



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

## Vastukala Consultants (I) Pvt. Ltd.

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# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Deepak M. Kataria & Mrs. Madhuri D. Kataria**

Residential Flat No. 1403, 14<sup>th</sup> Floor, "Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'56.7"N 72°56'57.6"E

### Intended User:

**Cosmos Bank**

**Amrutnagar Ghatkopar West**

Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086

### 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**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1403, 14<sup>th</sup> Floor, "**Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.**", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Deepak M. Kataria & Mrs. Madhuri D. Kataria.**

Boundaries of the property

North : Tower 1B & Road  
South : Tower - 3  
East : Road  
West : Building

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 **₹ 1,87,74,160.00 (Rupees One Crore Eighty Seven Lakhs Seventy Four Thousands One 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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- Aurangabad
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- Jaipur

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Residential Flat No. 1403, 14<sup>th</sup> Floor, "Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 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 20.03.2025 for Housing Loan Purpose.
1	Date of inspection	18.03.2025
3	Name of the owner / owners	<b>Mr. Deepak M. Kataria &amp; Mrs. Madhuri D. Kataria</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. 1403, 14 <sup>th</sup> Floor, "Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Deepak M. Kataria (Owner) Contact No. 9819978333
6	Location, Street, ward no	Municipality Ward No - T, L. B. S. Marg & Railway Line Village - Mulund, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 880A, 880B, 880B-1 of Village - Mulund New Survey No - 301 & 302
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. = 798.71</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 872.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Pin - 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. Deepak M. Kataria & Mrs. Madhuri D. Kataria
	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 - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Deepak M. Kataria & Mrs. Madhuri D. Kataria
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	40,700.00 (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 – 2005 (As Per Part 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.
<p><b>Remark:</b></p> <p>1. As per Site Inspection, Residential Flat No. 1403 &amp; 1404 are internally amalgamated with Single entrances. Two flats are internally amalgamated to form a single flat but can be demarcated individually. For the purpose of valuation, we have considered area as per Agreement for Sale of Flat No. 1403 only.</p> <p>2. As per site inspection the composition of amalgamated Flat No. 1403 &amp; 1404 is 4 Bedrooms + Living Room + Dining + Pooja Room + Kitchen + 3 WC + 3 Bath. Kitchen is in Flat No. 1404.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Amrutnagar Ghatkopar West Branch to assess Fair Market Value as on 20.03.2025 for Residential Flat No. 1403, 14<sup>th</sup> Floor, "**Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.**", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Deepak M. Kataria & Mrs. Madhuri D. Kataria.**

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

1)	Copy of Agreement for sale Registration No. 03211/2004 Dated 13.03.2004 between Ashford Corporation, a Partnership Firm(The Promoter) And Mr. Deepak M. Kataria & Mrs. Madhuri D. Kataria(The Purchasers).
2)	Copy of Commencement Certificate No. CE/4639/BPES/AT Dated 16.02.2004 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Part Occupancy Certificate No. CE/4639/BPES/AT Dated 26.12.2005 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Share Certificate No.145 Dated 03.07.2011.

### Location

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

### Building

The building under reference is having Stilt + 1 Podium + 16 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 14<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 14<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living



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Room + 3 Passage + Cupboard + Toilet + Pooja Room. 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 20th March 2025**

The Built Up Area of the Residential Flat	:	872.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2005 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	872.00 Sq. Ft. X ₹ 2,900.00 = ₹ 25,28,800.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$	:	30.00%
Amount of depreciation	:	₹ 7,58,640.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,45,948/- per Sq. M. i.e. ₹ 13,559/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,29,606/- per Sq. M. i.e. ₹ 12,041/- per Sq. Ft.
Value of property	:	872.00 Sq. Ft. X ₹ 22,400 = ₹ 1,95,32,800
Total Value of property as on 20th March 2025	:	₹ 1,95,32,800.00

(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 20th March 2025</b>	:	<b>₹ 1,95,32,800.00 - ₹ 7,58,640.00 = ₹ 1,87,74,160.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,87,74,160.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,68,96,744.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,50,19,328.00</b>
<b>Insurable value of the property (872.00 X 2,900.00)</b>	:	<b>₹ 25,28,800.00</b>
<b>Guideline value of the property (872.00 X 12041.00)</b>	:	<b>₹ 1,04,99,752.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1403, 14<sup>th</sup> Floor, "Tower 2, Vikas Paradise Co-op. Hsg. Soc. Ltd.", L. B. S. Marg & Railway Line, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India for this particular purpose at **₹ 1,87,74,160.00 (Rupees One Crore Eighty Seven Lakhs Seventy Four Thousands One Hundred And Sixty Only)** as on 20th March 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 **20th March 2025** is **₹ 1,87,74,160.00 (Rupees One Crore Eighty Seven Lakhs Seventy Four**



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**Thousands One 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

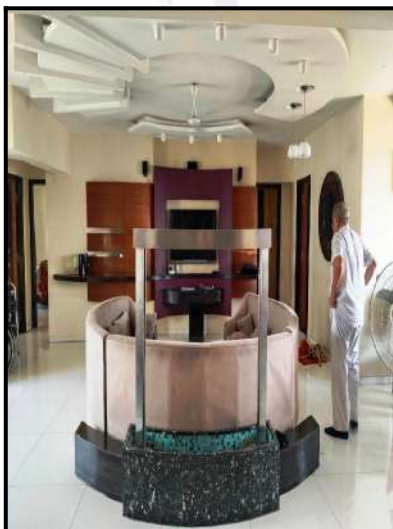
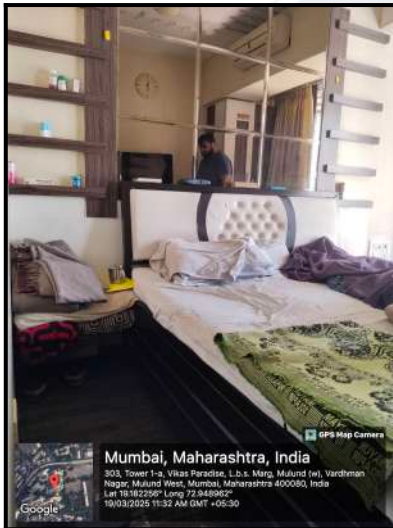
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

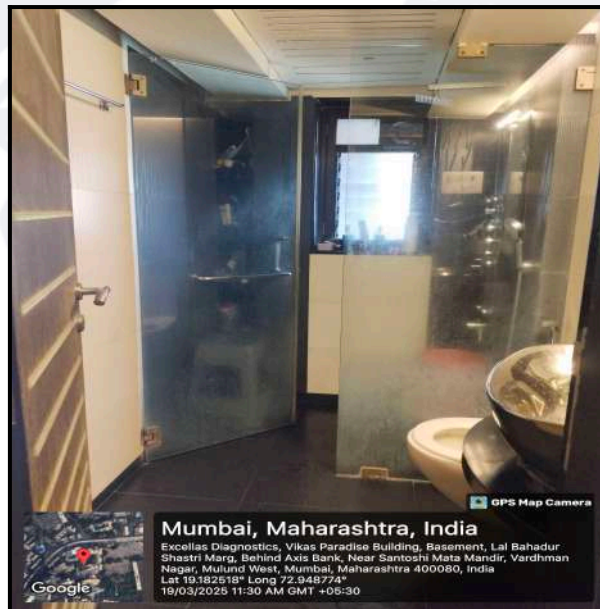
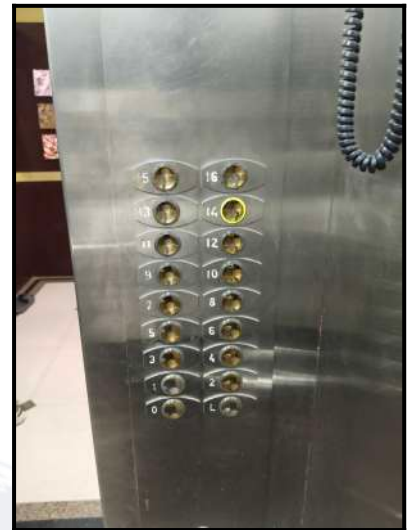
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 1 Podium + 16 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 14 <sup>th</sup> Floor				
3	Year of construction	: 2005 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 40 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 + 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. 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	:	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

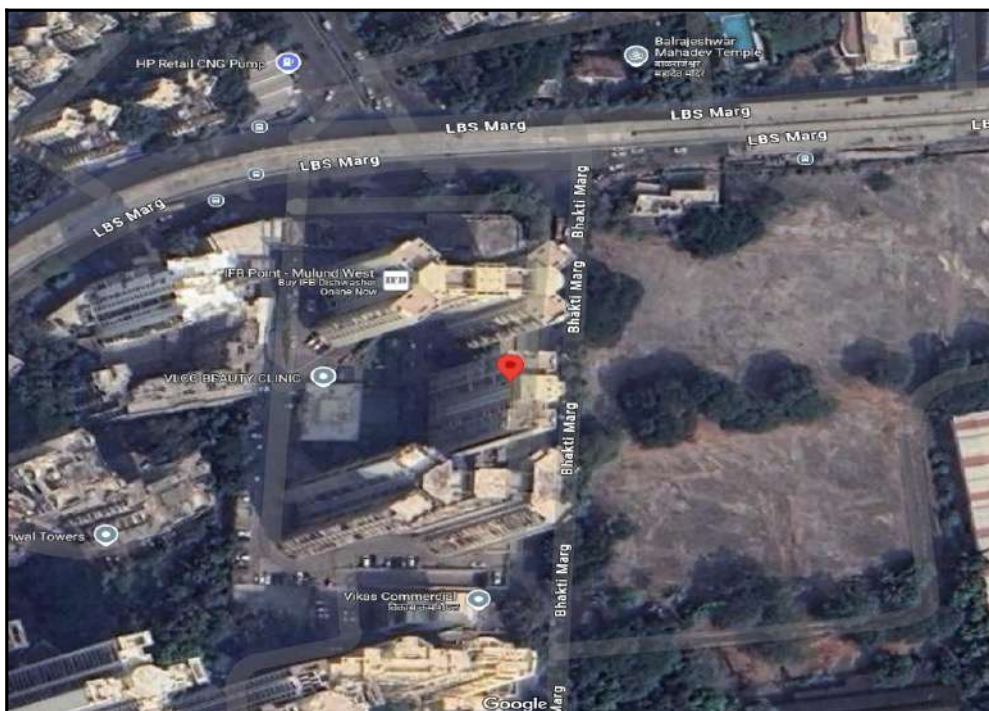
## Actual Site Photographs



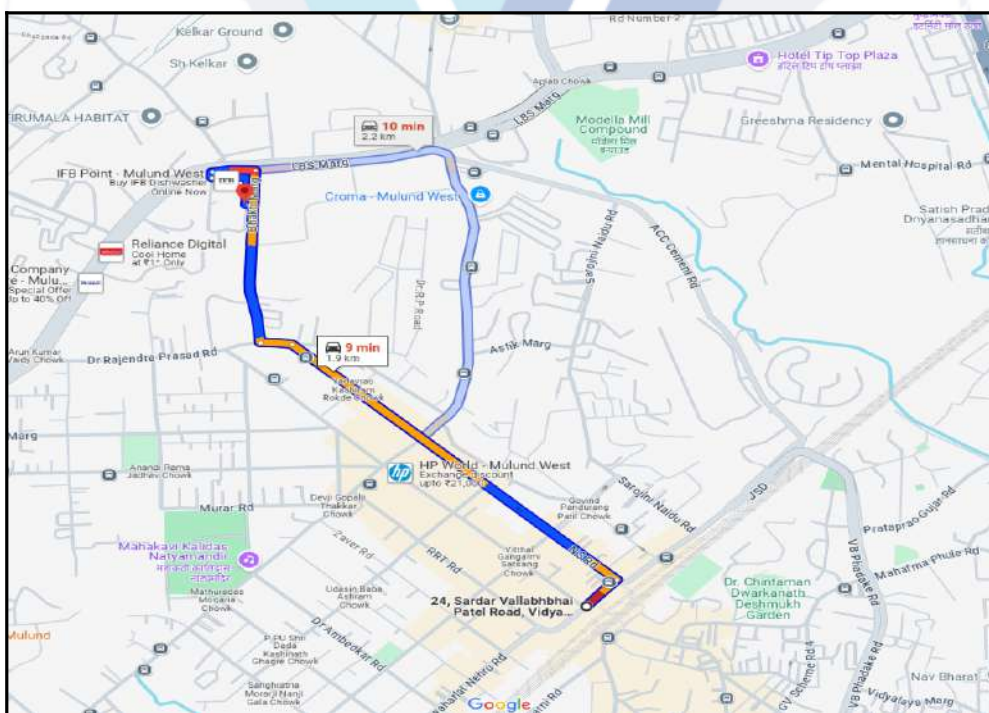
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°10'56.7"N 72°56'57.6"E**

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

## Ready Reckoner Rate

DIVISION / VILLAGE : MULUND WEST 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: Lal Bahadur Shastri Marg (LBS.Marg) and Railway Line.All the remaining Properties except the Properties In Zone No.123/568.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
123	123/567	64240	132680	152580	176500	132680
1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405.						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	132680			
Increase by 10% on Flat Located on 14 <sup>th</sup> Floor	13268			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,45,948.00</b>	<b>Sq. Mtr.</b>	<b>13,559.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	64240			
The difference between land rate and building rate(A-B=C)	81,708.00			
Percentage after Depreciation as per table(D)	20%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,29,606.00</b>	<b>Sq. Mtr.</b>	<b>12,041.00</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>
<b>Area</b>	504.00	604.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹27,778.00	₹23,148.00	-

magicbricks
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[Validate Market Price with RupeWorth](#)

2 BHK Flat For Sale in Vikas Paradise, Mulund West, Mumbai

2 Beds | 2 Baths | Unfurnished

Carpet Area  
504 sqft - ₹27,778/sqft

Floor  
1 (Out of 11 Floors)

Furnished Status  
Unfurnished

Developer  
[Vikas Group](#)

Transaction Type  
Resale

Age Of Construction  
Less than 5 years

Project  
[Vikas Paradise](#)

Status  
Ready to Move

Contact Owner
Get Phone No.

Last contact made 3 days ago

**Contact Owner**

Maaz Ukaye -91-xxxxxxxxxxxx

Get Phone No.

**More Details**

Price Breakup: ₹1.4 Cr

Address: L.B.S Marg, right opposite R-Mall, Mulund West, Mumbai - Central Mumbai, Maharashtra

Furnishing: Unfurnished

Loan Offered: Estimated EMI: ₹63142 0  
[Apply for Home Loan](#)

+14

Age of Construction: Less than 5 years

Contact Owner

**About Project** Explore Project →

Vikas Paradise by Vikas Group

4.8 ★★★★★ 1 Reviews

Price  
₹2.60 Cr Onwards

Configuration | Tower & Unit

## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,100.00	1,320.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹27,273.00	₹22,727.00	-

magicbricks

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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Mulund West » 3 BHK Flats for Sale in Mulund West » 1760 Sq-ft

Posted on: Mar 07, 25    Property ID: 60774301

₹3.0 Cr    EMI - ₹1,35L    [How much loan can I get?](#)    PREMIUM PROJECT

3 BHK 1760 Sq-ft Flat For Sale [Mulund West, Mumbai](#)



3 Beds
3 Baths
2 Covered Parking
Semi-Furnished
Outdoor Te...
Laundry Serv...

Carpet Area 1100 sqft - ₹27,273/sqft	Developer <a href="#">Vikas Group</a>	Project <a href="#">Vikas Paradise</a>	Floor 8(Out of 20 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing North - East


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

**Contact Agent**

**Thakkar** -91-77XXXXXXX

Get Phone No.

**Top Agent in this Locality**



**Arjun Ashok Chh...**  
 Chhabria Housing LLP  
 REGA ID : AS1800009041

172 PROPERTIES FOR SALE
9 PROPERTIES FOR RENT
4★ CIBIL RATING

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**More Details**

Price Breakup	₹3 Cr   ₹15,00,000    Approx. Registration Charges   ₹10,000    Monthly
Booking Amount	₹2.0 Lac
Address	L.B.S Marg, right opposite R-Mall, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	this property is close to metro station
Furnishing	Semi-Furnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹135304 <a href="#">Apply for Home Loan</a> <div style="display: flex; align-items: center; margin-top: 5px;"> <span style="margin-left: 10px;">+14</span> </div>

[View all details](#)



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,133.00	1,359.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,534.00	₹22,112.00	-

23615391 20-10-2024 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 : 23615/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	30063160	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25264857.2	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं.बी-1902,19 वा मजला,बी विंग,विकास पॅराडाईज टॉवर-3 ऑफ विकास पॅराडाईज टॉवर-3 को-ऑप. ही. सोसा. ली.,एल.बी.एस. मार्ग,मुलुंड पश्चिम,मुंबई 400080..... सदर दस्तात मिळकतीचे क्षेत्र 105.30 चौ. मीटर कार्पेट असून सोबत दोन कार पार्किंग स्पेसेस आहेत....(पार्किंग स्पेसेस नं.पोडियम-84 आणि 85)( ( C.T.S. Number : 880A, 880B, 880B-1 ; ) )	
(5) क्षेत्रफळ	126.36 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:-मोहनदास नानू वय:-66 पत्ता:-प्लॉट नं: 701 सी.विंग, माळा नं: -, इमारतीचे नाव: गोल्डन विलीज, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: वसंत गार्डन, स्वप्न नगरी, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAAAPN7586Q	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिषा निलेश मेहता वय:-51; पत्ता:-प्लॉट नं: फ्लॉट नं.3006, माळा नं: -, इमारतीचे नाव: अबिरॉय एनिग्मा, टॉवर बी, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: एलबीएस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AFWPM1973M 2): नाव:-निलेश अनंतराय मेहता वय:-55; पत्ता:-प्लॉट नं: फ्लॉट नं.3006, माळा नं: -, इमारतीचे नाव: अबिरॉय एनिग्मा, टॉवर बी, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: एलबीएस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AEKPM2809P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	23615/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1803800	
(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 **20th March 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.



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## 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 **₹ 1,87,74,160.00 (Rupees One Crore Eighty Seven Lakhs Seventy Four Thousands One 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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