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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: **Mr. Vipul Pravin Lal & Mrs. Neera Vipul Lal**

Residential Flat No. 404, 4<sup>th</sup> Floor, Wing – B, “**Augustine Enclave Co-op. Hsg. Soc. Ltd.**”, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India

Latitude Longitude - 19°05'40.0"N 72°50'30.6"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Vile Parle (East) Branch/ Mr. Vipul Pravin Lal (9316/2306908) Page 2 of 20

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Vastu/Mumbai/07/2024/9316/2307040  
02/25-44-PANI  
Date: 02.07.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 404, 4<sup>th</sup> Floor, Wing – B, “**Augustine Enclave Co-op. Hsg. Soc. Ltd.**”, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India belongs to **Mr. Vipul Pravin Lal & Mrs. Neera Vipul Lal.**

#### Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Ravi Kiran CHSL  
West : Regency Apartment

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 **₹ 1,31,08,785.00 (Rupees One Crore Thirty One Lakh Eight Thousand Seven Hundred Eighty Five 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**

**Auth. Sign.**

**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. 404, 4<sup>th</sup> Floor, Wing – B, "Augustine Enclave Co-op. Hsg. Soc. Ltd.",  
St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056,  
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 02.07.2024 for Banking Purpose
2	Date of inspection	18.06.2024
3	Name of the owner/ owners	<b>Mr. Vipul Pravin Lal &amp; Mrs. Neera Vipul Lal</b>
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	<b>Address:</b> Residential Flat No. 404, 4 <sup>th</sup> Floor, Wing – B, "Augustine Enclave Co-op. Hsg. Soc. Ltd.", St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Vipul Pravin Lal (Owner) Contact No.: 9324523725
6	Location, street, ward no	K – Ward, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai
7	Survey/ Plot no. of land	CTS No. 1543, 1543/1 to 10 of Village – Vile Parle West, Taluka – Andheri, 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 and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 484.00 Cupboard Area in Sq. Ft. = 7.00 Balcony Area in Sq. Ft. = 57.00 Total Carpet Area in Sq. Ft. = 548.00 (Area as per actual site measurement)

		<b>Carpet Area in Sq. Ft. = 381.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 457.00 (Area as per Index – II)
13	Roads, Streets or lanes on which the land is abutting	St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan Document No. CE / 9589 / WS / AK dated 06.09.2013 issued by Municipal Corporation of Greater Mumbai
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	₹ 27,500/- 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 up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of commencement of construction – 2010 (As per Commencement Certificate) Year of Completion – 2013 (As per Full 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>	
	<ol style="list-style-type: none"> <li>As the property under consideration is Flat No. 404 but as per Approved Plan it is shown as Flat No. 2 on 4<sup>th</sup> Floor. Hence, Revised Approved Plan / Builder Letter showing renumbering is recommended. We are considering Flat No. 404 as per agreement only for the purpose of valuation.</li> <li>As per Approved Plan, the composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets (i.e. 1 BHK Flat). But as per Site Inspection, Kitchen area converted into 1 additional Bedroom &amp; Passage area converted into kitchen. At present, the composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Balcony Area (i.e. 2 BHK flat)</li> </ol>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 02.07.2024 for Residential Flat No. 404, 4<sup>th</sup> Floor, Wing – B, “**Augustine Enclave Co-op. Hsg. Soc. Ltd.**”, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India belongs to **Mr. Vipul Pravin Lal & Mrs. Neera Vipul Lal.**

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

1.	Copy of Agreement for Sale dated 27.04.2012 b/w. Mr. Nanji Dana Patel, Sole proprietor of Krish Construction (The Developer) and Mr. Vipul Pravin Lal & Mrs. Neera Vipul Lal (Purchaser)
2.	Copy of Commencement Certificate Document No. CE / 9589 / WS / AK dated 25.02.2010 issued by Municipal Corporation of Greater Mumbai
3.	Copy of Society Share Certificate Document No. 018 dated 10.07.2016 in the name of Vipul Pravin Lal & Neera Vipul Lal
4.	Copy of Letter of Allotment of Car Parking dated 25.05.2015 issued by Krish Construction
5.	Copy of Society Maintenance Bill No. 1948 dated 05.01.2024 in the name of Shri. Vipul Pravin Lal & Mrs. Neera Vipul Lal
6.	Copy of Full Occupancy Certificate Document No. CE / 9589 / WS / AK dated 06.09.2013 issued by Municipal Corporation of Greater Mumbai



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7.	Copy of Approved Plan Document No. CE / 9589 / WS / AK dated 06.09.2013 issued by Municipal Corporation of Greater Mumbai
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**LOCATION:**

The said building is located at CTS No. 1543, 1543/1 to 10 of Village – Vile Parle West, K – Ward, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, Taluka – Andheri, Mumbai Suburban District, PIN Code – 400 056, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 750 Mt. from Dadar railway station.

**BUILDING:**

The building under reference is having Stilt + 7 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 good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 3 Residential Flat. 1 Lift is provided in building.

**Residential Flat:**

The property is a Residential Flat located on 4<sup>th</sup> Floor. The composition of Residential Flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Balcony Area (**i.e. 2BHK flat**). Along with One Open Car Parking Space No. 15. The residential Flat is finished with Vitrified Tiles flooring, Teak wood door frame with Solid flush door & Powdered Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.



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

The Carpet Area of the Residential Flat	:	381.00 Sq. Ft.
The Built up Area of the Residential Flat	:	457.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	457.00 Sq. Ft. X ₹ 3,000.00 = ₹ 13,71,000.00
Depreciation $\{(100-10) \times 11\}/60$	:	16.50%
Amount of depreciation	:	₹ 2,26,215.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,35,990.00 per Sq. M. i.e. ₹ 21,924.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 2,23,531.00 per Sq. M. i.e. ₹ 20,767.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,000.00 per Sq. Ft.
<b>Value of property as on 02.07.2024</b>	:	<b>381.00 Sq. Ft. X ₹ 35,000.00 = ₹1,33,35,000.00</b>

(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)

<b>Depreciated fair value of the property as on 02.07.2024</b>	:	₹ 1,33,35,000.00 - ₹ 2,26,215.00 = <b>₹ 1,31,08,785.00</b>
<b>Value of the property</b>	:	<b>₹ 1,31,08,785.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,17,97,907.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,04,87,028.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 13,71,000.00</b>
<b>Guideline Value of the property</b>	:	<b>₹ 94,90,519.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4<sup>th</sup> Floor, Wing – B, “Augustine Enclave Co-op. Hsg. Soc. Ltd.”, St. Braz Road, Gaotham, Behind Nanavati Hospital, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India for this particular purpose at **₹ 1,31,08,785.00 (Rupees One Crore Thirty One Lakh Eight Thousand Seven Hundred Eighty Five Only) as on 02<sup>nd</sup> July 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 **02<sup>nd</sup> July 2024 is ₹ 1,31,08,785.00 (Rupees One Crore Thirty One Lakh Eight Thousand Seven Hundred Eighty Five 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**

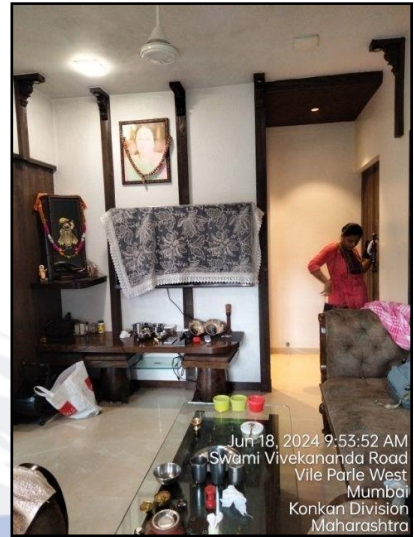
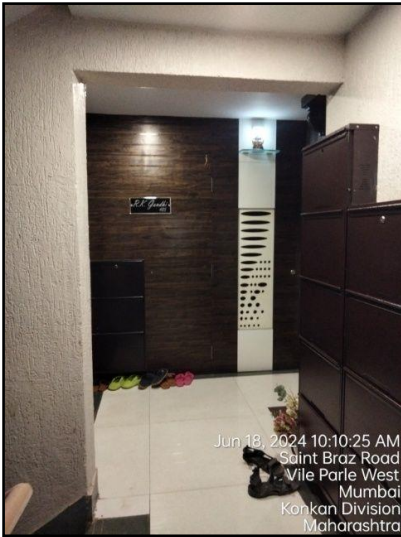
I hereby declare that

- (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:

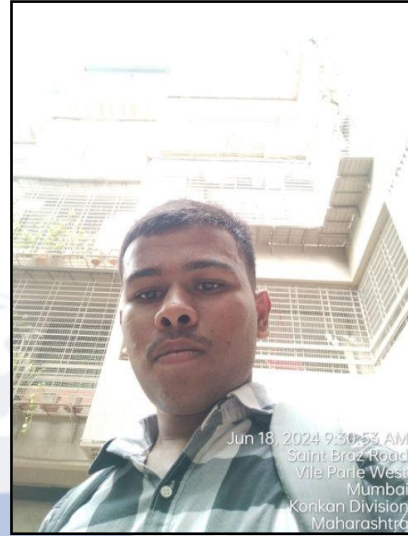
**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3	Year of construction	2013 (As per Full Occupancy Certificate)
4	Estimated future life	49 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 Solid 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	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	Stilt Car Parking, Cemented road 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

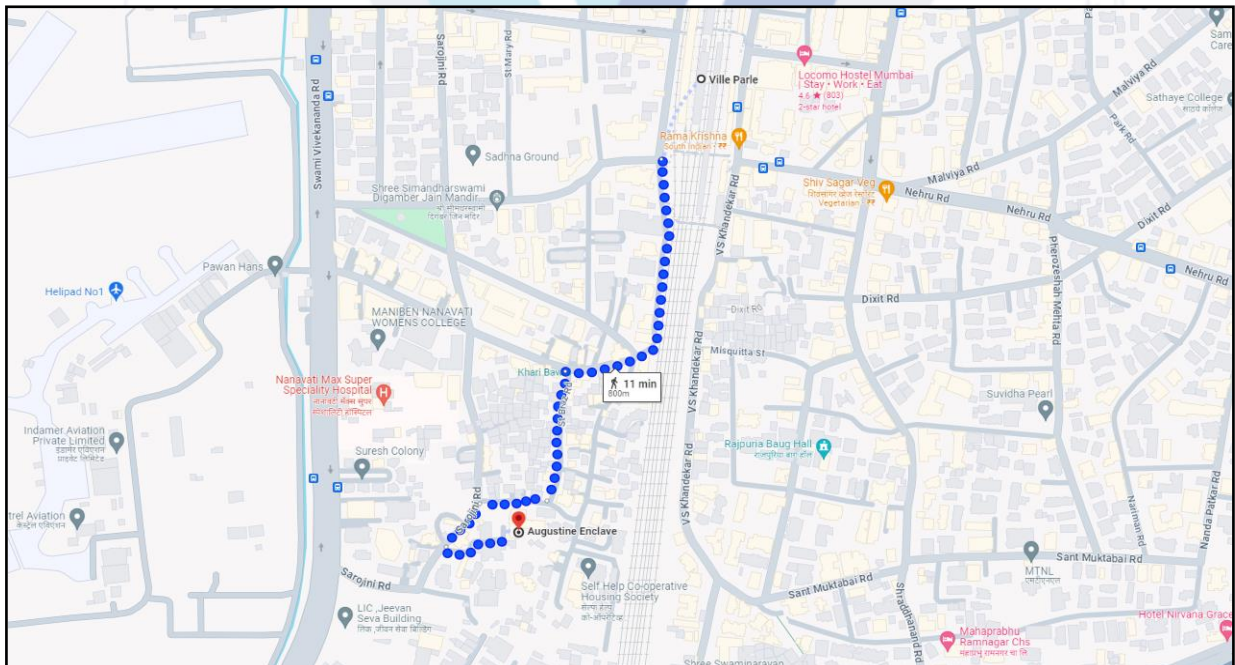
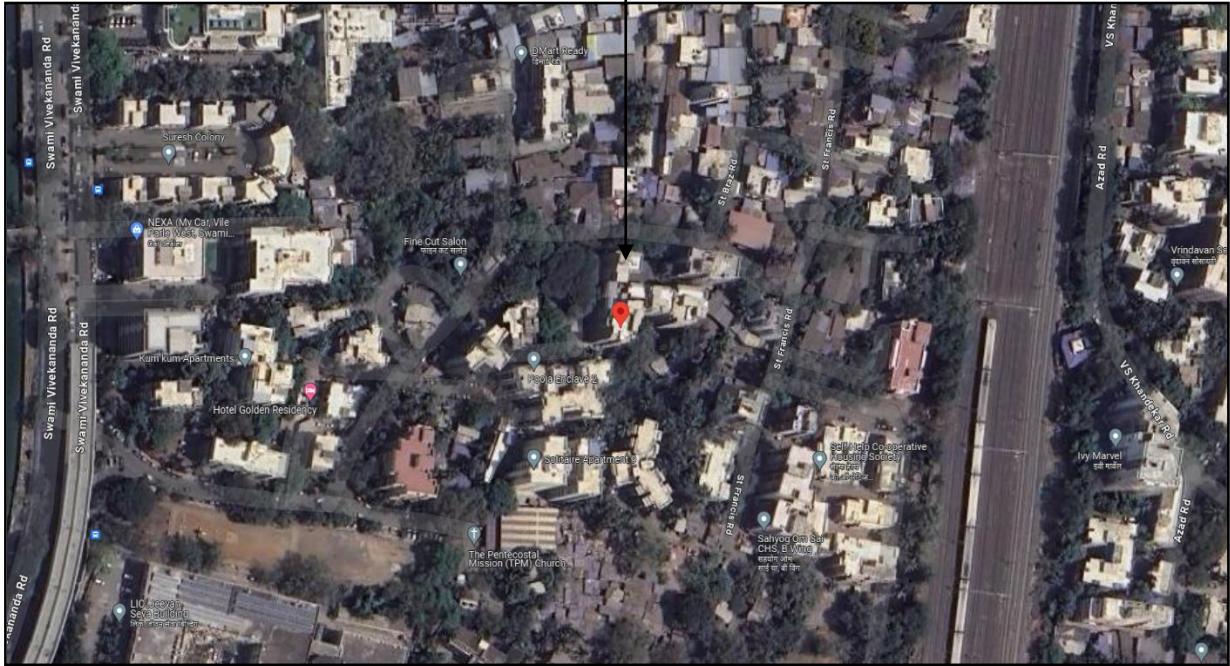


## Actual site photographs



## Route Map of the property

Site, u/r



**Latitude Longitude - 19°05'40.0"N 72°50'30.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vile Parle – 800 Mt.)

## Ready Reckoner Rate

DIVISION / VILLAGE : VILE PARLE 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: Village Boundary to the North, Railway Line to East, Ward Boundary to the South, Swami Vivekanand Road (S.V. Road) to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	37/189	122730	235990	271390	294990	235990
1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1606, 1607, 1650, 1651,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,35,990.00			
No Increase, Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,35,990.00</b>	<b>Sq. Mt.</b>	<b>21,924.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,22,730.00			
The difference between land rate and building rate (A – B = C)	1,13,260.00			
Depreciation Percentage as per table (D)	89%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,23,531.00</b>	<b>Sq. Mt.</b>	<b>20,767.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	700 Sq.Ft	Carpet Area	600 Sq.Ft
Furnishing Status	Fully Furnished	Paving	East
Floor	1/5	Parking	Bike
Gender Security	No		

<b>Property</b>	<b>Ravi Kiran CHSL, Vile Parle (West), Mumbai</b>	
<b>Source</b>	<b>Nobroker.com</b>	
	<b><u>Carpet Area</u></b>	<b><u>Built up Area</u></b>
<b><u>Area</u></b>	<b><u>600.00</u></b>	<b><u>720.00</u></b>
<b><u>Percentage</u></b>		<b><u>20%</u></b>
<b><u>Rate Per Sq. Ft.</u></b>	<b><u>33,333.33</u></b>	<b><u>27,777.77</u></b>

## Price Indicators

**NOBROKER**

**1 BHK Flat In Sunflower Co-operative Housing Society For Sale In Vile Parle West**  
 St Francis Rd, LIC Colony, Suresh Colony, Vile Parle West, Mumbai, Maharashtra 400058

₹ 1.8 Crores  
Non-negotiable

₹ 1.03 Lacs/Month  
Estimated EMV

600  
Sq. Ft.

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Home / Flats for Sale in Mumbai / Flats for Sale in Vile Parle / 1bhk Flat for Sale in Vile Parle / Property Details

Photos Location Shortlist

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

NA  
Balcony

Bike and Car  
Parking

Jan 30, 2024  
Posted On

Immediately  
Possession

Sunflower Co-oper...  
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](#)

Neerby: SunCity Mukta A2 Cinemas Vile Parle Alfa Stores Reliance SMART Gold Cinema Santacruz Santa Cruz

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.3 Per Sq.Ft/M	Flooring	NA
Builtup Area	600 Sq.Ft.	Carpet Area	500 Sq.Ft.
Furnishing Status	Fully Furnished	Facing	West
Floor	1/9	Parking	Bike And Car
gated Security	Yes		

**Activity On This Property**

0 Unique Views 0 Shortlists

**Similar Properties**

1 BHK Flat In Ram  
Vile Parle East, Mumbai  
₹1.8 Crores

1 BHK Flat In Om  
Vile Parle East, Mumbai  
₹1.8 Crores

**NoBroker Support**

Live Support  
Customer Support

Chat started

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

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

Type a message here...

<b>Property</b>	<b>Sunflower CHSL, Vile Parle (West), Mumbai</b>	
<b>Source</b>	<b>Nobroker.com</b>	
	<b>Carpet Area</b>	<b>Built up Area</b>
<b>Area</b>	<b>500.00</b>	<b>600.00</b>
<b>Percentage</b>	<b>20%</b>	
<b>Rate Per Sq. Ft.</b>	<b>36,000.00</b>	<b>30,000.00</b>



## Price Indicators

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 8 Per Sq.Ft/M	Flooring	Verified Tiles
Builtup Area	500 Sq.Ft	Carpet Area	418 Sq.Ft
Furnishing Status	Fully Furnished	Facing	West
Floor	3/D	Parking	Bike And Car
Water Security	Yes		

<b>Property</b>	<b>Self Help CHSL, Vile Parle (West), Mumbai</b>	
<b>Source</b>	<b>Nobroker.com</b>	
	<b><u>Carpet Area</u></b>	<b><u>Built up Area</u></b>
<b>Area</b>	<b>418.00</b>	<b>502.00</b>
<b>Percentage</b>		<b>20%</b>
<b>Rate Per Sq. Ft.</b>	<b>33,492.82</b>	<b>27,888.44</b>

## Sale Instances

6251513 07-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 6251/2023 नोदणी : Regn:63m
<b>गावाचे नाव : विलेपार्ले</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10280807.1	
(4) भू-मापन,पोटहिस्सा व परकामास(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 706, माळा नं: 7 वा मजला,सी विंग, इमारतीचे नाव: ऑगस्टीन एन्वेलव्ह को ऑप हो सो ली, ब्लॉक नं: सेंट ब्राझ रोड, रोड : विले पार्ले पश्चिम,मुंबई 400056( ( C.T.S. Number : 1543 ; ))	
(5) क्षेत्रफळ	41.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-मीरा राजेश रावल -- वय:-66 पत्ता:-प्लॉट नं: सदनिका नं. 8, ए विंग, माळा नं: -, इमारतीचे नाव: धीरज कुंज, ब्लॉक नं: दादाभाई रोड, रोड नं: विलेपार्ले पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AAZPR2771C 2): नाव-राजेश जीवनलाल रावल -- वय:-67 पत्ता:-प्लॉट नं: सदनिका नं. 8, ए विंग, माळा नं: -, इमारतीचे नाव: धीरज कुंज, ब्लॉक नं: दादाभाई रोड, रोड नं: विलेपार्ले पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AEXPR1945J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-दक्षा हिमांशु पटेल -- वय:-48; पत्ता:-प्लॉट नं: सदनिका नं. बी/704, माळा नं: -, इमारतीचे नाव: ऑगस्टीन एन्वेलव्ह, ब्लॉक नं: सेंट ब्राझ रोड, गावठाण, एलआयसी बिल्डिंग जवळ, रोड नं: विलेपार्ले पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AKLPP6030E 2): नाव-हिमांशु मेघजी पटेल -- वय:-51; पत्ता:-प्लॉट नं: सदनिका नं. बी/704, माळा नं: -, इमारतीचे नाव: ऑगस्टीन एन्वेलव्ह, ब्लॉक नं: सेंट ब्राझ रोड, गावठाण, एलआयसी बिल्डिंग जवळ, रोड नं: विलेपार्ले पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AAIP5195P	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	11/05/2023	
(11)अनुक्रमीक,खंड व पृष्ठ	6251/2023	
(12)बाजारभावाप्रमाणे मुदोक शुल्क	750000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुदोक शुल्क आकारताना निवडलेला अनुच्छेद :-	(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 **02<sup>nd</sup> July 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 **₹ 1,31,08,785.00 (Rupees One Crore Thirty One Lakh Eight Thousand Seven Hundred Eighty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.