulund (West), Mumbai, PIN Code – 400 080, State - Maharashtra, Country – India Contact Person: Mr. Praful Vishanji Gala (Owner) Contact No. 9819863001 |
| 6 | Location, street, ward no | Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, |
| 7 | Survey/ Plot no. of land | C.T.S. No. 1111 (Part) of Village – Mulund (West) |
| 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. = 807.00 (Area as per actual site measurement of Amalgamated Residential Flat Nos. 101 & 102) Carpet Area in Sq. Ft. = 370.00 (Area as per Agreement for Sale of Residential Flat No. 101) |

| | | |
|----|--|---|
| | | Built up Area in Sq. Ft. = 444.00 (Area as per Index – II of Residential Flat No. 101) |
| 13 | Roads, Streets or lanes on which the land is abutting | Bawa Pardumansingh Compound, BPS Estate, Devidayal 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 | No |
| | 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 | ₹ 19,500.00 expected rental income per month of Residential Flat No. 101 |
| | (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 commencement of construction– 2003 (As per Commencement Certificate) Year of Completion – 2005 (As per Agreement) |

| | | |
|----|---|-------|
| 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: <u>As per inspection, Flat Nos. 101 & 102 are internally amalgamated to form a single flat with single entrance. For the purpose of valuation, we have considered area as per Flat No. 101 only.</u> | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 17.06.2024 for Residential Flat No. 101, 1st Floor, “**Silver Avenue Co-op. Hsg. Soc. Ltd.**”, Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, Mulund (West), Mumbai, PIN Code – 400 080, State - Maharashtra, Country – India belongs to **Mrs. Geeta Praful Gala & Mr. Praful Vishanji Gala**.

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement for Sale dated 16.08.2012 b/w. Mrs. Parul Paresh Haria & Mr. Paresh Zaverchand Haria (Transferor) and Mrs. Geeta Praful Gala & Mr. Praful Vishanji Gala (Transferee) |
| 2 | Copy of Commencement Certificate Document No. CE / 4628 / BPES / AT dated 27.05.2003 issued by Municipal Corporation of Greater Mumbai |
| 3 | Copy of Society NOC Letter dated 23.06.2012 |

LOCATION:

The said building is located at C.T.S. No. 1111 (Part), Municipal Ward – T, Village – Mulund (West), Taluka – Kurla, Mumbai Suburban District, Mulund (West), Mumbai, PIN Code – 400 080, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 2.0 Km. from Mulund Railway station.

BUILDING:

The building under reference is having Stilt + 12 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. 1st Floor is having 3 Residential Flats. 2 Lifts were provided in building.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. As per inspection, Flat Nos. 101 & 102 are internally amalgamated to form a single flat with single entrance. At present, the composition of amalgamated residential flat is 2 Bedrooms + Living Room + Kitchen + Bathroom + W.C. (**i.e. 2 BHK flat**). 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.



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Valuation as on 17th June 2024

| | | |
|--|----------|-----------------------|
| The Carpet Area of the Residential Flat No. 101 | : | 370.00 Sq. Ft. |
| The Built-up Area of the Residential Flat No. 101 | : | 444.00 Sq. Ft. |

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 2005 (As per Agreement) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 19 Years |
| Cost of Construction | : | 444.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,43,200.00 |
| Depreciation $\{(100-10) \times 19 / 60\}$ | : | 28.50% |
| Amount of depreciation | : | ₹ 3,54,312.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,32,680.00 per Sq. M. i.e. ₹ 12,326.00 per Sq. Ft. |
| Guideline rate (After Depreciation) | : | ₹ 1,19,676.00 per Sq. M. i.e. ₹ 11,118.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 27,000.00 per Sq. Ft. |
| Value of property as on 17.06.2024 | : | 370.00 Sq. Ft. X ₹ 27,000.00 = ₹ 99,90,000.00 |

(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 17.06.2024 | : | ₹ 99,90,000.00 - ₹ 3,54,312.00 = ₹ 96,35,688.00 |
| Total Value of the property | | ₹ 96,35,688.00 |
| The realizable value of the property | : | ₹ 86,72,119.00 |
| Distress value of the property | : | ₹ 77,08,550.00 |
| Insurable value of the property | : | ₹ 12,43,200.00 |
| Guideline value of the property | : | ₹ 49,36,392.00 |

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 101, 1st Floor, "Silver Avenue Co-op. Hsg. Soc. Ltd.", Bawa Pardumansingh Compound, BPS Estate, Devidayal Road, Mulund (West), Mumbai, PIN Code – 400 080, State - Maharashtra, Country – India for this particular purpose at ₹ 96,35,688.00 (Rupees Ninety Six Lakh Thirty Five Thousand Six Hundred Eighty Eight Only) as on 17th June 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 **17th June 2024 is ₹ 96,35,688.00 (Rupees Ninety Six Lakh Thirty Five Thousand Six Hundred Eighty Eight 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

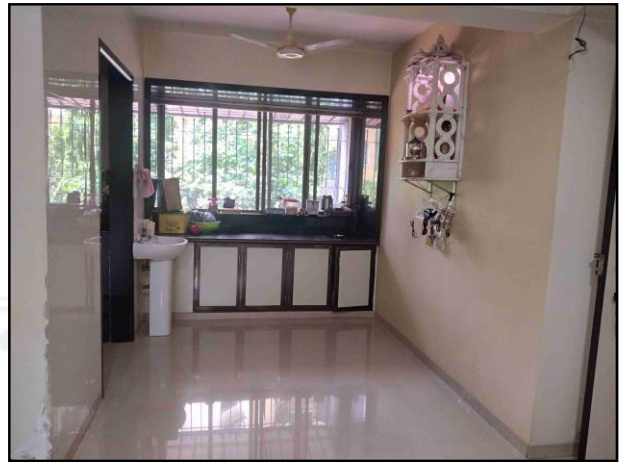
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

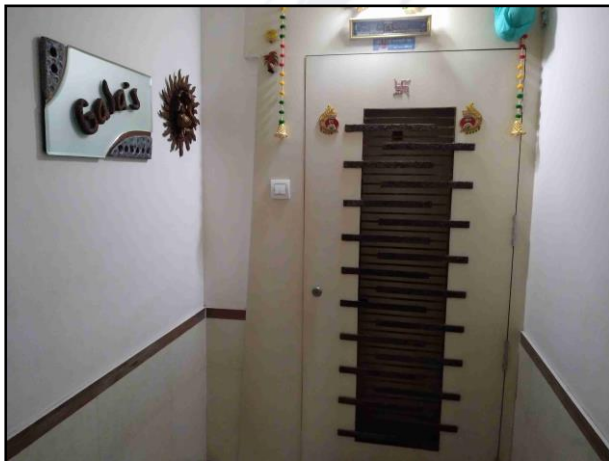
| | Technical details | Main Building |
|-----|---|---|
| 1. | No. of floors and height of each floor | Stilt + 12 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 1 st Floor |
| 3. | Year of construction | 2005 (As per Agreement) |
| 4. | Estimated future life | 41 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 |
| | (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 | 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

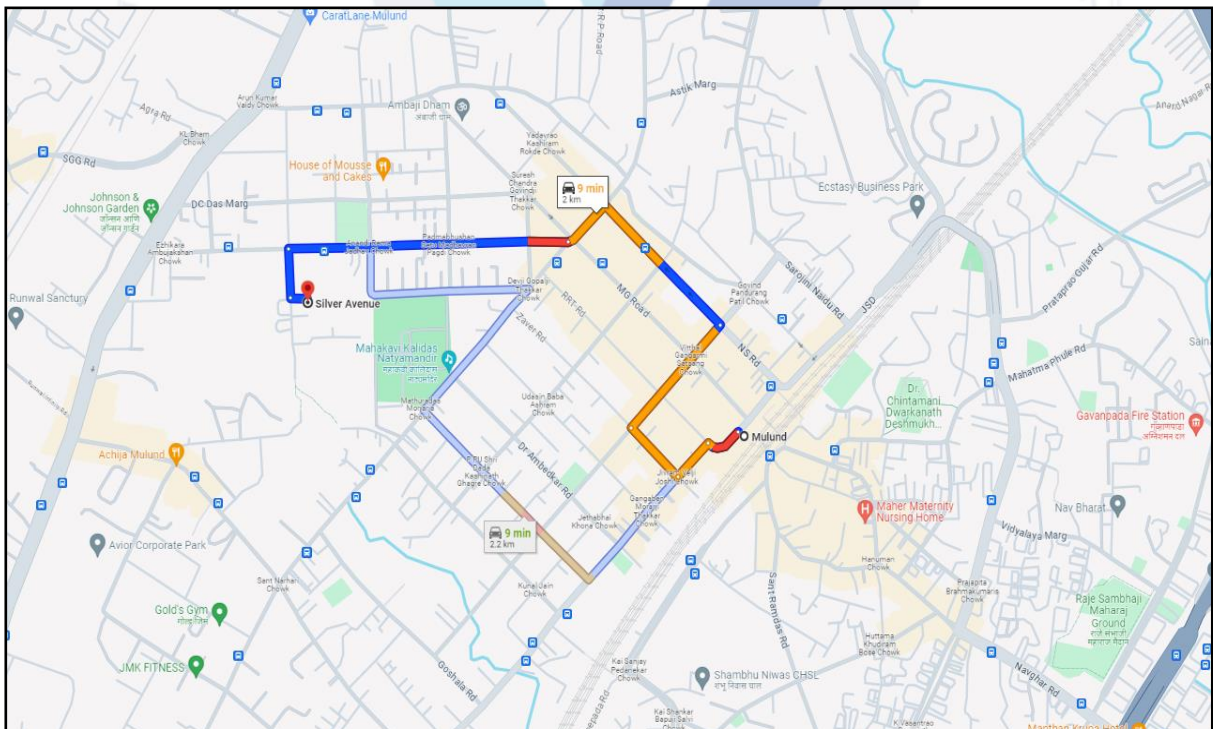
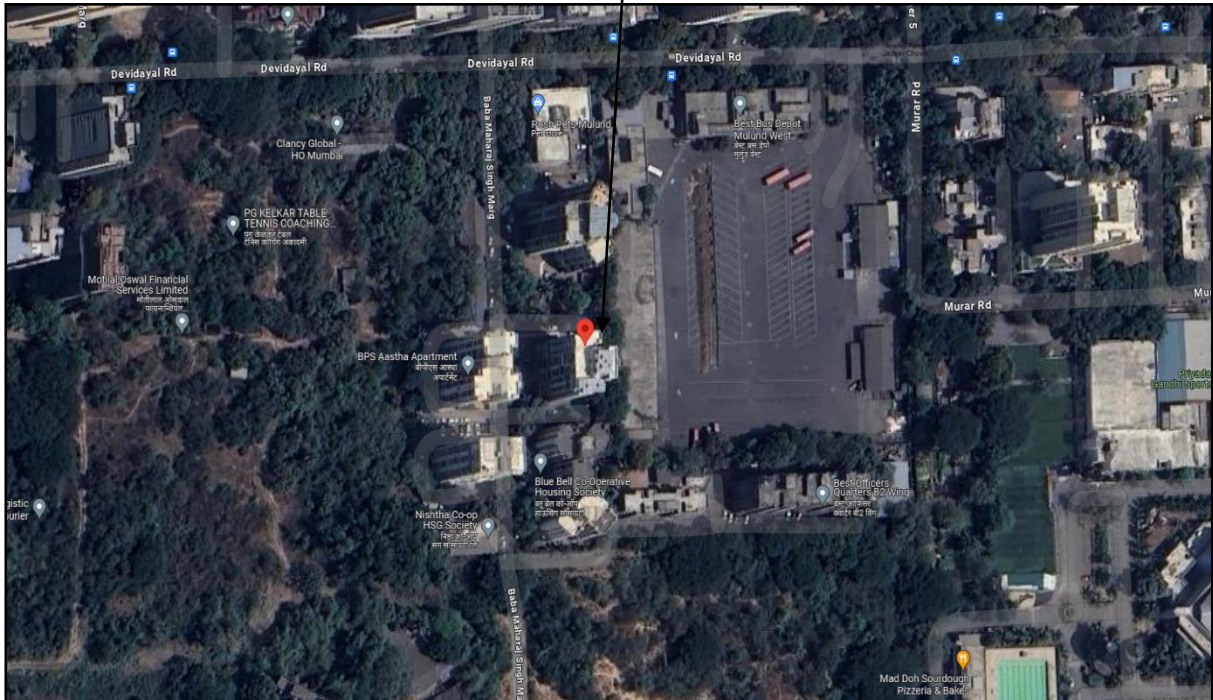


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°10'28.9"N 72°56'46.4"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 2.0 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) and Railway Line.All the remaining Properties except the Properties in Zone No.123/568. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 123 | 123/567 | 64240 | 132680 | 152580 | 176500 | 132680 |
| 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109/3, 1109/2A, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, | | | | | | |

| | | | | |
|---|--------------------|----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Residential Flat | 1,32,680.00 | | | |
| No increase by Flat Located on 1 st Floor | 0.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,32,680.00 | Sq. Mt. | 12,326.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 64,240.00 | | | |
| The difference between land rate and building rate (A – B = C) | 68,440.00 | | | |
| Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years) | 81% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,19,676.00 | Sq. Mt. | 11,118.00 | Sq. Ft. |

Multi-Storied building with Lift

For residential premises / commercial unit / Unit 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

NOBROKER

1 BHK Flat in Raj Villa For Sale in Mulund West
Cross Road Number 2, Mulund West Road, Mumbai, Maharashtra, India

₹ 90 Lacs
Estimated Monthly ₹ 51,583
450 sq ft

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

Photos Location

1 Bedroom
1 Bathroom
1
Bike

Mar 12, 2024
Immediately
Raj Villa
None

Get Owner Details

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

Price trends by NB Estimate

Overview

| | | | |
|---------------------|-------------------|-------------------|-------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.7 Per Sq Ft/M | Flooring | Mk |
| Buildup Area | 450 sq Ft | Purchasing Status | Unfurnished |
| Facing | East | Floor | 9th |
| Parking | Bike | Stated Security | Yes |

Activity On This Property

Similar Properties

1 BHK Flat in S Square Radhakrish Heritage
1 BHK Flat in S Square Radhakrish Heritage

NoBroker Support

Live Support
Customer Support

Hi, I can help you find a perfect house within your budget?

Do you want to know about exclusive offers on this project directly from builder?

Hi, I can help you with selection of the right property. What is your budget?

Typic a message here...

NOBROKER

1 BHK Flat in Mulund Hill View CHS For Sale in Mulund West
Hamamdas Society, Near Anand Chawl

₹ 1.01 Crores
Estimated Monthly ₹ 60,180
500 sq ft

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

Photos Location

1 Bedroom
1 Bathroom
NA
Bike and Car

May 1, 2024
Immediately
Mulund Hill View CHS
None

Get Owner Details

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

Price trends by NB Estimate

Overview

| | | | |
|---------------------|-------------------|-------------------|------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.6 Per Sq Ft/M | Flooring | Mk |
| Buildup Area | 500 sq Ft | Purchasing Status | Seen |
| Facing | South | Floor | 3rd |
| Parking | Bike and Car | Stated Security | Yes |

Activity On This Property

Similar Properties

1 BHK Flat in Anubhai Chs For Sale in Mu
1 BHK Flat in Reputed Vastukala Nagar Ch

NoBroker Support

Live Support
Customer Support

Hi, I can help you find a perfect house within your budget?

Do you want to know about exclusive offers on this project directly from builder?

Hi, I can help you with selection of the right property. What is your budget?

Typic a message here...

Price Indicators

NOBROKER

2 BHK Flat For Sale in Mulund West
Standalone Building, Mulund West, Mulund, Mumbai

₹1.51 Crores
Non-negotiable

₹86,544/Month
Estimated EMV

793
Sq.Ft.

Need Home Loan? [Apply Now](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund West / 2 BHK Flat for Sale in Mulund West / Property Details

Photos Location

2 Bedroom
No of Bedroom

2 Bedroom
No of Bedroom

NA
Security

None
Parking

Apr 26, 2024
Posted On

Immediately
Possession

Standalone Building
Building Type

None
Home Status

Get Owner Details

Report what was not correct in this property

Liked by Broker Sold Out Wrong Info

Neerby: Business Commercial Park, Neptune Element, E Mall, O West, Rainier Towers

Overview

| | | | |
|-----------------|-----------------|-------------------|--------------------------------|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Flooring | Vitrified Tiles | Buildup Area | 793 Sq.Ft. |
| Carpet Area | 857 Sq.Ft. | Furnishing Status | Semi Furnished |
| Facing | North | Floor | 6/7 |
| Parking | None | Balcony Security | Yes |

NoBroker Services

Painting, Check Loan Eligibility, Estimate Home Loan Cost, Book Legal Services, Create Agreement

Activity On This Property

84 Views, 3 Shortlists, 0 Contacted

Similar Properties

2 BHK Flat For Sale in Mulund West
Independent House, Semi-furnished, 10 bed
₹1.25 Crores, 849 sq.ft.

2 BHK Flat For Sale in 36, Nanchar, Mulund East, Mumbai, Maharashtra 400014, India
Independent House, Semi-furnished, 10 bed
₹1.41 Crores, 793 sq.ft.

2 BHK Flat For Sale in Thane West

NOBROKER

2 BHK Flat in Sunbeam Chs For Sale in Mulund West
Mulund West

₹1.15 Crores
Non-negotiable

₹85,971/Month
Estimated EMV

800
Sq.Ft.

Need Home Loan? [Apply Now](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund West / 2 BHK Flat for Sale in Mulund West / Property Details

Photos Location

2 Bedroom
No of Bedroom

2 Bedroom
No of Bedroom

NA
Security

Bike and Car
Parking

May 13, 2024
Posted On

Immediately
Possession

Sunbeam Chs
Apartment

None
Home Status

Get Owner Details

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Price trends by NB Estimate [Check Now](#)

Neerby: Business Commercial Park, Neptune Element, E Mall, O West, Rainier Towers

Overview

| | | | |
|--------------------|--------------------------------|----------------|-----------------|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charge | ₹4.9 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Buildup Area | 800 Sq.Ft. | Carpet Area | 857 Sq.Ft. |
| Furnishing Status | Semi Furnished | Facing | South West |
| Floor | 6/7 | Parking | Bike and Car |
| Balcony Security | Yes | | |

NoBroker Services

Painting, Check Loan Eligibility, Estimate Home Loan Cost, Book Legal Services, Create Agreement

Activity On This Property

736 Views, 3 Shortlists, 0 Contacted

Similar Properties

2 BHK Flat in Jankar Ashok Chs Mulund
Semi-furnished, 10 bed
₹1.41 Crores, 849 sq.ft.

2 BHK Flat in Nirmal Lifestyle, Mulund
1000 sq.ft. independent building, semi-furnished and more
₹1.41 Crores, 849 sq.ft.

NoBroker Support

Live Support
Customer Support

Chat started

Varsha: Hi I can help you find a parked house. What is your buying budget?

Do you want to know about multiple offers on this project directly from builder?

Hi I can help you with selection of the right property. What is your budget?

Sign a message here.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th June 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 ₹ **96,35,688.00 (Rupees Ninety Six Lakh Thirty Five Thousand Six Hundred Eighty Eight 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

