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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 : **Mr. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali**

Residential Flat No. 1104, 11<sup>th</sup> Floor, "**Mulund Shangri-La**", P. K. Road Extension, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'0.9"N 72°56'39.1"E

### Intended User:

**Cosmos Bank**

**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),  
Mumbai - 400 080, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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| 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. 1104, 11<sup>th</sup> Floor, "Mulund Shangri-La ", P. K. Road Extension, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, State - Maharashtra, India belongs to **Mr. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali**.

Boundaries of the property

North	: K. Kamarajar Raod
South	: Commercial Building
East	: Purshottam Khairaj Road Extension
West	: Arihant Car Showroom

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 **₹ 2,11,81,210.00 (Rupees Two Crore Eleven Lakhs Eighty One Thousands Two Hundred And Ten 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



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 1104, 11<sup>th</sup> Floor, "Mulund Shangri-La ", P. K. Road Extention, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, 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 14.01.2025 for Housing Loan Purpose.
1	Date of inspection	12.01.2025
3	Name of the owner / owners	<b>Mr. Rajesh Shambhulal Bhanushali &amp; Mrs. Sangeeta Rajesh Bhanushali</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. 1104, 11 <sup>th</sup> Floor, "Mulund Shangri-La ", P. K. Road Extention, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Rajesh Bhanushali (Self ) Contact No. 9324088004
6	Location, Street, ward no	Municipality Ward No - T, P. K. Road Extention Village - Nahur, Mulund (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 551/77/B of Village - Nahur
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. = 970.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 769.00</b> <b>(Area As Per Agreement)</b>  <b>Built Up Area in Sq. Ft. = 922.80</b> <b>(Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Nahur, Mulund (West) Taluka - Kurla, District - Mumbai Suburban , Pin - 400 080
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?	Owner Occupied - Mr. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Information not available Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali
(ii)	Portions in their occupation	Fully Owner Occupied



	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	45,300.00 (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>COST OF CONSTRUCTION</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 (West) Branch Branch to assess Fair Market Value as on 14.01.2025 for Residential Flat No. 1104, 11<sup>th</sup> Floor, "**Mulund Shangri-La**", P. K. Road Extention, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, State - Maharashtra, India belongs to **Mr. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali**.

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

1)	Copy of Agreement for sale Document No.4648/1/2009 Dated 20.01.2025 between M/s. Middleton Developers Ltd.(The Developers) And Shri. Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali(The Purchaser).
2)	Copy of Commencement Certificate Document No.MMRDA / SE / SRA CELL / 24 / IOA-86 / PL / T Ward Dated 26.05.2008 issued by Mumbai Metropolitan Region Development Authority.
3)	Copy of Occupancy Certificate Document No.MMRDA / SRA CELL / OSD / 24 / IOA-86 / PL / T Dated 20.03.2010 issued by Mumbai Metropolitan Region Development Authority.

### Location

The said building is located at Municipality Ward No - T, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080. The property falls in Residential Zone. It is at a traveling distance 1.9 Km from Nahur Railway Station.

### Building

The building under reference is having Ground + 12 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 purpose. 11th Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 11<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder Coated Aluminium Sliding, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

### Valuation as on 14th January 2025

The Carpet Area of the Residential Flat	:	769.00 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	:	15 Years
Cost of Construction	:	922.80 Sq. Ft. X ₹ 2,800.00 = ₹ 25,83,840.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 5,81,490.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,46,355/- per Sq. M. i.e. ₹ 13,597/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,33,996/- per Sq. M. i.e. ₹ 12,449/- per Sq. Ft.
Value of property	:	769.00 Sq. Ft. X ₹ 28,300 = ₹2,17,62,700
Total Value of property as on 14th January 2025	:	₹2,17,62,700.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 14th January 2025</b>	:	<b>₹ 2,17,62,700.00 - ₹ 5,81,490.00 = ₹ 2,11,81,210.00</b>
<b>Total Value of the property</b>	:	<b>₹ 2,11,81,210.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,90,63,089.00</b>
<b>Distress value of the property</b>	:	<b>₹1,69,44,968.00</b>
<b>Insurable value of the property (922.80 X 2,800.00)</b>	:	<b>₹25,83,840.00</b>
<b>Guideline value of the property (922.80 X 12449.00)</b>	:	<b>₹1,14,87,937.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1104, 11<sup>th</sup> Floor, "Mulund Shangri-La ", P. K. Road Extention, Village - Nahur, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , 400 080, State - Maharashtra, India for this particular purpose at **₹ 2,11,81,210.00 (Rupees Two Crore Eleven Lakhs Eighty One Thousands Two Hundred And Ten Only)** as on 14th January 2025

**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 **14th January 2025** is **₹ 2,11,81,210.00 (Rupees Two Crore Eleven Lakhs Eighty One Thousands Two Hundred And Ten 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.



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For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

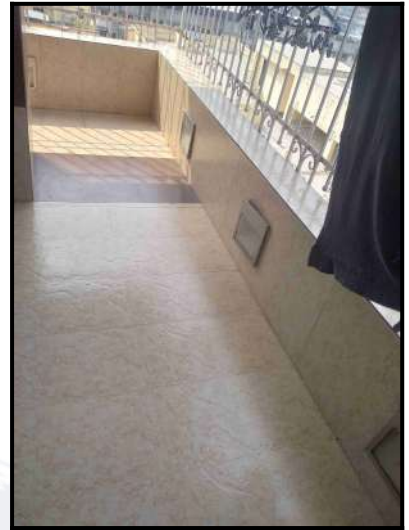
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 12 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 11 <sup>th</sup> Floor				
3	Year of construction	: 2010 (As per occupancy certificate)				
4	Estimated future life	: 45 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder Coated Aluminium Sliding, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
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



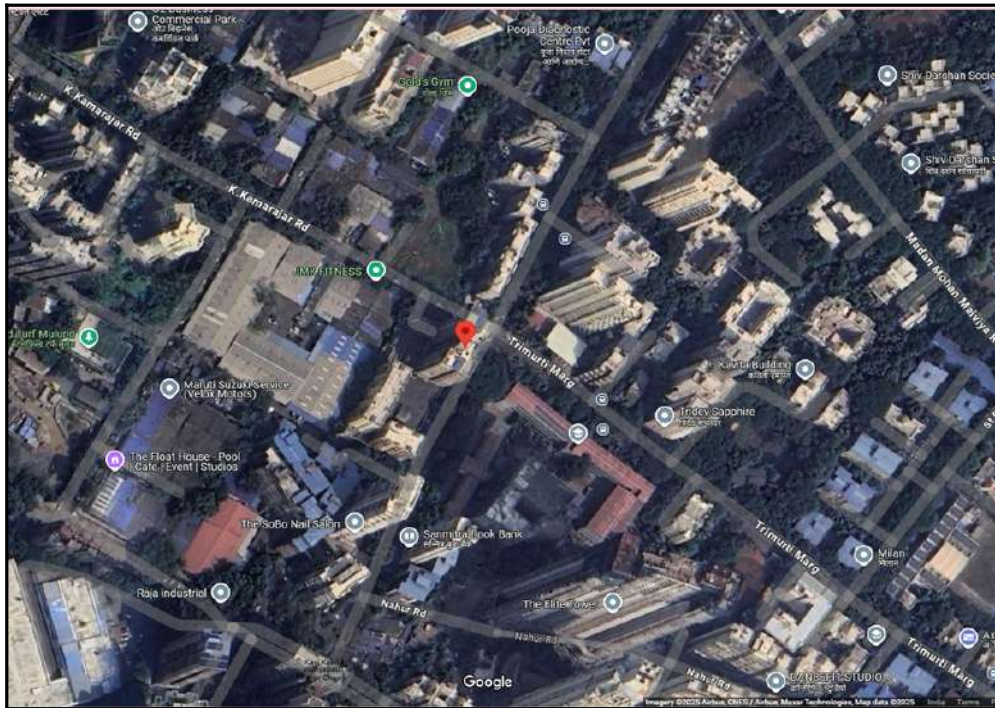


## Actual Site Photographs

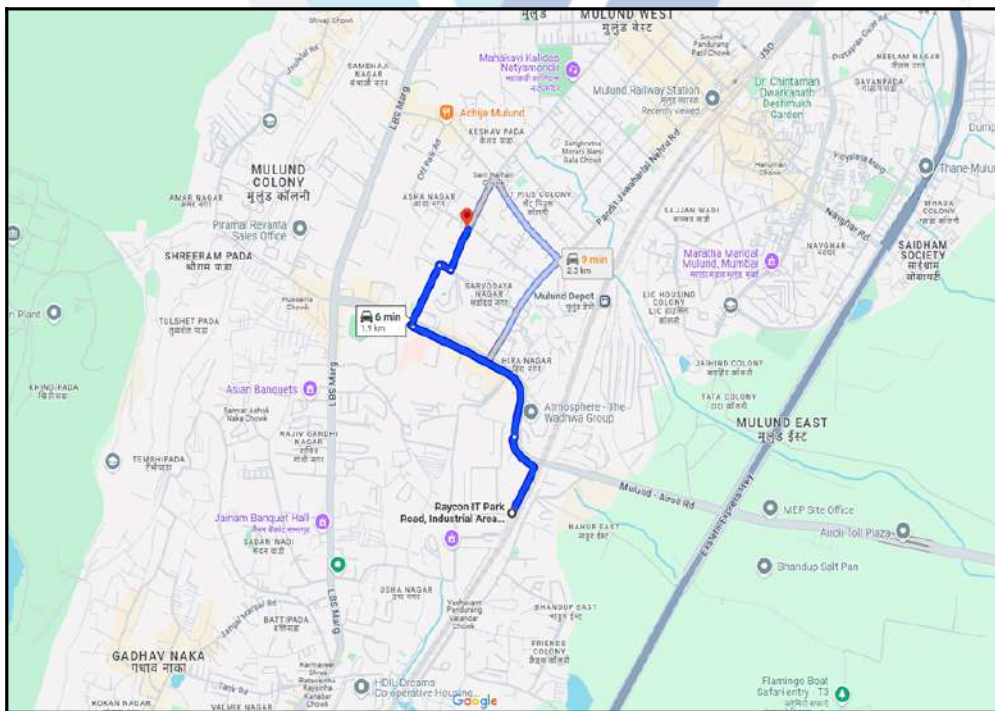




## Route Map of the property



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



**Longitude Latitude: 19°10'0.9"N 72°56'39.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nahur - 1.9 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : NAHUR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Railway Line to the East, Village Boundary to the South, Bahadur Shastri Marg (LBS.Marg) to the West. (Excluding Valuation Rate of Zone.122/560).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub zone	Land	Residential	Office	Shop	Industrial
122	122/561	63960	133050	153010	202500	133050
CTS No. 64, 643, 650, 650/1, 650/2, 650/3, 650/4, 650/5, 650/6, 650/7, 650/8, 650/9, 650/10, 650/11, 650/12, 650/13, 650/14, 650/15, 650/16, 650/17, 650/18, 650/19, 650/20, 650/21, 650/22, 650/23, 650/24, 650/25, 650/26, 650/27, 650/28, 650/29, 650/30, 650/32, 650/33, 651/1, 651/2, 651/3, 651/4, 651/5, 651/6, 651/7, 651/8, 651/9, 651/10, 651/11, 651/12, 651/13, 651/14, 651/15, 651/16, 651/17, 651/18, 651/19, 651/20, 651/21, 651/22, 651/23, 651/24, 651/25, 651/26, 651/27, 651/28, 651/29, 651/30, 651/31, 651/32, 651/33, 651/34, 651/35, 651/36, 651/37, 651/38, 651/39, 651/40, 651/41, 651/42, 651/43, 651/44, 651/45, 651/46, 651/47, 651/48, 651/49, 651/50, 651/51, 651/52, 651/53, 651/54, 651/55, 651/56, 651/57, 651/58, 651/59, 651/60, 651/61, 651/62, 651/63, 651/64, 651/65, 651/66, 651/67, 651/68, 651/69, 651/70, 651/71, 651/72, 651/73, 651/74, 651/75, 651/76, 651/77, 651/77A, 651/78, 651/79, 651/80, 651/81, 651/82, 651/83, 653, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 675A/3, 675A/4, 676, 677.						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	133050			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	13305			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,46,355.00</b>	<b>Sq. Mtr.</b>	<b>13,597.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63960			
The difference between land rate and building rate(A-B=C)	82,395.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,33,996.00</b>	<b>Sq. Mtr.</b>	<b>12,449.00</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	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	768.00	921.60	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹30,599.00	₹25,499.00	-

**99acres** Buy | Central Mumbai X Add more Post property free

**Mulund Shangri La CHSL** Mulund West, Mumbai

**CONSTRUCTION STATUS**  
**Ready To Move**

**₹ 2.35 Cr + Charges**  
PRICE RANGE

**2 BHK Apartment**

**2 BHK Apartment**

Carpet Area  
768 sq.ft. (71.35 sq.m.)

**₹ 2.35 Cr + Charges**

**Charges**

**Government Charges**  
Standard across Central Mumbai

**Stamp Duty**

- Male Ownership: 6%
- Female Ownership: 5%
- Joint Ownership: 5.5%

**Registration Charges**

- 1% of transaction value or max up to Rs 30,000

Disclaimer: The views expressed above are for informational purposes only based on industry reports and related news stories. 99acres does not guarantee the accuracy, completeness, or reliability of the information and shall not be liable for the same.


**More about Mulund Shangri La CHSL**

Mulund Shangri La CHSL in Mulund West, Mumbai is a ready-to-move housing society. It offers apartments in varied budget range. These units are a perfect combination of comfort and style, specifically designed to suit your requirements and convenience... more



**People who viewed this also viewed**

## Price Indicators

Property	Flat		
Source			
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,200.00	1,440.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹27,917.00	₹23,264.00	-


Select City ▾


Search

Property in Mumbai / Property in Mulund West / Property in Asha Nagar / 3 BHK Flat for Sale in Mulund Shangri-La CHS Last updated on 15-May-2019

### 3 BHK Flat for Sale in Mulund Shangri-La CHS

Asha Nagar, Mulund West, Mumbai - 400080  
Building: Mulund Shangri-La CHS




\*\*This is a dummy image for representation

Not actual image

₹ 3.35 Cr

₹ 27917 / Sq.ft



Simron Kunder  
Owner

Connect Now

Configuration	Carpet Area	Possession
3 BHK Flat	1200 Sq.ft	Ready To Move
Bedroom	Bathroom	Furnishing
3	3	Furnished

Property Code  
**GHARL36506**

Is there any error or missing information?

Overview ▾
Dealer Details
Location
Home Loan
More ▾

#### About Property

Type of Ownership <b>Freehold</b>	Transaction Type <b>New</b>	Property Age <b>0 to 5 years</b>
Facing <b>East</b>	Flooring <b>Vitrified</b>	Overlook <b>Garden/Park</b>
Open Car Parking <b>2</b>		

A 3 BHK Flat, located in Asha Nagar, Mulund West - Mumbai is available for Sale. It is a Ready To Move Furnished Flat. Situated in a prominent locality, the property is in its best condition. The Flat is [+ show more](#)


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Buyer

Agent

c8ed7






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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC201789



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	958.00	1,149.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,244.00	₹22,704.00	-

13762391 23-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 13762/2024 नोदणी : Regn.63m
<b>गावाचे नाव : नाहर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	26100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18597396.375	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॅट नं.202,दुसरा मजला,मुलुंड शांति-ला ऑफ मुलुंड शांतिला को-ऑप. ही. सोसा. ली.,पुरषोत्तम खेराज रोड एक्सटेंशन,मुलुंड पश्चिम,मुंबई 400080.....सदर दस्तात मिळकतीचे क्षेत्र 89 चौ. मीटर कार्पेट म्हणजेच 958 चौ. फुट कार्पेट(136.29 चौ. मीटर सेलेबल म्हणजेच 1467 चौ. फुट)असून सोबत एक कार पार्किंग स्पेस नं.24 आहे. ( ( C.T.S. Number : 551/77/B ; ) )	
(5) क्षेत्रफळ	136.34 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मयुरेश जंबुनाथन वय:-54 पत्ता:-प्लॉट नं: फ्लॅट नं.202, माळा नं: दुसरा मजला, इमारतीचे नाव: मुलुंड शांति-ला, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: पी. के. रोड एक्सटेंशन, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ACWJP1724G 2): नाव:-प्रिया मयुरेश वय:-51 पत्ता:-प्लॉट नं: फ्लॅट नं.202, माळा नं: दुसरा मजला, इमारतीचे नाव: मुलुंड शांति-ला, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: पी. के. रोड एक्सटेंशन, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ACLPMT7372G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिष महेंद्र ठक्कर वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं.201, माळा नं: दुसरा मजला, इमारतीचे नाव: मुलुंड शांति-ला, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: पी. के. रोड एक्सटेंशन, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ADOPT9565E 2): नाव:-फाल्गुनी मनिष ठक्कर वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं.201, माळा नं: दुसरा मजला, इमारतीचे नाव: मुलुंड शांति-ला, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: पी. के. रोड एक्सटेंशन, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ARDPT6849G	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13762/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1566000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चोरा		
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 **14th January 2025**

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 **₹ 2,11,81,210.00 (Rupees Two Crore Eleven Lakhs Eighty One Thousands Two Hundred And Ten 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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