



OZA ASSOCIATES

Gopal R. Oza Prop.

CHARTERED CONSULTING ENGINEER,
GOVT. APPROVED VALUER, PLANNER,
ESTIMATOR, R.C.C., DESIGNER
MIE No. M121142 & CAT No. 1546/1999/2000
P.V. No. 24333, M.T.C.A. B.E. CIVIL

RACPC
Sion



AN ISO 9001:2015 CERTIFIED CO.
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04-01-2022



**VALUATION REPORT
FOR
STATE BANK OF INDIA
SION RACPC
OF
Mr. Yogesh Rav Shinde
(Proposed Owner)**

"RESIDENTIAL FLAT"
18°08'33.27"N 72°52'44.27"E

**Flat No. 901, 9th Floor, C Wing, "Eastern Winds", Village
Kurla, Kurla (East), Taluka Kurla, Mumbai 400070**



1004
528

Ref. No. OZA/VAL/SBI/OTHERS/2022-23/

Date: 05/08/2022

To,
State Bank of India,
Sion RACPC,
Mumbai

VALUATION REPORT

I. GENERAL		
1	Purpose for which valuation is made	: To determine the Fair Market Value of the property
2	a) Date of inspection	: 05/08/2022
	b) Date on which the valuation is made	: 05/08/2022
3	List of documents produced for perusal	: Agreement for Sale (Dt. 21/02/2022)
		: Index II Rg No. 3302/2022 (Kurla 05)
		: Commencement Certificate (Dt. 17/12/2018)
		: Full Occupancy Certificate (Dt. 31/03/2021)
		: IOD (Dt. 21/07/2015)
		: Title Certificate (Dt. 23/03/2019)
4	Name of the owner(s) and their address(es) with Phone no. (details to be shared of each owner in case of joint ownership)	: Mr. Yogesh Rav Shinde
5	Brief description of the property	: Flat No. 901, 9 th Floor, C Wing, "Eastern Winds", Village Kurla, Kurla (East), Taluka Kurla, Mumbai 400070
6	Location of property	
	a) Plot No. / Survey No.	: Plot No. 4B, Survey No. 267 Hissa No. 1 (Part)
	b) Door No.	: Flat No. 901
	c) C.T. S. No. / Village	: C.T.S No. 13/6, 13/7, 13/9B, Village Kurla
	d) Ward / Taluka	: Taluka Kurla
	e) Mandal / District	: District Mumbai Suburban
	f) Landmark	: Near Kurla East Post Office
	g) Date of issue and validity of layout of approved map/plan	: Not Provided
	h) Approved map/plan issuing authority	: Brihanmumbai Municipal Corporation (BMC) Authority
	i) Whether genuineness or authenticity of approved map/plan is verified	: Not Provided
j) Any other comments by our empanelled valuers on authenticity of approved plan	: Not Provided	
7	Postal address of the property	: See 5.
8	City / Town	: Kurla
	Residential Area, Commercial Area, Industrial Area or Mixed area	: Residential and Commercial Area
9	Classification of the area	
	i) High / Middle / Poor	: Higher & Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village	: Brihanmumbai Municipal Corporation (BMC)

		Authority	
11	Panchayat / Municipality Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
21 2	Boundaries of the property	:	A
	Dimensions of the side	:	As per Agreement
	North	:	C.T.S No. 13/6, 13/5
	South	:	C.T.S No. 13/14
	East	:	Public Road
	West	:	S No. 62, 273, H No. 1(pt)
13	Extent of the site	:	N.A.
14	Latitude, Longitude & Co-ordinates of flat	:	19°03'33.2"N 72°52'44.2"E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied
II. APARTMENT BUILDING			
1	Nature of the Apartment	:	The said property Flat No. 901 is a 2 BHK Residential Flat. MAHARERA Certificate Id: P51800007604
2	Location		
	C.T.S. No.	:	C.T.S No. 13/6, 13/7, 13/9B
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village Kurla, BMC Authority
	Door No. Street or Road (PIN Code)	:	400070
3	Description of the locality (Residential / Commercial / Mixed)	:	Mixed
4	Year of Construction	:	2021 (As per Full OC)
5	Number of Floors	:	Ground + 15 Floors
6	Type of Structure	:	RCC Framed Structure
7	Number of Dwelling units in the building	:	-
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	Regular maintenance required
	Lift		
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes
	Is compound wall existing?	:	1 Allotted Car Parking
	Is pavement laid around the building?	:	Yes
III FLAT			
1	The floor on which the flat is situated	:	9 th Floor
2	Door No. of the flat	:	Flat No. 901

3	Specification of the flat	
	Roof	: RCC
	Flooring	: Marble & Tiling
	Doors	: TW Flush Doors and Wooden Doors
	Windows	: Aluminum Frame sliding windows
	Fittings	: Concealed
	Finishing	: Plaster
4	House Tax	: N.A.
	Assessment No.	: N.A.
	Tax paid in the name of	: N.A.
	Tax amount	: N.A.
5	Electricity Service Connection No.	: N.A.
	Meter Card is in the name of	: N.A.
6	How is the maintenance of the flat?	: Well maintained
7	Sale Deed executed in the name of	: Mr. Yogesh Rav Shinde
8	What is the undivided area of land as per Sale Deed?	: N.A.
9	What is the plinth area of the flat?	: Built up Area: 70.61 Sq. Mtr. equivalent to 760.10 Sq. Ft.
10	What is the floor space index (approx.)?	: Not Known
11	What is the Carpet Area of the flat?	: RERA Carpet: 64.19 Sq. Mtr. equivalent to 691.00 Sq. Ft. (As per Agreement)
12	Is it Posh / I class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Owner occupied
15	If rented, what is the monthly rent?	: N.A.
IV MARKETABILITY		
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: -
3	Any negative factors are observed which affect the market value in general?	: Not Any
V 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 if available)	Rs. 26,000.00/- to Rs. 35,355.00/- per Sq. Ft. for Carpet Area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	
3	Break-up for rate	
	1. Building + Services	: -
	2. Land + Others	: -
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 1,25,170.00/- per Sq. Mtr. for Built up Area Rs. 11,628.58/- per Sq. Ft. for Built up Area

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		(As per Govt. Ready Reckoner Year 2022-23)
a	Depreciated building rate	: -
	Replacement cost of flat with services {V(3)i}	: Rs. 1800.00/- per sq. ft. for the similar type of new construction
	Age of the building	: 1 year (As per Full OC)
	Life of the building estimates	: 59 years residual age if properly maintained
	Depreciation percentage assuming the salvage value as 10%	: NA
	Depreciation Ratio of the building	: -
b	Total composite rate arrived for valuation	: -
	Depreciated Building Rate VI (a) Rate for Land & other V (3) ii	: Rs. 11,628.58/- per sq. ft
	Area	: 760.10 Sq. Ft. built up area
	Total Composite Rate	: Rs. 97,36,461.977/- Government Value (As per Govt. Ready Reckoner)

DETAILS OF VALUATION:

Rate Justification: Jurisdiction

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 26,000.00/- to Rs. 35,355.00/- per Sq. Ft. Carpet.
- As per our opinion the fair market value of **Rs. 29,000.00/- per Sq. Ft. for Carpet Area of the flat** is reasonable and worth. Considering all the factors such as amenities, Location, Special Features provided and the sale instances in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	691.00 Sq. Ft. Carpet Area	Rs. 29,000.00/-	Rs. 2,00,39,000.00/-
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/separate purchased car park or extended area etc.)	1 Allotted Car Parking	Rs. 7,00,000.00/-	Rs. 7,00,000.00/-
	Total			Rs. 2,07,39,000.00/-
	Say in Rs/-			Rs. 2,07,39,000.00/-

- Realizable Value:- Rs. 2,07,39,000.00/-
- Forced/Distress Value:- Rs. 1,65,91,000.00/-
- Rental Value of the Property: Rs. 60,000.00 per month /-
- Insurance Value :- Rs. 13,69,000.00/-

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 2,07,39,000.00/- (Rupees Two Crores Seven Lacs and Thirty Nine Thousand only).

Place: Mumbai
Date: 05/08/2022

GOPAL
RAMESHWAR OZA

Digitally signed by GOPAL RAMESHWAR OZA
DN: c=IN, o=PERSONAL,
ou=, email=gopal.14781370@b4d71f6dfe27599d980f34
7e1336c0e49f0d879308dd446e19e, postalCode=431001,
st=MAHARASHTRA,
serialNumber=S05533f6fe4f74812d79d2f43713d382e6
45a6a0513ddc49516a400c942487e, cn=GOPAL
RAMESHWAR OZA
Date: 2022.09.16 12:47:02 +05'30'

Signature of Valuer

The undersigned has inspected the property detailed in the Valuation Report dated _____ on
_____. We are satisfied that the fair and reasonable market value of the property is Rs.
_____ (Rs. _____ only).

Date:

Signature

(Name of the Branch Manager with office seal)

Enclosures:

1. Photograph of owner/representative with property in background to be enclosed.
2. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
3. Sale instance / price trends in the locality
4. Government Ready Reckoner Rate
5. Declaration-cum-undertaking from the valuer (Annexure-I)
6. 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, **Gopal R. Oza** son of **Rameshwar Oza** 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 05/08/2022 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 05/08/2022. 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.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- 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 Incometax (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 **AAFPO1816P** and GSTIN as applicable is **27AAFPO1816P2ZA**
- 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 Bank 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 report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the Part-B of the above handbook "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.

S r N o	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	Gopal R. Oza Prop. M/s. Oza Associates
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: <u>05/08/2022</u>
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
9.	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10.	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property

1.	Major factors that were not taken into account during the valuation;	Factors not mentioned in point no. 10
1	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.	
2.		

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 3rd 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. Oza Associates within 15 days and Oza Associates is 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 Oza Associates 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

12. 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.
13. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any timewhen 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.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. 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

20. 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

21. 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.
22. 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 organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. 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

25. 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).
26. 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

27. A valuer shall provide services for remuneration which is charged in a transparent manner, in a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. 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.**
29. 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.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.
- Miscellaneous**
31. 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.
32. A valuer shall follow this code as amended or revised from time to time

**GOPAL
RAMESHWAR OZA**

Digitally signed by GOPAL RAMESHWAR OZA
DN: c=IN, o=PERSONAL
pseudonym=ed6414781370eb4d71fcdfe27599d980f34
7e336cb6a06b87936bfdd446e19e, postalCode=431003,
st=MAHARASHTRA,
serialNumber=5055336afe4f74812d79d3f42713d382e6
45a6a0513ddc49516a40c9424a7e, cn=GOPAL
RAMESHWAR OZA
Date: 2022.09.16 12:48:45 +0530'

Signature of the valuer : **Gopal R. Oza**
Name of the Valuer : **Oza Associates, 441, Ground Floor, Building No. B48, "MIG
Address of the Valuer : **Bandra East, Mumbai – 400 051.**
Colony", Opposite Rustomjee Seasons, : **05/08/2022**
Date : **Mumbai**
Place :**



Department of Registration & Stamps
Government of Maharashtra

eASR Rates

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Annual Statement of Rates

Language
English

Selected District मुंबई(उपनगर) ✓
Select Village कुर्ला - 3 ✓
Search By Survey No Location

Select	उपविभाग	हमी वरील	निवासी सदविज्ञ	जॉयिंत	पुस्तक	अंशोक्त	एकक (Rs.)
SurveyNo	107/513 A-भुभाग - उत्तरेकडे मुल्यदर विभाग क्रमांक 107/513 मधील रेल्वे कॉलनीचा भाग, दक्षिणेकडे मुल्यदर विभाग क्रमांक 107/513 चा उर्वरीत भाग, पुर्वेकडे चेंदूर गावची हद्द, पश्चिमेकडे मध्य रेल्वेची हद्द.	27230	82350	90600	98850	82350	चौरस मीटर
SurveyNo	107/513 -भुभाग : स.गो.बर्वे मार्गाच्या उत्तरेकडील मुल्यदर विभाग क्र.513 A चे क्षेत्र वगळून राहिलेला भुभाग.	31050	69280	79670	86600	69280	चौरस मीटर
SurveyNo	107/514 -भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.	49960	125170	143940	178000	125170	चौरस मीटर
SurveyNo	107/515-भुभाग: कुर्ला रेल्वे स्टेशन (पुर्व) ते द्रुतगती मार्ग यांना जोडणारा स.गो. बर्वे मार्ग.	55810	113870	134900	168900	113870	चौरस मीटर

Survey Number

5, 7, 8, 9A, 10/1A, 10B, 10, 10A, 11/135, 11/137, 11/138, 11/139, 11/131, 11/132, 11PT, 11/133, 11/134, 11/136, 12PT, 13/13A, 13, 13/15, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132

SIMILAR TYPES OF PROPERTY AND PRICE TREND FROM ONLINE PROPERTY SEARCH

99acres

₹1.7 Cr **2BHK 2Baths**

Carpet area: 565 sq.ft. | 10.2 sq.yards

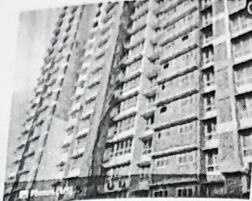
3 Floors | 1.2 Crs | 30-100 per sq.ft. of area

7 of 17 Floors

Overlooking Park/Garden, Main Road, Pool

Carpet rate = Rs. 30,195.38/ sq.ft.

Overview | Society | Owner Details | Recommendations | Price Trends | Request Notice



Places nearby
W2, Vepurna Nagar, Central Mumbai suburbs, Mumbai

Kurla Railway Station | Chembur Railway Station | Shopper's Stop | EE Highway | Ryan International School

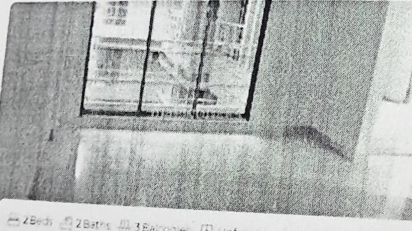
Why should you consider this property?

North Side | Close to Metro Station | Close to School | Close to Hospital | Close to Market | Close to Public Transport | Close to Office | Close to Park | Close to Beach | Close to Airport

magicbricks Buy | Rent | Sell | Home Loans

₹2.40 Cr **2 BHK 2 Bath**

2 BHK 2 Bath Flat for Sale | Kurla West, Mumbai



2 Beds | 2 Baths | 3 Balconies | Unfurnished

Meditation Area

Carpet Area: 777 sqft = 1120 sqft

Developer: **Kohinoor Group**

Project: **Kohinoor City**

Floor: **3 (Out of 7 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **East**

Lifts: **2**

Exact Facility Project

Contact Agent | Get Phone No.

last contact made 20 days ago

More Details

Price Breakup: ₹2.4 Cr | ₹12,00,000

Booking Amount: ₹50 Lac

Address: Registration Charges | ₹4,500 Monthly

Kurla West, Kurla West, Mumbai - Central Line, Maharashtra

Carpet rate = Rs. 33,012.38/ sq.ft.

Contact Agent: **Sahil** 99-7700000000

Your Name: _____

Email: _____

IND-91 | Mobile Number: _____

I Agree to Magicbricks Terms & Conditions

Get Contact Details

Download Brochure

We can visit this property on your behalf

Simply tell us the details you wish to know

LIVE video tour

Verified Property details

Verified Photos & Videos

See How it Works

₹1.30 Cr



1 BHK | 2 Baths | 1 Covered Parking | Unfurnished

Project Area: 307 sq ft | ₹33,52,169

Developer: **Orion Real Estate and Developers Pvt. Ltd.**

Project: **Orion Vibe**

Floor: 11 (Out of 16 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **North - East**

Units: 2

Construction Status: **Underground**

Carpet rate = Rs. 33,591.73/- per sq. ft.

Contact Agent | Get Phone No

More Details

Price Breakup: ₹1.3 Cr | ₹6.50,000 Approx. Registration Charges | ₹15 Booking Amount

Booking Amount: ₹2.5 Lac

RERA ID: P51800005985

Address: **Kurla West, Mumbai, Kurla West, Mumbai - Central Line, Maharashtra**

Landmarks: **BKC, Kurla Station, Asian Heart Hospital, Dhirubhai Ambani School.**

Condition: **Unfurnished**

Download Brochure

We can visit this property on your behalf

- 3D VR Video Tour
- Verified Property details
- Verified Photos & Videos
- See How it Works >

₹1.25 Cr

1BHK 2Baths

Carpet rate = Rs. 35,353.53/- per sq. ft.

Project Area: 353 sq ft | ₹35,353,530

Developer: **Swanagar Housing Society**

Project: **Kurla East, Central Mumbai suburbs**



Super Built up area: 495 sq ft | 35,353.53/sq ft

₹1.25 Cr | ₹35,353.53 per sq ft

Plot Number: 4th of 12 Floors

Project Age: 1 to 5 Year Old

Places nearby

- Kurla East, Central Mumbai suburbs Mumbai
- Bethesda Church TATA COUNTY
- St. Gabriel Datta Mandir
- Khandoba Temple
- Datt Mandir
- Holy Angels Marthoma

Transaction Type: **Resale** | Price Type: **Freehold** | Furnishing: **Unfurnished** | Status: **1 Covered**

Project Name: **None** | Property ID: **12947960**

About Property

Address: **Kurla East, Central Mumbai suburbs Mumbai**

Residential apartment for sale located on the 4th floor of Kurla East. It is a unfurnished 1 BHK 2 Bath ready to move in 495 sq ft. Available price is ₹1.25 Cr. The property is built with a good construction quality which offers 1.5 years old project.

Through Google Maps

Flat No. 901, 9th Floor, C Wing, "Eastern Winds", Village Kurla, Kurla (East), Taluka Kurla, Mumbai 400070



Longitude and Latitude - 19°03'33.2"N 72°52'44.2"E

