



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

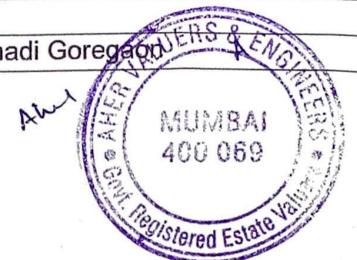
REF. AVE/MUMBAI/Malad/OCT-26

Date: 20/10/2024.

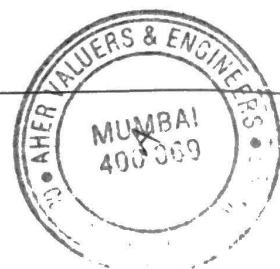
To,
The Chief Manager,
State Bank of India,
IFB, Malad (West) Branch,
Mumbai.

VALUATION REPORT

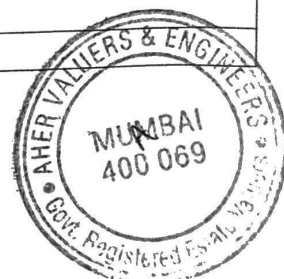
I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank Loan Purpose.
2.	a. Date of Inspection	20/10/2024
	b. Date on which the valuation is made	20/10/2024
3.	List of documents produced for perusal	
	Document	a) Agreement for Sale Dated 24/09/2002. b) Index II Sr. No. 5987/2002 Dated: 08/10/2002 c) Commencement Certificate No.: CHE/8163/BP(WS)/AP Dated: 28/02/2002. Issued by MCGM. (This CC is further extended for the entire work i.e. Part(Stilt) + Ground(Part) + 7 th Upper Floors as per amended plans approved dated 29/01/2002. d) Occupation Certificate No. CHE/8163/BP(WS)/AP Dated: 27/02/2003. Issued by MCGM. (For Building comprising of Ground(Pt) + Stilt(Pt) + 7 th Upper Floors).
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	MRUGESH RAJENDRA SHAH & ARUNA RAJENDRA SHAH Residential at, Flat No. 701 on 7th Floor, Building Known as "Krishna Apartment Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 97, C.T.S. No. 88, 88/1 to 4 of Village Pahadi Goregaon, Near Rosary Church, L.T. Road No. 6, Off. M. G. Road, Goregaon (West), Mumbai 400 062. (Flat No. 701 is Amalgamated with Flat No. 702 with Single Entrance)
4a	Name of the Owner's/ Seller's	MRUGESH RAJENDRA SHAH & ARUNA RAJENDRA SHAH
4b	Agreement for Development executed in the name of	MRUGESH RAJENDRA SHAH & ARUNA RAJENDRA SHAH
5.	Brief descriptions of the property	Flat No. 701 on 7th Floor, Building Known as "Krishna Apartment Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 97, C.T.S. No. 88, 88/1 to 4 of Village Pahadi Goregaon, Near Rosary Church, L.T. Road No. 6, Off. M. G. Road, Goregaon (West), Mumbai 400 062. (Flat No. 701 is Amalgamated with Flat No. 702 with Single Entrance)
6.	Location of property	
	a. Plot No. / Survey No.	Plot No. 97
	b. Door No.	Flat No. 701 on 7th Floor
	c. C.T.S. No. / Village	C.T.S. No. 88, 88/1 to 4 of Village Pahadi Goregaon



e. Mandal / District	Mumbai	
f. Date of issue and validity of layout of approved map / plan	Occupation Certificate No. CHE/8163/BP(WS)/AP Dated: 27/02/2003. Issued by MCGM. (For Building comprising of Ground(Pt) + Stilt(Pt) + 7 th Upper Floors).	
g. Approved map / plan issuing authority	MCGM	
h. Whether genuineness or authenticity of approved map / plan is verified	Yes, Approving authority is MCGM, It is authentic	
i. any other comments by our empanelled valuers on authentic of approved plan	Yes, Approving authority is MCGM, It is authentic	
7. Postal address of the property	Flat No. 701 on 7th Floor, Building Known as "Krishna Apartment Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 97, C.T.S. No. 88, 88/1 to 4 of Village Pahadi Goregaon, Near Rosary Church, L.T. Road No. 6, Off. M. G. Road, Goregaon (West), Mumbai 400 062. (Flat No. 701 is Amalgamated with Flat No. 702 with Single Entrance)	
8. City / Town	City.	
Residential Area	Yes.	
Commercial Area	--	
Industrial Area	--	
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	MCGM	
11. Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
12. Boundaries of the property		
North	CTS No. 89 / Jinal Apartment	
South	CTS No. 83	
East	CTS No. 93 / New Paradise	
West	L. T. Road No. 6	
13. Dimension of the site	As per Deed	Actuals
North	N.A.	CTS No. 89 / Jinal Apartment
South	N.A.	CTS No. 83
East	N.A.	CTS No. 93 / New Paradise
West	N.A.	L. T. Road No. 6
14. Extent of the site	a) Carpet area is about 790 Sq. Ft. (73.39 Sq. Mt.) As per Index II Sr. No. 5987/2002 Dated: 08/10/2002 b) Built up area is about 948 Sq. Ft. (88.07 Sq. Mt.) c) Saleable Built up area is about 1106 Sq. Ft. (102.74 Sq. Mt.) Is Considered for valuation.	
14.1 Latitude & Longitude & Co-ordinates of Flat	Latitude = 19°16'18.65" N Longitude = 72°83'70.13" E	
15. Extent of the site considered for valuation (least of 13A & 13B)	a) Built up area is about 948 Sq. Ft. (88.07 Sq. Mt.)	
16. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner & Rent – 75000/-P.M	



II APARTMENT BUILDING		
1.	Nature of the Apartment	Residential Flat is (2 BHK)
2.	Location	Near Rosary Church, L.T. Road No. 6, Off. M. G. Road, Goregaon (West), Mumbai 400 062.
	C.T.S. No./Survey No.	C.T.S. No. 88, 88/1 to 4 of Village Pahadi Goregaon
	Block No.	Borivali 6
	Ward No.	P/South
	Village / Municipality / Corporation	Village Pahadi Goregaon / MCGM Limits.
	Door No., Street Road (Pin code)	Flat No. 701 / L. T. Road No. 6 / Pin code 400 062.
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Locality.
4.	Year of Construction	About 2003.
5.	Number of Floors	Building is with Stilt + 6th Upper floors with 1 Lift.
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	2 Residential Flats on typical floor of the building.
8.	Quality of Construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available	
	Lifts	1 Lift.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage.
	Car parking – Open / Covered	Yes, Common Parking Space Provided.
	Is compound wall existing?	Yes
	Is pavement laid around the building?	Yes
III MARKETABILITY		
1.	How is the marketability?	Good.
2.	What are the factors favoring for an extra Potential Value?	Well-developed Residential locality.
3.	Any negative factors that are observed which affect the market value in general?	No.
IV RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details/reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 33,500/- per Sq. Ft. on Carpet area.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	Around Rs. 33,500/- per Sq. Ft. on Carpet area.
3.	Break – up for the rate	
	i. Building + Services	Rs. 2,500/- per Sq. Ft.
	ii. Land + Others	Rs. 31,000/- per Sq. Ft.



4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	BUA 948 Sq. Ft. @ Rs. 12,742/- = Rs. 1,20,79,416/-
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VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
	Age of the building	21 Years.
	Life of the building estimated	39 Years. (with proper & regular maintenance & repair)

DETAILS OF VALUATION				
Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Fair Market Value of the Flat	CA 790 SqFt	Rs. 33,500/- Per Sq. Ft.	Rs. 2,64,65,000/-
2	Parking			
	Total	Rs. 2,64,65,000/- (Rupees Two Crore Sixty Four Lakhs Sixty Five Thousand Only)		

- As a result of my appraisal and analysis, it is my considered opinion that the present
- Fair Market Value- Rs. 2,64,65,000/- Rupees Two Crore Sixty Four Sixty Five Thousand Only.**
 - Realizable Value-Rs. 2,51,41,750/-Rupees Two Crore Fifty One Lakh Forty One Thousand Seven Hundred & Fifty Only.**
 - Distress Value- Rs. 2,11,72,000/- Rupees Two Crore Eleven Lakh Seventy Two Thousand Only.**
 - Insurable Value:- Rs. 27,67,500/- Rupees Twenty Seven Lakh Sixty Seven Thousand Five Hundred Only**
 - Rental Value- Approx. Rs. 75,000/- Per Month.**

Justification Note.

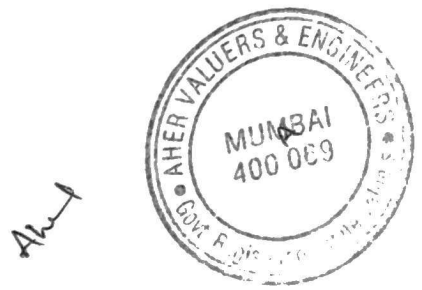
- As Per our opinion, due to the following reasons there is difference between market value & guideline value of the Property mentioned in report:
- Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The 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.
 - Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
 - Particular amenities & features are not considered in guideline rates.
 - Market value of property may vary from site to site, demand & supply chain, Features & Amenities.

The undersigned has inspected the property detailed in the valuation report date _____ on _____.

_____ We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only).

Date: _____ Signature _____
 Place: _____ (Name of the Branch Manager With Office Seal)

- Enclosures:**
- Photograph of owner/representative with property in background to be enclosed.
 - Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internetsites
 - 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 (Annexure II)



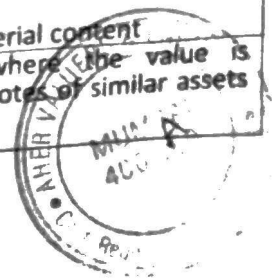
(ANNEXURE-I)
Format of undertaking to be submitted by Individuals/ proprietor/ partners/ Directors DECLARATION- CUM- UNDERTAKING

I, **Prahalad Mansingh Aher** son of **Mansingh Aher** do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect 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
- c. The information furnished in my valuation report dated **20/10/2024** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My representative has personally inspected the property on **20/10/2024** The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. 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.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. 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
- m. 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
- n. My PAN Card number is **AAGPA9821M** and GSTIN as applicable is **27AAGPA9821M1ZH**
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. I have read the International Valuation Standards (IVS) and the reports 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
- s. 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- x. 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: 20/10/2024
6.	Inspections and/or Investigations undertaken;	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;	Market Approach Method adopted where the value is estimates based on instances of sales/quotes of similar assets in the market

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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 of 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 whatsoever.

*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 5th party 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 overrule 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 not hypothecated/mortgaged.

*There is compliance with zoning and land use regulation

*There is compliance with environmental laws, all other laws whatsoever 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.

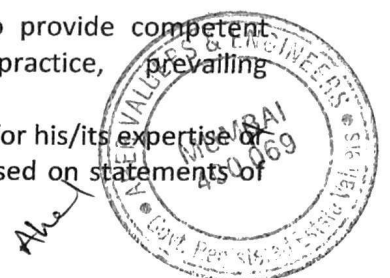
*This valuation report does not cover any indemnity (other than the limited liability mentioned as above).

MODEL CODE OF CONDUCT FOR VALUERS

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. 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.
9. 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 auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. 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

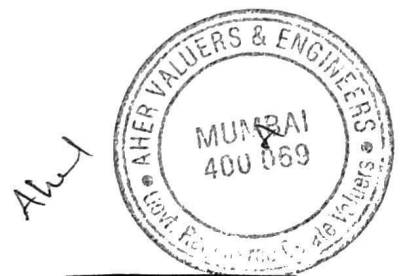
6. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
7. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
8. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
9. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
10. 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, 2015 or till the time the valuation report becomes public, whichever is earlier.
11. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
12. As an independent valuer, the valuer shall not charge success fee.
13. 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

6. 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

7. 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.
8. A valuer shall appear, co-operate and be available for inspections and investigations 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.
9. 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.
10. 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 peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



Gifts and hospitality

6. 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).

7. 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

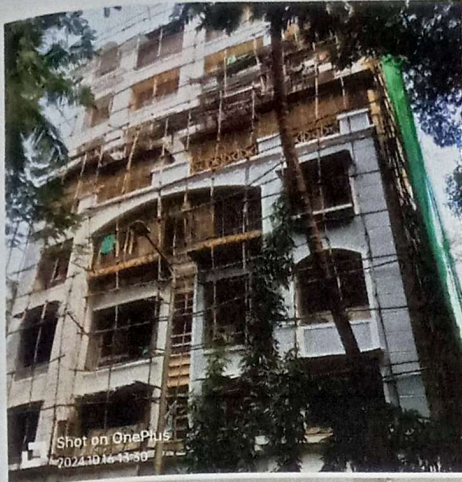
6. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
7. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**
8. 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.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

6. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
7. A valuer shall follow this code as amended or revised from time to time

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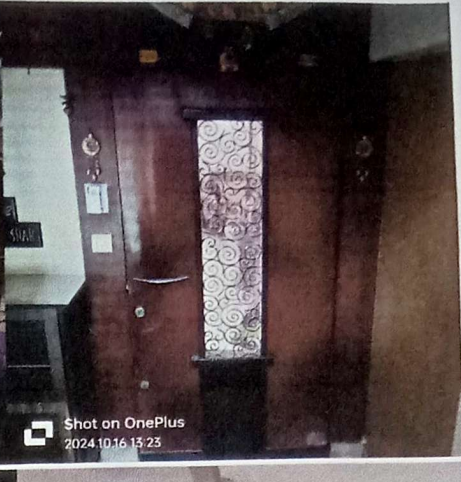




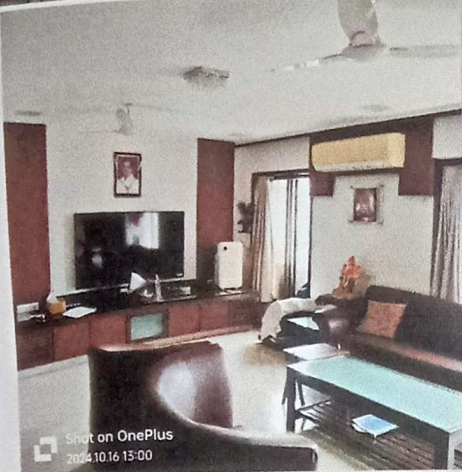
Shot on OnePlus
2024.10.16 13:30



Mumbai, Maharashtra, India
107, Kumbha Nagar, Goregaon West, Mumbai, Maharashtra 400104, India
Lat: 19.182837
Long: 72.838893
16/10/24 01:31 PM GMT +05:30



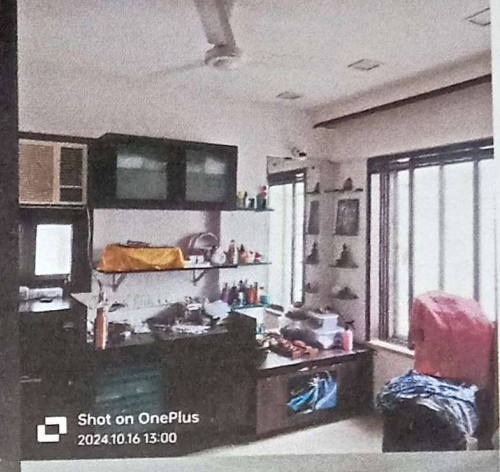
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Shot on OnePlus
2024.10.16 13:00



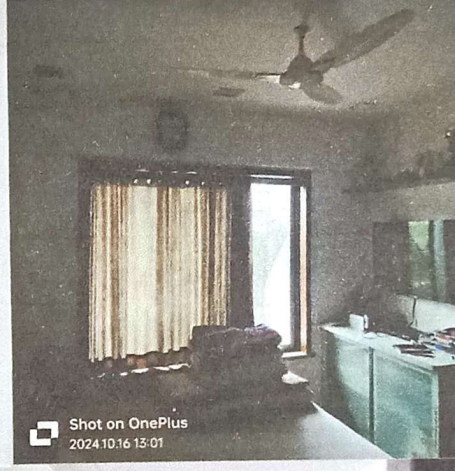
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2024.10.16 13:00



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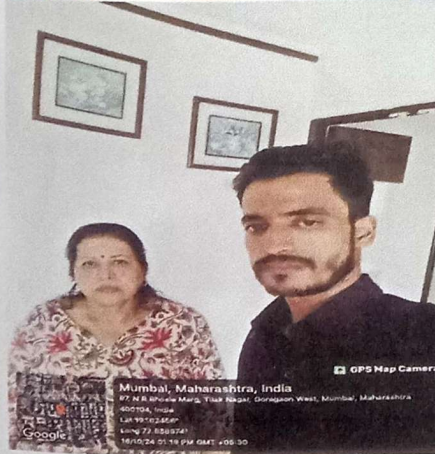
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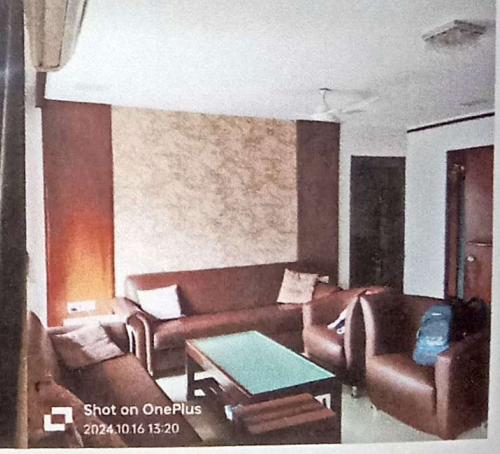
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2024.10.16 15:02



Mumbai, Maharashtra, India
97, N.B. Shinde Marg, Tisar Nagar, Goregaon West, Mumbai, Maharashtra
400104, India
Lat: 19.182837
Long: 72.838893
16/10/24 01:16 PM GMT +05:30



Shot on OnePlus
2024.10.16 13:03



Shot on OnePlus
2024.10.16 13:20



Aher

19°09'45.0"N 72°50'20.1"E

19°09'45.0"N 72°50'20.1"E

72.838801

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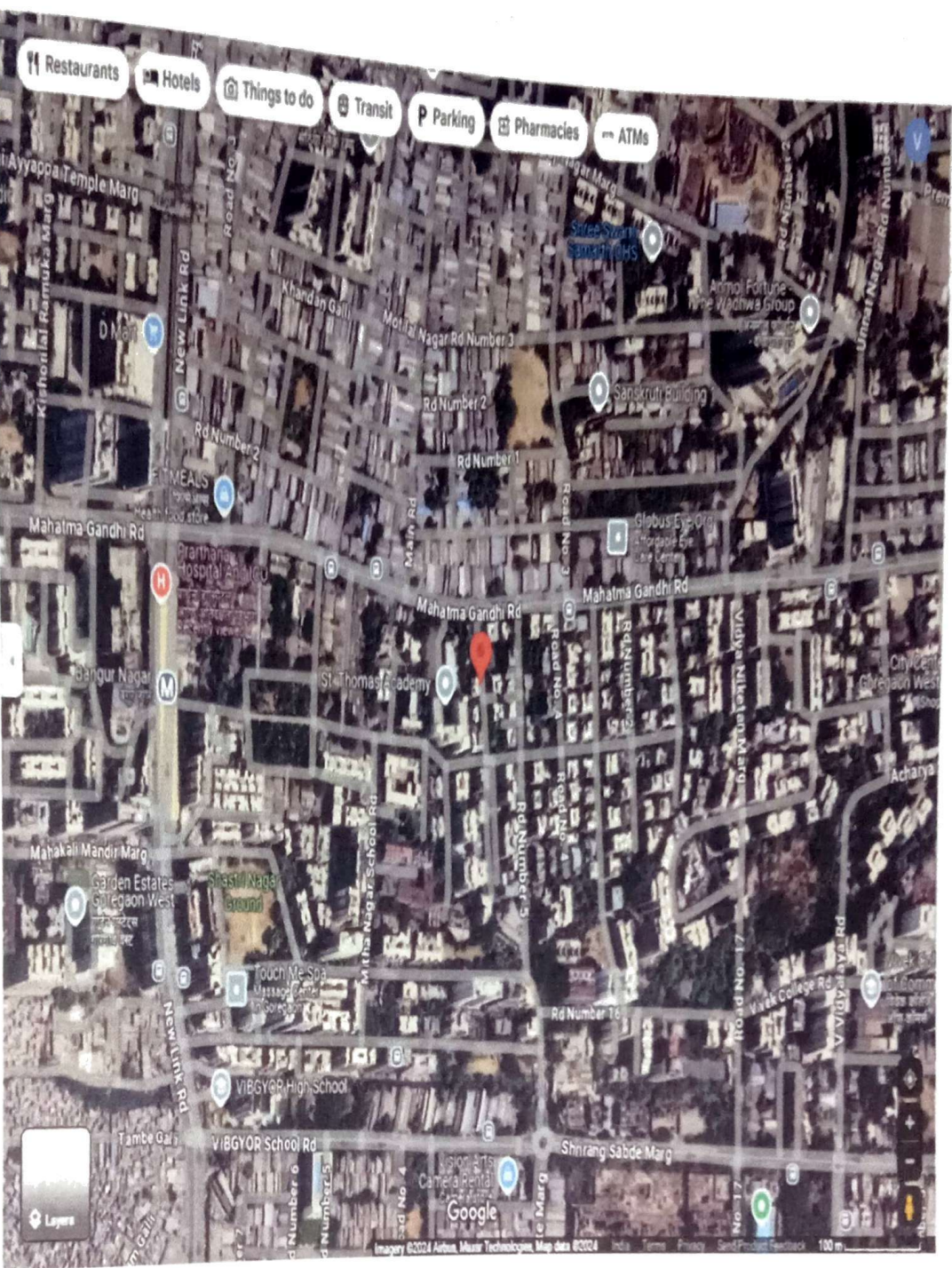
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Street View



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3 BHK Flat in Rustomjee Ozone Tower For Sale In Goregaon West

S. V. Road, Opp. Goregaon Chowk, Mahesh Nagar, Goregaon West, Mumbai, Maharashtra

Loan Verified

₹ 4.5 Crores

Non-negotiable

₹ 2.58 Lacs/Month

Estimated EMI

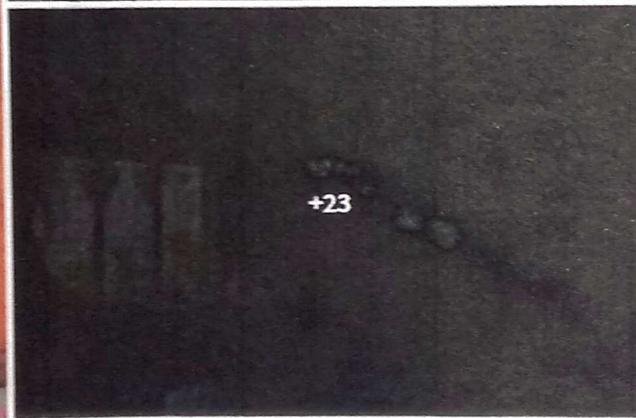
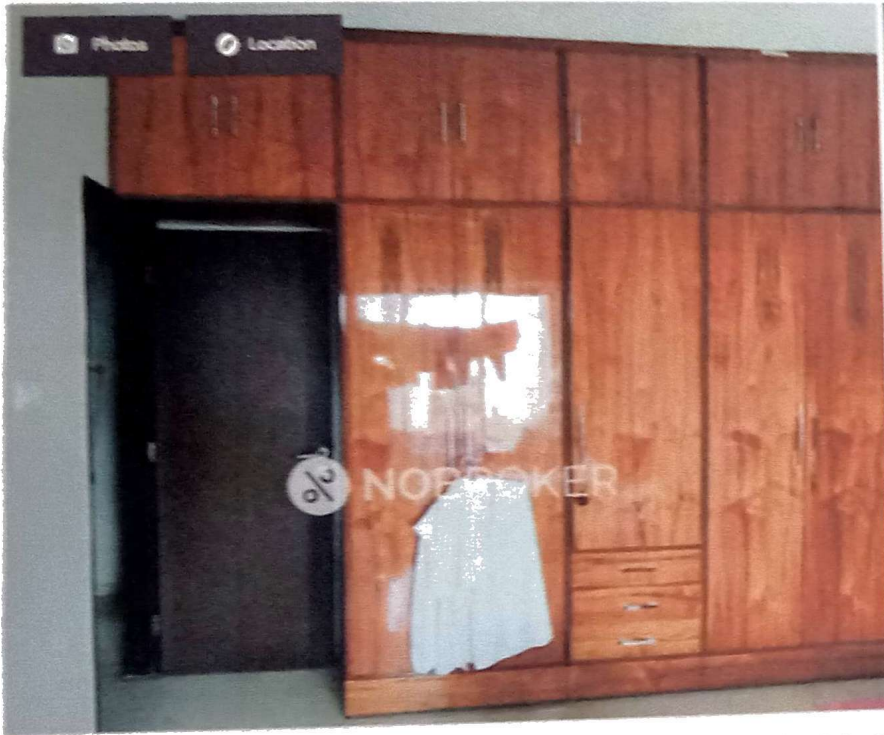
1,480

Sq. Ft.

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Shortlist

3 Bedroom

3 of 3 Rooms

3 Bathroom

1 of 3 Bathrooms

1

1 Kitchen

Car

1 Parking

Jul 11, 2024

Posted On

Immediately

Possession

Rustomjee Ozone T...

Apartment

Partial

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

Nearby: KADUNA BANK, GOREGAON WEST | Jogeshwari West | Sawant Yoga | Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | Goregaon (East)

Overview

Age of Building

>10 Years

Ownership Type

Self Owned

Activity On This Property

101

Unique Views

0

Shortlists

0

Comments