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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar**

Residential Flat No. 103, 1<sup>st</sup> Floor, "**Sadguru Co-op. Hsg. Soc. LTd.**", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India.

Latitude Longitude : 19°9'51.0"N 72°57'11.6"E

### Intended User:

**Cosmos Bank**  
**Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, "**Sadguru Co-op. Hsg. Soc. LTd.**", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar.**

Boundaries of the property

North : Palkhee Society  
South : Sachin CHSL  
East : Slum Area  
West : Nanepada Road

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 **₹ 93,17,760.00 (Rupees Ninety Three Lakhs Seventeen Thousands Seven Hundred And Sixty 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/87/2022-23

Encl.: Valuation report



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Residential Flat No. 103, 1<sup>st</sup> Floor, "Sadguru Co-op. Hsg. Soc. LTd.", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, 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 30.12.2024 for Housing Loan Purpose.
1	Date of inspection	25.12.2024
3	Name of the owner / owners	<b>Shri. Sachin Madhukar Paithankar &amp; Mrs. Manjusha Sachin Paithankar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 103, 1 <sup>st</sup> Floor, "Sadguru Co-op. Hsg. Soc. LTd.", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Nilesh Kulkarni (Tenant) Contact No. 9082455123
6	Location, Street, ward no	Municipality Ward No - T, Nanepada Road Village - Mulund (East), District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1057 of Village - Mulund (East) New Survey No - 113/4
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	<b>Carpet Area in Sq. Ft. = 418.61</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 400.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 480.00</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 081
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	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?	Tenant Occupied - Mr. Nilesh Kulkarni from 5 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available



26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Nilesh Kulkarni from 5 Years
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	20,000.00 (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 – 2010 (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>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 30.12.2024 for Residential Flat No. 103, 1<sup>st</sup> Floor, "**Sadguru Co-op. Hsg. Soc. LTd.**", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Shri. Sachin Madhukar Paithankar**.

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

1)	Copy of Agreement for sale Registration No. 07034/2009 Dated 04.12.2009 between M/s. Sadguru Developers(The Developers) And Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar(The Purchasers).
2)	Copy of Occupancy Certificate No. CE/4761/BPES/AT Dated 11.06.2010 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Commencement Certificate No. CE/4761/BPES/AT Dated 13.06.2007 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Share Certificate No. 04 bearing Nos. 31 to 40 having 5 Shares of Rs. 50/- each dated 01/09/2014 in the name of Shri. Sachin Madhukar Paithankar & Mrs. Manjusha S. Paithankar issued by Sadguru Co-op. Hsg. Soc. Ltd..
5)	Copy of Approved Building Plan No. CE/4761/BPES/AT Dated 11.06.2010 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Municipality Ward No - T, Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 081. The property falls in Residential Zone. It is at a traveling distance 1.5 km. from Mulund Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 7 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. 1st Floor is having 4 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + WC + Bathroom.(i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 30th December 2024**

The Built Up Area of the Residential Flat	:	480.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	480.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,44,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 2,82,240.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,330/- per Sq. M. i.e. ₹ 12,387/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,24,117/- per Sq. M. i.e. ₹ 11,531/- per Sq. Ft.
Value of property	:	480.00 Sq. Ft. X ₹ 20,000 = ₹96,00,000
Total Value of property as on 30th December 2024	:	₹96,00,000.00

(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 30th December 2024</b>	:	<b>₹ 96,00,000.00 - ₹ 2,82,240.00 = ₹ 93,17,760.00</b>
<b>Total Value of the property</b>	:	<b>₹ 93,17,760.00</b>
<b>The realizable value of the property</b>	:	<b>₹83,85,984.00</b>
<b>Distress value of the property</b>	:	<b>₹74,54,208.00</b>
<b>Insurable value of the property (480.00 X 2,800.00)</b>	:	<b>₹13,44,000.00</b>
<b>Guideline value of the property (480.00 X 11531.00)</b>	:	<b>₹55,34,880.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, "Sadguru Co-op. Hsg. Soc. LTd.", Nanepada Road, Village - Mulund (East), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India for this particular purpose at ₹ 93,17,760.00 (Rupees Ninety Three Lakhs Seventeen Thousands Seven Hundred And Sixty Only) as on 30th December 2024



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**NOTES**

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 **30th December 2024** is **₹ 93,17,760.00 (Rupees Ninety Three Lakhs Seventeen Thousands Seven Hundred And Sixty 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.



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**PART III- VALUATION**

I, hereby declare that

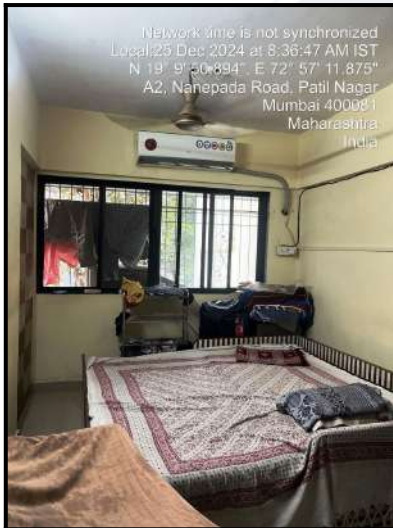
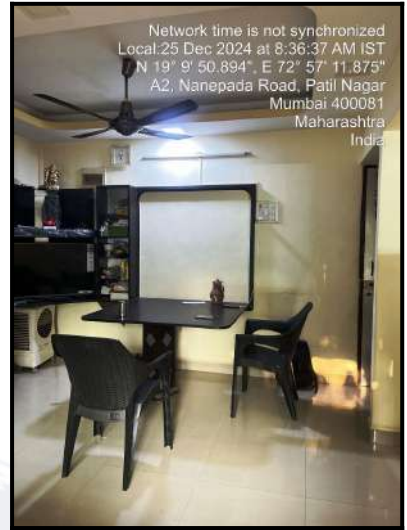
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;  
 b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 2010 (As per occupancy certificate)				
4	Estimated future life	: 46 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
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.	:	Superior White
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	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

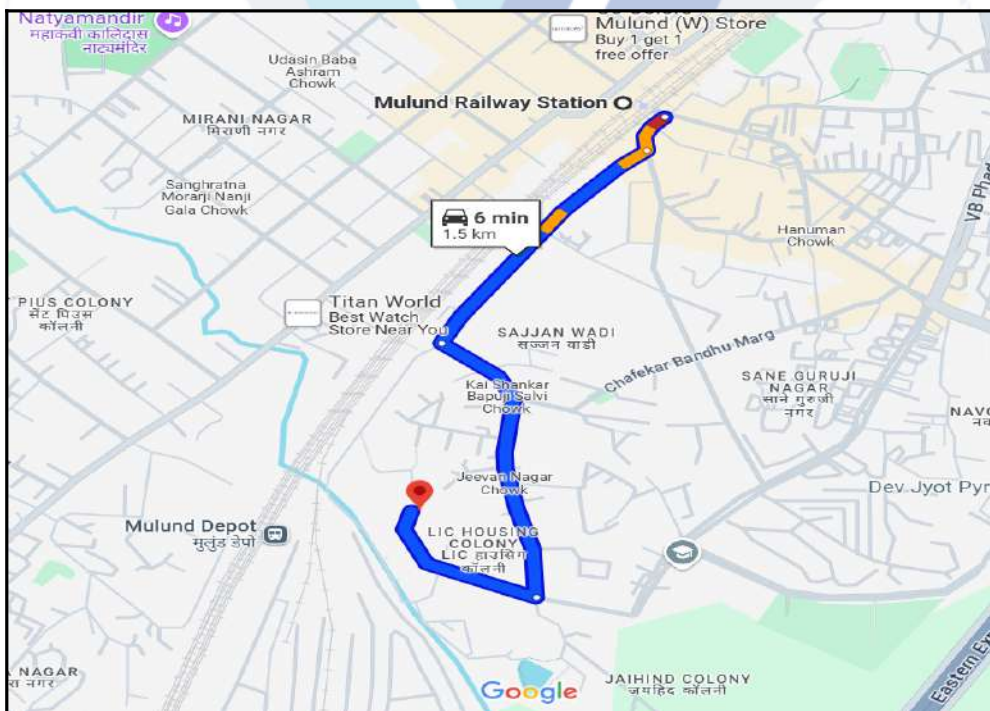




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°9'51.0"N 72°57'11.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mulund - 1.5 km.).



## Ready Reckoner Rate

DIVISION / VILLAGE : MULUND EAST Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater  Mumbai					
Land Mark	Terrain: All the Property between the Railway Line and the East bounded to the Express Highway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
I24	I24/570	67520	133330	153220	224800	139250
916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 945, 946, 947, 948, 949, 950, 951, 957, 958, 965, 970, 971, 981, 990, 991, 992, 994, 995, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157,						
<a href="#" style="color: white; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	133330			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,33,330.00</b>	<b>Sq. Mtr.</b>	<b>12,387.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67520			
The difference between land rate and building rate(A-B=C)	65,810.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,24,117.00</b>	<b>Sq. Mtr.</b>	<b>11,531.00</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	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,190.00	₹21,825.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property KFS

Home » Property in Mumbai » Mulund East » Apartment in Mulund East » 1 BHK » 600 Sq-ft
Posted on: Dec 29, 24 Property ID: KFS

**₹1.10 Cr** EMI - ₹50k | [How much loan can I get?](#) VERIFIED ON SITE

1 BHK 600 Sq-ft Flat For Sale **Mulund East, Mumbai**

1 Bed | 1 Bath | 1 Covered Parking | Unfurnished

Carpet Area  
420 sqft ~  
₹26,190/sqft

Transaction Type  
Resale

Lifts  
2

Project  
**Celestia**

Status  
Ready to Move

Furnished Status  
Unfurnished

Floor  
8(Out of 10 Floors)

Facing  
East

Car Parking  
1 Covered

East Facing Property

Contact Agent
Get Phone No.
Last contact made 3 days ago

**Contact Agent**

✔ Certified Agent  
**Anilkumar Mohan Lal Dub**  
+91-99XXXXXXX

Get Phone No.

---

**Top Agent in this Locality**

**JB** Jagdish Bhanush...  
Bhanushall Estate Agency

**43**  
PROPERTIES  
FOR SALE

**5**  
PROPERTIES  
FOR RENT

[View Profile](#) View Proper

**More Details**

Price Breakup      ₹1.1 Cr | ₹5,50,000 Approx. Registration Charges | ₹6,000 Monthly

Booking Amount    ₹5.0 Lac

Address              Mulund East, Mumbai, Mulund East, Mumbai - Central Mumbai, Maharashtra

Landmarks          90ft Road, Mulund east, Mumbai

Furnishing           Unfurnished

Flooring              Vitrified


Type of Ownership   Freehold

[View all details ▾](#)


**Description:** Main Road Touch Tower, New Tower, Full Light Ventilation

## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,750.00	₹19,792.00	-



Pay Rent
Post Your Property
New
Trupti Parmani



**1 BHK Flat In Palki Cooperative Society For Sale In ...**  
Mithaghar Rd Jailhind Colony, LIC Housing Colony, near V.P.M's R. Z....


₹ 95 Lacs  
Negotiable

₹ 54,448/Month  
Estimated EMI

480  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund east / 1bhk Flat for Sale in Mulund east / Property Details



Request Photos

♥ Shortlist

<b>1 Bedroom</b> <small>No. of Bedroom</small>	Nov 23, 2024 <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	Immediately <small>Possession</small>
<b>NA</b> <small>Balcony</small>	Palki Cooperative S... <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	None <small>Power Backup</small>

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: SVC Bank | Mulund East Railway Station Bus Stop | Yash Paradise Gym

Aastha Health Care - Centre For Laparoscopic Weight Loss Surgery | Cinepolis

**Overview**

<b>Age of Building</b> >10 Years	<b>Ownership Type</b> Self Owned
<b>Maintenance Charges</b> ₹0.0 Per Sq.Ft/M	<b>Flooring</b> NA
<b>Builtup Area</b> 480 Sq.Ft	<b>Furnishing Status</b> Semi <span style="background-color: #007060; color: white; padding: 2px 5px;">Furnish Now</span>
<b>Facing</b> Don't Know	<b>Floor</b> 5/7
<b>Parking</b> Bike And Car	<b>Gated Security</b> No

**Activity On This Property**


🔍 23  
Unique Views

♥ 0  
Shortlists

🗨 0  
Contacted


Powered By: NBEstimate

**Similar Properties**



**1 BHK Flat In Namdev A...**  
Patil Nager, LIC Housing Colony, M...  
Within 5 km

Price ₹55 Lacs    Builtup Area 625 sqft




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201709

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	452.00	542.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,173.00	₹17,644.00	-

15646370

05-01-2024

Note:-Generated Through eSearch  
Module,For original report please contact  
concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 15646/2023

नोंदणी :

Regn:63m

### गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7055798.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 302, माळा नं: 3 रा मजला, इमारतीचे नाव: न्यू डॅफोडील्स पार्क को ऑप हौ सो ली, ब्लॉक नं: मिठागर रोड,नानेपाडा, रोड : मुलुंड पूर्व मुंबई 400081, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 452 चौ फुट कार्पेट( ( C.T.S. Number : 1063 (Part), 1063B/1, 1063B/2 ; ) )
(5) क्षेत्रफळ	50.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निर्मला अशोक घाग वय:-70 पत्ता:-प्लॉट नं: ए/004, माळा नं: -, इमारतीचे नाव: साई श्रद्धा को ऑप हौ सो ली, ब्लॉक नं: स्टेशन रोड, अशोक नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ACPPG1736N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश दत्तात्रय पिसाट वय:-49; पत्ता:-प्लॉट नं: ए/302, माळा नं: -, इमारतीचे नाव: म्युनिसिपल सहनिवास को ऑप हौ सो ली, ब्लॉक नं: 30 डी पी रोड, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AEYPP2547P 2): नाव:-ज्योती गणेश पिसाट वय:-45; पत्ता:-प्लॉट नं: ए/302, माळा नं: -, इमारतीचे नाव: म्युनिसिपल सहनिवास को ऑप हौ सो ली, ब्लॉक नं: 30 डी पी रोड, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AFNPC6949Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15646/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(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.



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th December 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 **₹ 93,17,760.00 (Rupees Ninety Three Lakhs Seventeen Thousands Seven Hundred And Sixty 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/87/2022-23



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