



Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

Head Office : 403, Asha Deep ,Azad Road, Andheri (East) Mumbai - 400 069 .

Contact No : 9870666692

REF. AVE/MUMBAI/ SIONI / MARCH-059

Date :- 18/03/2024

To,
State Bank of India,
SBI Sioni, Branch,
Mumbai.

VALUATION REPORT (In Respect Of Flat)

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property for Banking Purpose
2	a) Date of inspection : 18/03/2024
	b) Date on which the valuation is made : 18/03/2024
3	List of documents produced for perusal :
	i) : Draft Agreement for Sale Year 2024.
	ii) : Agreement for Sale Dated 10/04/2019. (Old Agreement)
	iii) : Index II Sr. No. Kurla-2-4387/2019. Dated 10/04/2019.
	iv) : Occupancy Certificate No. CHE/ES/1597/T/337(NEW)/OCC/1/New. Dated 14/07/2020. Issued by MCGM. (For Ground / Stilt + 12th & 13th (Part) Upper Floors)
4	Name of the Purchaser / owner and their address(es) : Jiteshkumar Mhhanlal Jain. (Proposed Purchaser) Manjula Mohanlal Jain. (Proposed Purchaser) Resident at, Flat No. 1201, Runwal Olive, Mulund Goregaon Link Road, Near Runwal Greens, Bhandup (West), Mumbai 400 078.
5	Brief description of the property : Flat No. 503 on 5 th Floor, Building known as "PARIJATAK Co-Operative Housing Society Limited", Situated at C. T. S. No. 1312, 1313, 1313/1 to 1313/17 of Village Mulund, Near Paritaj Nursing Home & State Bank of India Bank, Dr. Ambedkar Road, Mulund (West), Mumbai 400 080. (Along with One Car Parking Space)
6	Location of property
	a) Plot No./Survey No. : -
	b) Door No. : Flat No. 503
	c) C.T.S. No./Village : C. T. S. No. 1312, 1313, 1313/1 to 1313/17 of Village Mulund
	d) Ward/Taluka : Kurla
	e) Mandal /District : Mumbai
	f) Date of issue and validity of layout of approved map/plan : Occupancy Certificate No. CHE/ES/1597/T/337(NEW)/OCC/1/New. Dated 14/07/2020. Issued by MCGM. (For Ground / Stilt + 12th

			& 13th (Part) Upper Floors)																		
	g) Approved map/plan issuing authority	:	Municipal Corporation of Greater Mumbai																		
	h) Whether genuineness or authenticity of approved map/plan is verified	:	Yes, approving authority MCGM It is authentic																		
	i) Any other comments by our empanelled valuers on authenticity of approved plan	:	Yes, approving authority MCGM It is authentic																		
7	Postal Address of the property																				
8	City /Town	:	Mumbai																		
	Residential Area	:	Yes																		
	Commercial Area	:	No																		
	Industrial Area	:	No																		
9	Classification of the area																				
	i) High/Middle /Poor	:	Middle Class Locality.																		
	ii) Urban/Semi Urban/Rural	:	Urban.																		
10	Coming under Corporation limit/Village Panchayat/Municipality	:	Municipal Corporation of Greater Mumbai																		
11	Whether covered under any State / Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area /cantonment area	:	No																		
12	Boundaries of the property Dimensions of the side	:	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:25%; text-align: center;">A</th> <th style="width:25%; text-align: center;">B</th> </tr> <tr> <th></th> <th style="text-align: center;">As per Deed</th> <th style="text-align: center;">Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td style="text-align: center;">N.A</td> <td>Dr. Ambedkar Road</td> </tr> <tr> <td>South</td> <td style="text-align: center;">N.A</td> <td>SBI Bank</td> </tr> <tr> <td>East</td> <td style="text-align: center;">N.A</td> <td>Zen Hospital</td> </tr> <tr> <td>West</td> <td style="text-align: center;">N.A</td> <td>Paritaj Nursing Home</td> </tr> </tbody> </table>		A	B		As per Deed	Actuals	North	N.A	Dr. Ambedkar Road	South	N.A	SBI Bank	East	N.A	Zen Hospital	West	N.A	Paritaj Nursing Home
		A	B																		
		As per Deed	Actuals																		
	North	N.A	Dr. Ambedkar Road																		
	South	N.A	SBI Bank																		
East	N.A	Zen Hospital																			
West	N.A	Paritaj Nursing Home																			
13	Extent of the site		<p>a) Rera Carpet area is 532.00 Sq. Ft. (49.38 Sq. Mt.) As per Draft Agreement for Sale. Is Considered for Valuation.</p> <p>b) Built Up area is 585.00 Sq. Ft. (54.35 Sq. Mt.)</p>																		
14	Extent of the site considered for valuation	:	Rera Carpet area is 532.00 Sq. Ft. (49.38 Sq. Mt.) As per Draft Agreement for Sale. Is Considered for Valuation.																		
15	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month	:	Tenant Occupied Flat																		
II. APARTMENTBUILDING																					
1	Nature of the Apartment	:	Residential Flat is with (2 BHK)																		
2	Description of the locality(Residential/Commercial/Mixed	:	Residential																		
3	Year of Construction	:	Year 2020. (04 Year)																		
4	Number of Floors	:	Building is with Ground / Stilt + 12th & 13th (Part) Upper floors with 03 Lifts.																		
5	Type of Structure	:	RCC Frame Structure																		
6	Number of Dwelling units in the building	:	04 Residential Flat on Typical Floor of the Building																		
7	Quality of Construction	:	Good																		
8	Appearance of the Building	:	Good																		
9	Maintenance of the Building	:	Good																		
10	Facilities Available																				
	Lift	:	03 Lifts.																		
	Protected Water Supply	:	Yes, Municipal Water.																		
	Underground Sewerage	:	Yes, Municipal Sewerage.																		
	Car Parking–Open/Covered	:	Yes, One Car Parking Space.																		
	Does compound wall exist?	:	Yes																		
	Is pavement laid around the building?	:	Provided																		

III	Flat			
1	The floor on which the flat is situated	:	5 th Floor	
2	Door No. of the flat	:	Flat No. 503	
3	Specification of the flat			
	Roof	:	RCC Roof Slab	
	Flooring	:	Vitrified Flooring	
	Doors	:	Teak Wood Door	
	Windows	:	Aluminum Sliding Windows	
	Fittings	:	Concealed	
	Finishing	:	Plaster & Distempered	
4	House Tax	:	Details Not Available	
	Assessment No.	:	Details Not Available	
	Tax paid in the name of	:	Details Not Available	
	Tax amount	:	Details Not Available	
5	Electricity Service Connection No.	:	Details Not Available	
	Meter Card is in the name of	:	Details Not Available	
6	How is the maintenance of the flat?	:	Good	
7	Sale Deed executed in the name of	:	Agreement Not Yet Registered	
8	What is the undivided area of land as per Sale Deed?	:	Details Not Available	
9	What is the plinth area of the flat?	:	Built Up area is 585.00 Sq. Ft. (54.35 Sq. Mt.)	
10	What is the floor space index(approx.)?	:	As per actual	
11	What is the Carpet Area of the flat?	:	Rera Carpet area is 532.00 Sq. Ft. (49.38 Sq. Mt.) As per Draft Agreement for Sale. Is Considered for Valuation.	
13	Is it being used for Residential or Commercial purpose?	:	Residential	
14	Is it Owner-occupied or let out?	:	Tenant Occupied Flat	
15	If rented, what is the monthly rent?	:	Rs. 44,000/- Per month	
IV	RATE			
1	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications	:	Rs. 30,500/- per Sq. Ft. on Carpet Area	
2	Guideline rate obtained from the Registrar's office		BUA 585.00 Sq. Ft. X Rs. 12,326/- Per Sq. Ft. = Rs. 72,10,710/-	
V	COMPOSITE RATE ADOPTED			
a.	Age of the building	:	04 Year	
	Life of the building estimates	:	56 Years (With Proper & Regular Maintenance & Repair)	
b.	Total composite rate arrived for valuation			
	Depreciated Building Rate VI(a)	:	Rs. 3,000/-	
	Rate for land & other V(3)(ii)	:	Rs. 27,500/-per sq. ft.	
	Total Composite Rate	:	Rs. 30,500/-per Sq. Ft. On Carpet Area	
Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.1.	Present value of the flat	Carpet area is 532.00 Sq. Ft.	Rs. 30,500/-	Rs. 1,62,26,000/-
1.2.	Others(Allotments/ Separate purchased car park or extended area etc.)	1 Car Parking	Rs. 12,00,000/-	Rs. 12,00,000/-
2	Wardrobes	N.A		
3	Showcases	N.A		
4	Kitchen Arrangements	Granite Kitchen Platform		
5	Superfine Finish	Good		

6	Interior Decorations	N.A
7	Electricity Deposits / Electrical Fittings etc.,	Concealed
8	Extra Collapsible Gates / Grill works etc.,	N.A
9	Potential Value, If any	N.A
10	Others	N.A
	Total	Rs. 1,74,26,000/-
(Rupees One Crore Seventy Four Lakhs Twenty Six Thousand Only)		

a) The undersigned has inspected the property detailed in the Valuation Report dated 18/03/2024. We are satisfied that the realizable value of the property is Rs. 1,74,26,000/- (Rupees One Crore Seventy Four Lakhs Twenty Six Thousand Only)

b) Distress Value 80% = Rs. 1,39,40,800/- (Rupees One Crore Thirty Nine Lakhs Forty Thousand Eight Hundred Only)

Justification Note.

As Per our opinion, due to the following reasons there is difference between market value & guide line value of the Property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
2. Market price is the value of asset for transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market force so supply and demand.
3. Particular amenities & features are not considered in guideline rates.
4. Market value of property may vary from site to site, demand & supply chain, Features & Amenities.
5. In the Case of variation 20% or more in the valuation proposed by the value and the guideline value provided in the state Govt. Notification or income tax gazette Justification on variation has to given. **Guideline value set by Government where as market value set by seller.**

The undersigned has inspected the property detailed in the valuation report date _____ We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ Only)

Date: 18/03/2024

Place: Mumbai

Signature
(Name of the Branch Manager With Office Seal)

Enclosures:

- Sale instance/price trends in the locality
- Government Ready Reckoner Rate
- Declaration-cum-undertaking from the valuer (Annexure-I)
- Model code of conduct for valuer (AnnexureII)

Format of undertaking to be submitted by Individuals/proprietor/partners/ Directors DECLARATION-CUM-UNDERTAKING

I, Prahlaad Mansingh Aher son of Mansingh Aher do here by solemnly affirm and state that:

I am a citizen of India

I will not undertake valuation of any assets in which I have a direct or in direct interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me

The information furnished in my valuation report dated 18/03/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

My representative has personally inspected the property on 18/03/2024 The work is not subcontracted to any other valuer and carried out by myself.

Valuation report is submitted in the format as prescribed by the Bank.

I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

I have not been removed / dismissed from service / employment earlier.

I have not been convicted of any offence and sentenced to a term of imprisonment.

I have not been found guilty of misconduct in professional capacity.

I have not been declared to be of unsound mind.

I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

I am not an undischarged insolvent.

I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have

not elapsed after levy of such penalty.
I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
My PAN Card number is AAGPA9821M and GSTIN as applicable is 27AAGPA9821M1ZH
I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
I am registered under Section 34AB of the Wealth Tax Act,1957.
My CIBILS core and creditworthiness is as per Bank's guidelines.
I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
Further ,I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	Residential Flat.
2.	Purpose of valuation and appointing authority	To determine the Fair Market Value of the property.
3.	Identity of the valuer and any other experts Involved in the valuation	Prahalad Mansingh Aher.
4.	Disclosure of the valuer interest or conflict ,if any	I or any of my associates do not have any direct /indirect interest in the Assets valued
5.	Date of appointment, valuation date and date Of report	Date of report: 18/03/2024
6.	Inspections and/or investigation sunder taken;	Physical visual inspection of the property.
7.	Nature and sources of the information used or relied upon;	Assumptions are made to the best of our knowledge and belief. Reliance is based on the information provided to us by the identifier and the client based on circumstances / information provided / material content.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	MarketApproachMethodadoptedwherethevalueisestimatedbasedoninstancesofsales/quotesofsimilarassetsinthemarket
9	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location ,condition ,age of the building, amenities and various other infrastructural facilities available at and around the said property
11	Major factors that were not taken into account During the valuation;	Factors not mentioned in point no.10
12	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

DISCLAIMERS

*Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/of any nature.

*The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances / information provided / material content. The principle of 'BUYERS BEWARE' is applicable in case of sale / purchase of properties / assets.

*The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations

what so ever.

*As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.

*Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rdparty for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.

*It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/S. AHER, VALUERS & ENGINEERS within 15 days and M/S. AHER, VALUERS & ENGINEERS not responsible for any change in contents after expiry of 15 days from the date of the report.

*Encumbrances of loan, Govt. and other statutory dues, stamp duty, registration charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.

*The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.

*It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.

*It should be noted that MM/S. AHER, VALUERS & ENGINEERS value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

ASSUMPTIONS AND LIMITING CONDITIONS

*Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.

*In case of any dispute, assumption taken by Valuer shall over rule any other assumptions.

*Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.

*We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is no hypothecated /mortgaged.

*There is compliance with zoning and land use regulation.

*There is compliance with environmental laws ,all other laws what so ever which may affect the value of asset.

*All licenses necessary to operate the asset have been obtained.

*The asset would be properly maintained over its balance life.

*In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

CAVEAT

*This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or neither included in any published document, circular or statement nor published in any publication without the Valuer's written approval.

*Any sketch, plan or map in this report is included to assist the reader in visualizing the asset.

*The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses)are pre-determined.

*If the report is tampered or unsigned in any manner then it shall be considered void.

*This report should be read along with legal due diligence report.Value assigned herein is subject to this stipulation.

*This valuation report does not cover any indemnity (other than the limited liability mentioned as above).

Date:-18/03/2024.

Place: -Mumbai.

Signature of Panel Valuer

(ANNEXURE-II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

A valuer shall ,in the conduct of his / its business, follow high standard so integrity and fairness in all his / its dealings with his / its clients and other valuers.

A valuer shall maintain integrity by being honest, straight forward , and for the right in all professional relationships.

A valuer shall Endeavour to ensure that he / it provides true and adequate information and shall not misrepresent any factor situations.

A value shall refrain from being involved in any action that would bring disrepute to the profession.

A valuer shall keep public interest for most while delivering his services.

Professional Competence and Due Care

A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.

A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditor so consultants or information available in public domain and not generated by the valuer.

A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.

A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India(Prohibition of Insider Trading) Regulations, 2059 or till the time the valuation report becomes public, whichever is earlier.

A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to accompany or client’s needs.

As an independent valuer, the valuer shall not charge success fee.

In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

A valuer shall appear, co-operate and be available for inspections and investigation carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal ,the registered valuers organization with which he / it is registered ,or any other statutory regulatory body.

A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a preview .In the event of appealing case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality

A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause.(77) of Section 2 of the Companies Act, 2013 (18 of 2013).

A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and Costs

A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken , and is not inconsistent with the applicable rules.

A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his / its assignments.

A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

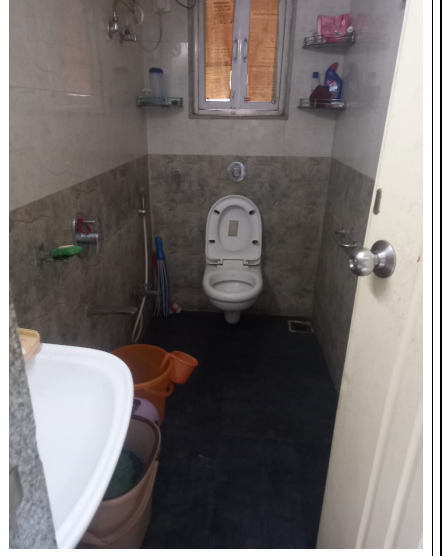
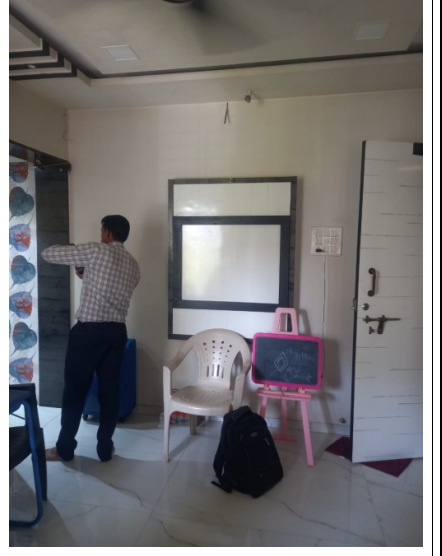
A valuer shall refrain from undertaking to review the work of another valuer of the same client except underwritten orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

A valuer shall follow this code as amended or revised from time to time

Name of the Valuer :

Aher's Valuers & Engineers Address: Flat No. 403, 4th floor, Asha Deep, Azad Nagar, Sioni (East), Mumbai-400069

Photographs



Route Map Of The Property

Parijatak Co-operative Housing Society

पारिजातक को-ऑपरेटिव्ह हाउसिंग सोसायटी
5.0 ★★★★★ (9)
Housing society

Overview

Reviews

About



Directions

Save

Nearby

Send to phone

Share

5WFX+3X4, Vidya Vihar, Mulund, Mulund West, Mumbai, Maharashtra 400080

Send to your phone

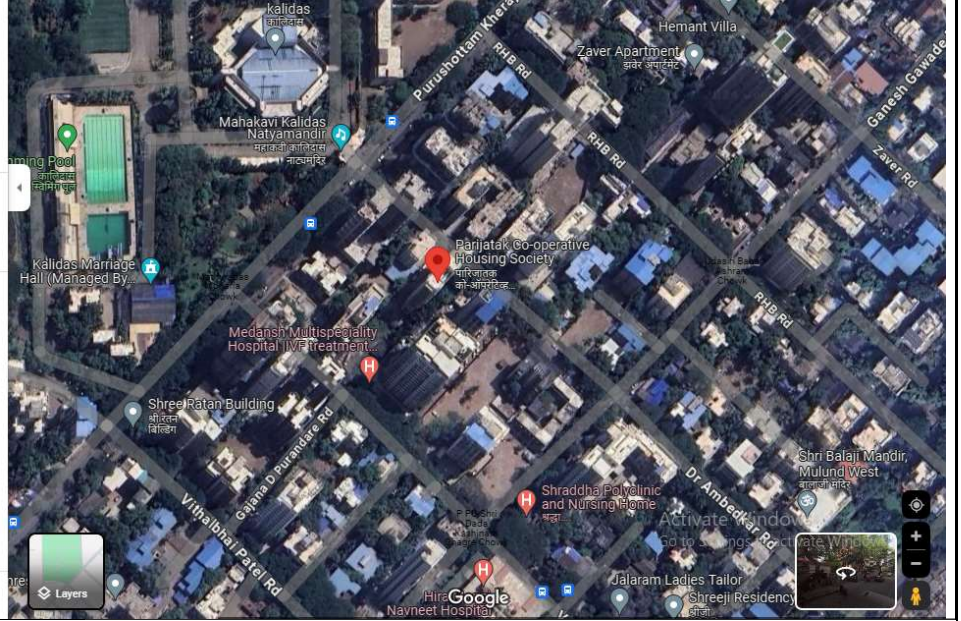
Claim this business

Your Maps activity

Add a label

Suggest an edit

Add missing information



Longitude Latitude: 19.17272988475803, 72.9499100065817

Ready Reckoner Rate Of The Property

वर्ष 2023-2024

भाषा मराठी

निवडलेला जिल्हा MumbaiSubUrban

गाव निवडा मुलुंड (प) - कुर्ला

ह्याद्वारे शोधा सर्व्हे नंबर लोकेशन

सर्व्हे नं. टाका 1312

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/567 -भूभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरीत सर्व मिळकती.	64240	132680	152580	176500	132680	चौ. मीटर	सि.टी.एस. नंबर

Price Indicators

3/18/24, 5:41 PM

3 BHK Flat/Apartment for Sale in Kalidas Road, Mumbai - 1266 Sq-ft

Buy Rent Sell Home Loans

Cr

Overview More Details Property Services

₹3.30 Cr EMI - ₹1.49L | [Get pre-approved loan](#)

3 BHK 1266 Sq-ft Flat For Sale in [Kalidas Road, Mumbai](#)

Photo not uploaded
by advertiser

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3 Beds 3 Baths 1 Balcony 2 Covered Parking

Carpet Area
1055 sqft
₹31,280/sqft

Floor
13 (Out of 14 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
North - East

Lifts
3

Furnished Status
Unfurnished

Car Parking
2 Covered

3/18/24, 5:43 PM

Resale 1 Bedroom 403 Sq.Ft. Apartment in GHP Parijatak CHS, Mulund West Mumbai - 6287247

Mumbai Buy Rent Projects Agents Services Resources

Data Intelligence Rent Prime Member Login

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund West > 1 BHK Flats in Mulund West > 1 Bedroom 403 Sq.Ft. Apartment in Mulund West



GHP Parijatak CHS
**1 Bedroom 403 Sq.Ft. Apartment
in Mulund West Mumbai**

Listing ID #6287247

₹ 1.2 Cr.

1 Bedroom
Unfurnished
2 Bathroom
403 Sq.Ft. (Carpet Area)
Road View

Recent Registered Sale Dec 2018 ₹ 70.00 L 484 Sq.ft

1 Photos Map

Vijay Sarangule

Whatsapp

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Valuation Report

₹1,699 - ₹999

- Estimated Market Value
- Rental Value
- Govt. Value

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square yards

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Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

Head Office : 403, Asha Deep ,Azad Road, Andheri (East) Mumbai - 400 069 .

Contact No : 9870666692

Professional Bill

BILLNO. March 059

To,
The Branch Manager,
State Bank of India
Sioni,
Mumbai.

Sr. No	Type of Works	Party's Name & Property Address	Valued amount	Fees Amount (Incl. all tax)
01	Valuation Report for the Residential Flat	<u>Purchaser-</u> Jiteshkumar Mhhanlal Jain. (Proposed Purchaser) Manjula Mohanlal Jain. (Proposed Purchaser) <u>Located at</u> Flat No. 503 on 5 th Floor, Building known as "PARIJATAK Co-Operative Housing Society Limited", Situated at C. T. S. No. 1312, 1313, 1313/1 to 1313/17 of Village Mulund, Near Paritaj Nursing Home & State Bank of India Bank, Dr. Ambedkar Road, Mulund (West), Mumbai 400 080. (Along with One Car Parking Space)	Rs. 1,74,26,000/-	Rs. 2,950/-
Total				Rs. 2,950/-
(Rupees Two Thousand Nine Hundred & Fifty only)				

Authorized Signatory