

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Himangi Sanjay Shukla**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - A, "**Alok Apartment CHSL**", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057, State - Maharashtra, Country - India.

Latitude Longitude : 19°6'7.5"N 72°51'4.1"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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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### 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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - A, "**Alok Apartment CHSL**", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057, State - Maharashtra, Country - India belongs to **Mrs. Himangi Sanjay Shukla**.

| Boundaries | : | Building             | Flat                |
|------------|---|----------------------|---------------------|
| North      | : | Internal Road        | Marginal Space      |
| South      | : | By Mahant Road       | Flat No. 201 & Lift |
| East       | : | Girish Apartment     | Marginal Space      |
| West       | : | Ram Vatika Apartment | Marginal Space      |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,53,34,000.00 (Rupees Three Crore Fifty Three Lakhs Thirty Four Thousands 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 report.

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - A, "Alok Apartment CHSL", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057, 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 Fair Market Value as on 01.08.2024 for Bank Loan Purpose.   |
| 1  | Date of inspection   | 29.07.2024  |
| 3  | Name of the owner / owners   | <b>Mrs. Himangi Sanjay Shukla</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership  |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. 202, 2 <sup>nd</sup> Floor, Wing - A, "Alok Apartment CHSL", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057, State - Maharashtra, Country - India.<br><br><b>Contact Person :</b><br>Mrs. Himangi Sanjay Shukla (Owner)<br>Contact No. 9833872860 |
| 6  | Location, Street, ward no  | Mahant Road Extension Village - Vile Parle, District - Mumbai Suburban  |
| 7  | Survey / Plot No. of land  | Village - Vile Parle, Plot No - 68 & 69, TPS - V  |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area  |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class  |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity   |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private Cars  |
|    | <b>LAND</b>  |   |

|    |  |  |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | Carpet Area in Sq. Ft. = 870.60<br>(Area as per Site measurement)<br><br>Carpet Area in Sq. Ft. = 906.00<br>(Area As Per Agreement For Sale)<br><br>Built Up Area in Sq. Ft. = 996.60<br>(Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Vile Parle, Taluka - Andheri , District - Mumbai Suburban , Pin - PIN - 400 057  |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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   |
|    | Attach a dimensioned site plan   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available  |
| 23 | <b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>   | Attached   |
| 24 | Is the building owner occupied/ tenanted/ both?  | Vacant   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Vacant   |

|    |   |   |
|----|---|---|
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?   | Floor Space Index permissible - As per MCGM norms<br>Percentage actually utilized – Details not available           |
| 26 | <b>RENTS</b>  |   |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Vacant  |
|    | (ii) Portions in their occupation   | Fully Vacant  |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each  | 73,600.00 (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?  | Information not available   |
| 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.   |
| 26 | <b>SALES</b>  |   |
| 37 | 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   |
| 38 | Land rate adopted in this valuation   | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |

|    |   |  |
|----|---|--|
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate   | N. A.  |
| 40 | <b><i>COST OF CONSTRUCTION</i></b>  |  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2024 (As per occupancy certificate) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?  | N. A.  |
| 43 | For items of work done on contract, produce copies of agreements  | N. A.  |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.  | N. A.  |
|    | <b>Remark:</b><br>1. At the time of site visit, flat internal final finishing work was in progress.<br>2. As per Measurement Carpet area is 870.60 Sq. Ft. and as per Agreement for Sale RERA Carpet area is 906.00 Sq. Ft. For the purpose of valuation we have considered RERA Carpet area. |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 01.08.2024 for Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - A, "**Alok Apartment CHSL**", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri , District - Mumbai Suburban , PIN - 400 057, State - Maharashtra, Country - India belongs to **Mrs. Himangi Sanjay Shukla**.

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

|    |   |
|----|---|
| 1) | Copy of Agreement For Sale No.16813 / 2021 Dated 13.12.2021 between M/s. Vijayraj Developers LLP(The Developers) And Mrs. Himangi Sanjay Shukla (The Purchasers).     |
| 2) | Copy of Occupancy Certificate No.P - 3499 / 2019 / (69 & Other) / K / E Ward / FP / OCC / 1 / New Dated 05.06.2024 issued by Municipal Corporation of Greater Mumbai. |
| 3) | Copy of Society Share Certificate No.09 Dated 21.03.2023 And Mrs. Himangi Sanjay Shukla (The Purchaser) issued by Alok Apartment Co-Op. Hsg. Soc. Ltd .               |

### Location

The said building is located at bearing Plot No - 68 & 69, TPS - V inVillage - Vile Parle, Taluka - Andheri , District - Mumbai Suburban , PIN - 400 057. The property falls in Residential Zone. It is at a traveling distance 950 Mtrs. from Vile Parle Railway Station.

### Building

The building under reference is having 1 basement + Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential



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purpose. 2nd Floor is having 2 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 3 Bedroom + Living Room + Passage + 3 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 1st August 2024**

|   |   |                |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 906.00 Sq. Ft. |
|---|---|----------------|

### **Deduct Depreciation:**

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 2024 (As per occupancy certificate)                    |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | Less Than 1 Year                                       |
| Cost of Construction  | : | 996.60 Sq. Ft. X ₹ 2,800.00 = ₹ 27,90,480.00           |
| Depreciation $\{(100 - ) \times (0 / 60)\}$                                 | : | N.A. Age of Property below 5 year                      |
| Amount of depreciation  | : | ₹ 0.00   |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,94,265/- per Sq. M.<br>i.e. ₹ 18,048/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | N.A. Age of Property below 5 year                      |
| Value of property as on 1st August 2024                                     | : | 906.00 Sq. Ft. X ₹ 39,000 = ₹ 3,53,34,000.00           |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|  |   |   |
|--|---|---|
| <b>Fair value of the property as on 1st August 2024</b>    | : | <b>₹ 3,53,34,000.00 - ₹ 0.00 = ₹ 3,53,34,000.00</b> |
| <b>Total Value of the property</b>                         | : | <b>₹₹ 3,53,34,000.00</b>                            |
| <b>The realizable value of the property</b>                | : | <b>₹3,18,00,600.00</b>                              |
| <b>Distress value of the property</b>                      | : | <b>₹2,82,67,200.00</b>                              |
| <b>Insurable value of the property (996.60 X 2,800.00)</b> | : | <b>₹27,90,480.00</b>                                |
| <b>Guideline value of the property (996.60 X 18048.00)</b> | : | <b>₹1,79,86,637.00</b>                              |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - A, "Alok Apartment CHSL", Plot No. 68 & 69, TPS - V, Mahant Road Extension, Prarthana Samaj Cross Road, Village - Vile Parle, Taluka - Andheri , District - Mumbai Suburban , PIN - 400 057, State - Maharashtra, Country - India for this particular purpose at **₹ 3,53,34,000.00 (Rupees Three Crore Fifty Three Lakhs Thirty Four Thousands Only)** as on 1st August 2024

### **NOTES**



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1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st August 2024** is **₹ 3,53,34,000.00 (Rupees Three Crore Fifty Three Lakhs Thirty Four Thousands 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- VALUATION

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                          | : | 1 basement + 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 2 <sup>nd</sup> Floor                       |
| 3  | Year of construction  | : | 2024 (As per occupancy certificate)   |
| 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" Thk. Brick Masonery.                         |
| 8  | Partitions  | : | 6" Thk. Brick Masonery.   |
| 9  | Doors and Windows   | : | Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, . |
| 10 | Flooring  | : | Vitrified Tile Flooring.  |
| 11 | Finishing   | : | Cement Plastering + POP Finish.   |



| Technical details |  | Main Building   |
|-------------------|--|---|
| 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 plumbing with C.P. fittings. Electrical wiring with concealed |
|                   | (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.                                   | :   |
| 17                | Compound wall<br>Height and length<br>Type of construction                                       | : All external walls are 9" thick and partition walls are 6" thick.       |
| 18                | No. of lifts and capacity  | : 1Lift   |
| 19                | Underground sump – capacity and type of construction   | : Connected to Municipal Sewerage System                                  |
| 20                | Over-head tank<br>Location, capacity<br>Type of construction                                     | : Connected to Municipal Sewerage System                                  |
| 21                | Pumps- no. and their horse power   | : May be provided as per requirement                                      |
| 22                | Roads and paving within the compound<br>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



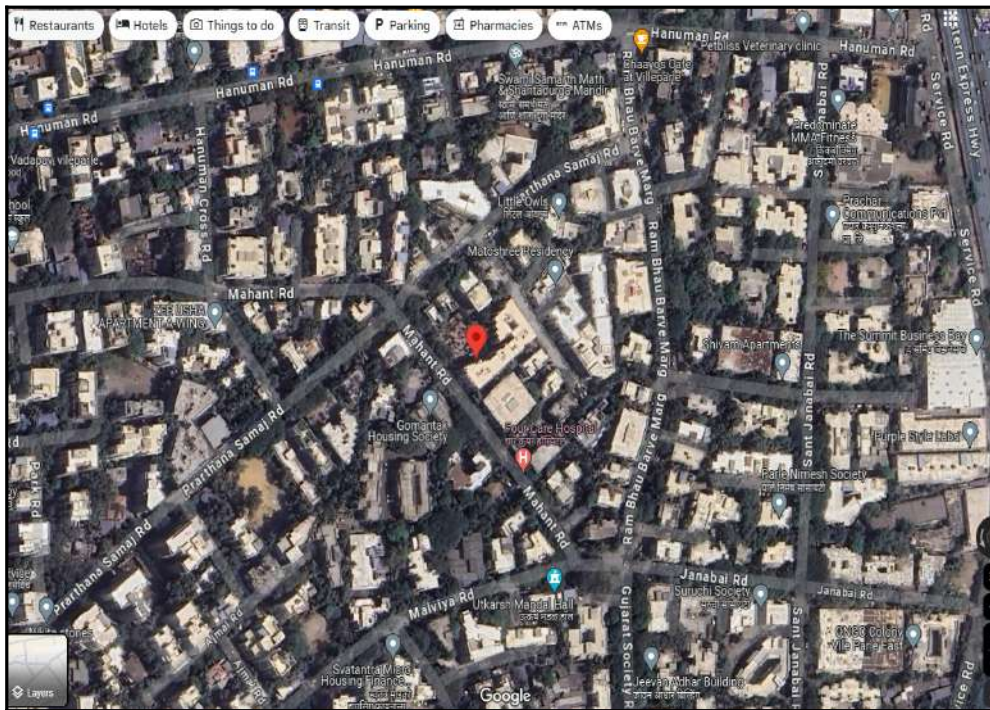
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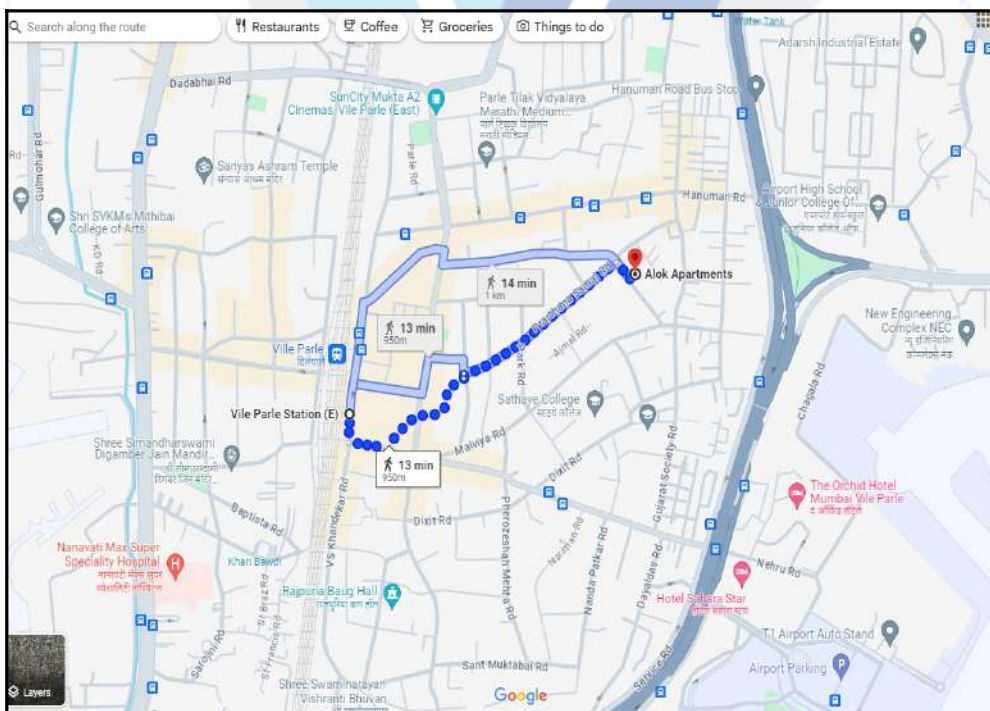
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## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°6'7.5"N 72°51'4.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vile Parle - 950 Mtrs. ).

## Ready Reckoner Rate

| DIVISION / VILLAGE : VILE PARLE EAST<br>Commence From 1st April 2024 To 31st March 2025   |  |        |                 |                       |        |            |
|---|--|--------|-----------------|-----------------------|--------|------------|
| Type of Ared  | Urban  |        | Local Body Type | Corporation "A" Class |        |            |
| Local Body Name   | Municipal Corporation of Greater Mumbai  |        |                 |                       |        |            |
| Land Mark   | Terrain: Village Boundary to the North, Western Express Highway to the East, Ward Boundary to the South, and Railway Line to the West.TPS Vile Parle No.I, II, IV and IV-A |        |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up  |  |        |                 |                       |        |            |
| Zone  | Sub Zone   | Land   | Residential     | Office                | Shop   | Industrial |
| 36  | 36/183   | 108770 | 215850          | 248230                | 315900 | 215850     |
| TPS Vile Parle II, FP No. 1, 2, 7, II, 12, 19, 23, 28, 29, 32, 37, 38, 41, 46, 47, 50, 54, 55, 56, 64, 65, 68, 71, 73, 74, 78A, 79, 82, 83, 84, 85, 86, 88, 89, 92, 93, 94, 96, 99, 100, 101, 105, 105, 107, 108, 108A, 110, 111, 112, 114, 115, 116, 117, 119, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 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, 199A, 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, 238A, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 254A, 255, 256, 257, 258, 259, 260, 261, 262. |  |        |                 |                       |        |            |
| Compare With Previous Year  |  |        |                 |                       |        |            |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 215850             |                 |                  |                |
| Flat Located on 2 <sup>nd</sup> Floor  | -                  |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>2,15,850.00</b> | <b>Sq. Mtr.</b> | <b>20,053.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 108770             |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 107,080.00         |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 100%               |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,94,265.00</b> | <b>Sq. Mtr.</b> | <b>18,048.00</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  |

### 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

|                         |               |                 |                 |
|-------------------------|---------------|-----------------|-----------------|
| Property                | Flat          |                 |                 |
| Source                  | Housing.Com   |                 |                 |
| Floor                   | -             |                 |                 |
|                         | <b>Carpet</b> | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 635.00        | 698.50          | -               |
| <b>Percentage</b>       | -             | 10%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹45,669.00    | ₹41,518.00      | -               |

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**OVERVIEW** FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A

**Property Location**  
Alok Apartment, Park Road, Vile Parle East, Mumbai

**Around This Property**

- School**  
B. L. Ruia High school **2 mins** (0.8 km)
- Hospital**  
Dr. Ashish Joshi - (MOC Vile Parle) M | O | C Cancer Care... **2 mins** (0.4 km)

[View more on Maps](#)

**Property Overview**

|                                       |  |
|---------------------------------------|--|
| <b>Project Name</b><br>Alok Apartment | <b>Brokerage</b><br>₹2.9 Lacs<br><a href="#">Access Zero Brokerage Properties &gt;</a> |
| <b>Price</b><br>₹2.9 Cr               | <b>Carpet Area</b><br>635 sq.ft  |
| <b>Bedrooms</b><br>2                  | <b>Bathrooms</b><br>2  |
| <b>Parking</b><br>1 Open Parking      | <b>Balcony</b><br>No Balcony   |

Added  
13 days ago

**About this property**

Value Deal Close to Station Airport Temples Schools More About This Property Best 2 BHK Flat for modern-day lifestyle is now available for sale. Grab this 2 BHK property for sale in one of Mumbai's top location, Vile Parle East. It is situ [Read More](#)

**Awesome! Better priced property in this area**

**Contact Seller**  
Rudra Realty  
Housing Expert Pro  
+9188500.....

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

**Get Contact Details**

**Still deciding?**  
Shortlist this property for now & easily come back to it later.

[Share](#)

|                  |               |                 |                 |
|------------------|---------------|-----------------|-----------------|
| Property         | Flat          |                 |                 |
| Source           | square yards  |                 |                 |
| Floor            | -             |                 |                 |
|                  | <b>Carpet</b> | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 907.00        | 997.70          | -               |
| Percentage       | -             | 10%             | -               |
| Rate Per Sq. Ft. | ₹40,022.00    | ₹36,384.00      | -               |

**square yards** Mumbai Buy Rent Projects Agents Services Resources Data Intelligence Property

Home > New Projects in Mumbai > Projects in Vile Parle East > Vijayraj Alok Apartment

### Vijayraj Alok Apartment

Vile Parle East, Mumbai

**₹ 21.16 Lac to 3.63 Cr**

Status: Advanced Stage Construction

**Project Size**  
45 units • 0.33 Acres

**Configurations:** Studio, Flat, Office Space, Retail Shop from 175 Sq. Ft. to 907 Sq. Ft. (Carpet)

15 Photos Map

**RERA Update** RERA REPORT Tower Wise Inventory Construction Status

**Valuation Report** DOWNLOAD SAMPLE Estimated Market Value Rental Value Govt. Value

**Why Invest through Square Yards?**

- Zero Brokerage**  
100% Service, 0% Brokerage
- Full Service Support**  
Our sales personnel are accountable for every step
- Lowest Price Guaranteed**  
If you find a lower price anywhere, tell us and we will match it.

**Rating**

- Sports & Outdoor: Ample (4.5/5)
- Club House: Premium (4.5/5)
- Specifications: Superior (4.5/5)
- Green Area: Large (4.5/5)
- Fittings & Furnishing: Superior (4.5/5)

**Decision Drivers**

- Connectivity: 6.2
- Lifestyle: 6.4
- Livability: 7.1
- Value for Money: 7.2

Overview Regulatory Information Floor Plans Price List Data Intelligence Amenities Specifications

Vijayraj Alok Apartment - Project Info

Hey there! We are here to help? Start Chat

## Sale Instances

|                         |               |                 |                 |
|-------------------------|---------------|-----------------|-----------------|
| Property                | Flat          |                 |                 |
| Source                  | Index no.2    |                 |                 |
| Floor                   | -             |                 |                 |
|                         | <b>Carpet</b> | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 635.00        | 698.50          | -               |
| <b>Percentage</b>       | -             | 10%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹38,244.00    | ₹34,767.00      | -               |

|   |  |   |
|---|--|---|
| 7/30/24, 10:54 AM   | igr_11265  |   |
| 11265514<br>23-08-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                                       | <b>सूची क्र.2</b>  | दुय्यम निबंधक : सह दु.नि. अंधेरी 7<br>दस्त क्रमांक : 11265/2024<br>नोंदणी :<br>Regn:83m |
| <b>गावाचे नाव : विलेपार्ले</b>  |  |   |
| (1)विलेखाचा प्रकार  | करारनामा   |   |
| (2)मोबदला   | 23100000   |   |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 14771694.75  |   |
| (4) भू-मापन,पेटहिसा व परक्रमांक(असल्यास)  | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्रमांक 302,तिसरा मजला,बी -विंग,आलोक अपार्टमेंट को-ऑप.हो.सो.ली.,प्रार्थना समाज रोड,महंत रोड,विलेपार्ले पूर्व,मुंबई -400057,सदनिकेचे क्षेत्र 635.40 चौरस फुट रेरा कार्पेट,सोबत एक कार पार्किंग,महसूल व वनविभाग मंत्रालय, दि.31/03/2021 यांचे आदेश क्र. मुद्रांक /2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1 (धोरण) अन्वये महिला खरेदीदार असल्याने मु.शु. मध्ये 1 टक्क्यांनी सूट देण्यात येत आहे. व सदर सवलतीत सुधारित आदेशानुसार महसूल व वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकानुसार सवलत देण्यात आली आहे. ( Final Plot Number : 68.69 ; ) |   |
| (5) क्षेत्रफळ   | 64.95 चौ.मीटर  |   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |   |
| (7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.                        | 1): नाव.-विजयराज देव्हलपर्स एल.एल.पी. तर्फे भागीदार विजय येवलेकर यांच्या तर्फे मुखत्यार सचिन वाघे वय:-46 पत्ता:-प्लॉट नं. ऑफिस 102, माळी नं. -, इमारतीचे नाव: आदिती , ब्लॉक नं: दादर,मुंबई , रोड नं: शिव सेना भवन पथ , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AARFV7711N   |   |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता   | 1): नाव.-नेहा शोखर रायकर वय:-41; पत्ता:-प्लॉट नं: सदनिका क्रमांक 802,विंग -ग, माळी नं. -, इमारतीचे नाव: जय विजय को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई , रोड नं: पारसीवाडा, बुक माय थो बिल्डिंग जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-AHXPR9080R.  |   |
| (9) दस्तावेज करून दिल्याचा दिनांक   | 21/06/2024   |   |
| (10)दस्ता नोंदणी केल्याचा दिनांक  | 21/06/2024   |   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 11265/2024   |   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 1155000  |   |
| (13)बाजारभावाप्रमाणे नोंदणी 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.   |   |
| <a href="https://staging.vastukala.co.in:8888/igrSearch/667768fad0e4ef40670aeb06">https://staging.vastukala.co.in:8888/igrSearch/667768fad0e4ef40670aeb06</a> |  |   |
|   |  | 1/1   |

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st August 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 3,53,34,000.00 (Rupees Three Crore Fifty Three Lakhs Thirty Four Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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