

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak**

Residential Flat No. 2506, 25th Floor, Building No 3, Wing - C, "**Ravin Tower 3**", Piramal Revanta Tower 3, Behind Nirmal Lifestyle Mall, M. G. Link Road, Village - Nahur, Mulund (East), Taluka - Kurla, District - Mumbai, Mumbai, PIN - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'2.3"N 72°56'7.1"E

Valuation Prepared for:

**Punjab National Bank
PLP BKC**

PNB Pragati Tower C19, G Block, 3rd floor, Bandra Kurla Complex, Bandra(E),
Mumbai - 400051, State - Maharashtra, Country - India



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 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2506, 25th Floor, Building No 3, Wing - C, "Ravin Tower 3", Piramal Revanta Tower 3, Behind Nirmal Lifestyle Mall, M. G. Link Road, Village - Nahur, Mulund (East), Taluka - Kurla, District - Mumbai, Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak**.

Boundaries of the property

North	: Tower 4
South	: Tower 2
East	: Internal Road
West	: Pipeline

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 **₹ 1,26,36,000.00 (Rupees One Crore Twenty Six Lakh Thirty Six Thousand Only)**. As per Site Inspection 75% Construction Work is Completed.

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.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org

Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
3	a) Date of inspection : 28.10.2023
	b) Date of valuation : 29.10.2023
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Agreement for sale No.20795/2023 Dated 16.10.2023 between PRL Developers Private Limited(The Developers) And Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak(The Purchasers). II) Copy of RERA Certificate Registration No.P51800018099 Dated 01.04.2023 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.CHE / ES / 1930 / T / 337 (NEW) / FCC / 16 / Amend Dated 05.10.2023 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Approved Building Plan No.CHE / ES / 1930 / T / 337 (NEW) Dated 27.02.2023 issued by Municipal Corporation of Greater Mumbai.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak Residential Flat No. 2506, 25 th Floor, Building No 3, Wing - C, "Ravin Tower 3", Piramal Revanta Tower 3, Behind Nirmal Lifestyle Mall, M. G. Link Road, Village - Nahur, Mulund (East), Taluka - Kurla, District - Mumbai, Mumbai, PIN - 400 080, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sandeep Mandal (CRM) Mobile No. 9820846911 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 25 th Floor. (1 BHK) As per approved plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Balcony. The property is at 2.6 Km. distance from Railway Station Nahur. At the time of inspection building was under construction.
Stage of Construction	
If under construction, extent of completion	

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Complete	Internal Brick Work	Complete
	External Brick Work	Complete	Internal Plastering	Complete
	External Plastering	Complete	Door	Completed upto 15th floor
	Window	Completed upto 15th floor	Flooring, Tilling, Kitchen Platform	Completed upto 15th floor
	Total	75% work completed		
7	Location of property			
a)	Plot No. / Survey No.	:		
b)	Door No.	:	Residential Flat No. 2506	
c)	C.T.S. No. / Village	:	CTS No - 491A/5, 491A/6, 491A/4(P) & 491A(P), Village - Nahur	
d)	Ward / Taluka	:	Taluka - Kurla	
e)	Mandal / District	:	District - Mumbai	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. CHE / ES / 1930 / T / 337 (NEW) Dated 27.02.2023 issued by Municipal Corporation of Greater Mumbai (Downloaded form RERA site)	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
j)	Comment on unauthorizes Construction if any	:	N.A., The property under consideration is Residential Flat.	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 2506, 25 th Floor, Building No 3, Wing - C, "Ravin Tower 3", Piramal Revanta Tower 3, Behind Nirmal Lifestyle Mall, M. G. Link Road, Village - Nahur, Mulund (East), Taluka - Kurla, District - Mumbai, Mumbai, PIN - 400 080, State - Maharashtra, India.	
9	City / Town		City - Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rura		Urban	

11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nahur Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Tower 4	CTS No. 504(P)
	South	:	Tower 2	Part of the CTS No. 485(P) which is the set-back area earmarked for widening of Goregaon Mulund Link Road and retained by Hoechst
	East	:	Internal Road	CTS No. 504(P), 500(P) & 485(P)
	West	:	Pipeline	Tansa Pipeline and Proposed DP Road
14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 486.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 534.60 (Carpet Area + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'2.3"N 72°56'7.1"E	
16	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 486.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Ravin Tower 3	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	

3.	Year of Construction	:	Building is under construction
4.	Number of Floors	:	1 Basement + Ground + 47 Upper Floors
5.	Type of Structure	:	Proposed R.C.C Framed Structure
6.	Number of Dwelling units in the building	:	Proposed 7 Flats on 25 th Floor
7.	Quality of Construction	:	Building Under Construction
8.	Appearance of the Building	:	Building Under Construction
9.	Maintenance of the Building	:	Building Under Construction
10.	Facilities Available		
	Lift	:	Proposed 5 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Car Parking Space
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction
III	Residential Flat		
1.	The floor in which the Flat is situated	:	25 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 2506
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Building Under Construction
4.	House Tax		
	Assessment No.	:	Building Under Construction
	Tax paid in the name of	:	Building Under Construction
	Tax amount	:	Building Under Construction
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak

8.	What is the undivided area of land as per Sale Deed?	:	Building Under Construction
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 535.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 486.00 (As Per Area Agreement for sale) Carpet Area in Sq. Ft. = 462.00 Balcony Area in Sq. Ft. = 24.00 Total Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class ^(R)
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 31500/- (Expected rented income per month after completion) after completion
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
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)	:	₹ 23,800/- to ₹ 29,700/- per Sq. Ft. on Carpet Area ₹ 21,700/- to ₹ 27,000/- per Sq. Ft. on Built Up Area
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).	:	₹ 26,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,300/- per Sq. Ft.
	II. Land + others	:	₹ 22,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,70,683/- per Sq. M. i.e. ₹ 15,857/- per Sq. Ft.

	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,300/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,300/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 22,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 26,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	486.00 Sq. Ft.	26,000.00	1,26,36,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 23,800.00 to ₹ 29,700.00 per Sq. Ft. on Carpet Area / ₹ 21,700.00 to ₹ 27,000.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹26,000.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,26,36,000.00 (Rupees One Crore Twenty Six Lakh Thirty Six Thousand Only)**. The **Realizable Value** of the above property is **₹1,13,72,400.00 (Rupees One Crore Thirteen Lakh Seventy Two Thousand Four Hundred Only)**. The **Distress Value** is **₹1,01,08,800.00 (Rupees One Crore One Lakh Eight Thousand Eight Hundred Only)**. As per Site Inspection 75% Construction Work is Completed.

I.	Date of Purchase of Immovable Property	:	16/10/2023
II.	Purchase Price of immovable property	:	₹ 1,13,20,947
III.	Book value of immovable property	:	₹ 1,20,32,807
IV.	Fair Market Value of immovable property	:	₹ 1,26,36,000.00
V.	Realizable Value of immovable property	:	₹ 1,13,72,400.00
VI.	Distress Sale Value of immovable property	:	₹ 1,01,08,800.00
VII.	Guideline Value (As Per Index-II)	:	₹ 84,77,152.00
VIII.	Insurable value of the property (534.60 Sq. Ft. X 3,300.00)	:	₹ 17,64,180.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

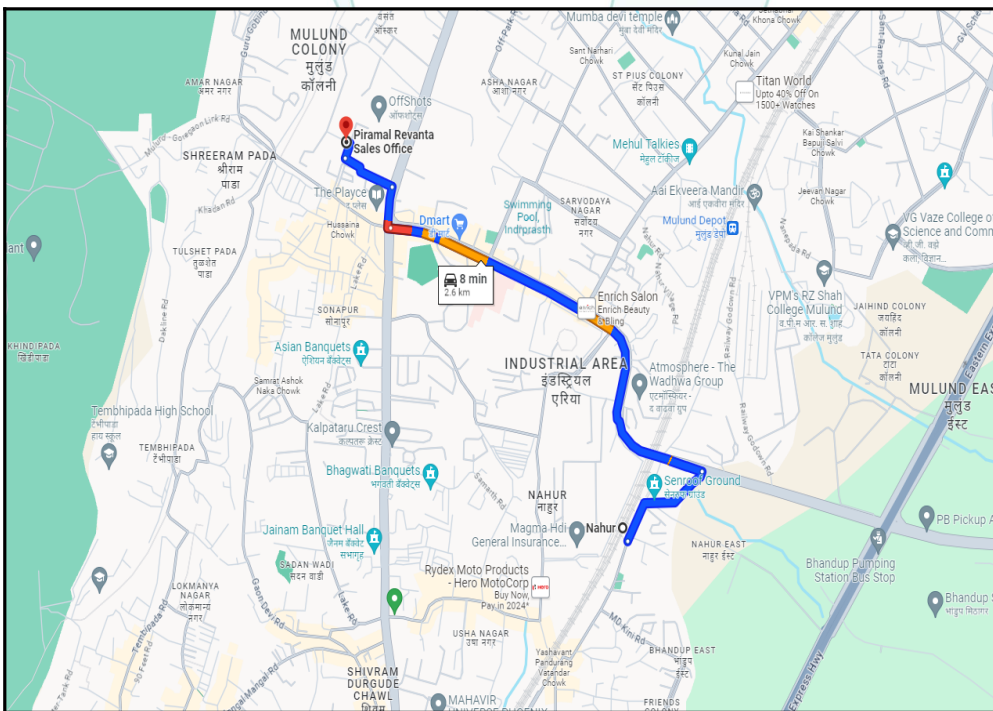
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'2.3"N 72°56'7.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nahur - 2.6 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : NAHUR						
Commence From 1st April 2023 To 31st March 2024						
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 (L. B. S. Marg). All the property to the west of the route.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
122	122/559	69140	148420	170690	207700	148490
441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 465A, 465B/1, 466, 467, 468, 469, 469/1, 469/3, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 486, 487, 488, 490, 491, 491A/1, 491A/2, 491A/3, 491A/4, 491A/5 , 491B, 492, 493, 494, 495, 496, 497, 498, 499, 500, 502, 503, 504, 505, 506, 512, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532B, 534, 535, 536, 537, 538, 539, 540, 545, 546, 736, 833, 837, 838, 839						
↔ Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	148420			
Increase by 85% on Flat Located on 25 th Floor	22263			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	170,683.00	Sq. Mtr.	15,856.98	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	69140			
The difference between land rate and building rate(A-B=C)	101,543.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,70,683.00	Sq. Mtr.	15,857.00	Sq. Ft.

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
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Price Indicator

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	485 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 25,679/-
Floor	-

magicbricks

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund West > 1 BHK Flats for Sale in Mulund West > 675 Sq-ft
Posted on: Oct 28, 23 Property ID: 66224195

₹1.37 Cr

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1 BHK 675 Sq-ft Flat For Sale [Mulund West, Mumbai](#)

1 Bed
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area
485 sqft
₹ 28,247/sqft

Floor
18 (Out of 40 Floors)

Lifts
4

Developer
Piramal Realty

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Piramal Revanta

Facing
East

Car Parking
1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

Contact Agent

✔ Certified Agent 📍 Locality Superstar
Ajay Arun Haldankar
 -91-98XXXXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup	₹1.37 Cr ₹ 6,85,000 Approx. Registration Charges
Booking Amount	₹ 5.0 Lac
RERA ID	A51800005341
Address	Piramal Revanta, Behind Nirmal Lifestyle mall, Goregaon Mulund Link Road, Mulund West, Mulund West, Mumbai - Central Mumbai, Maharashtra

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	474 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 24,933/-
Floor	-

magicbricks

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Home > Property for Sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Mulund West > 1 BHK Flats for Sale In Mulund West > 474 Sq.ft
Posted on: Oct 27, 23 Property ID: 65625507

₹1.30 Cr

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1 BHK 474 Sq-ft Flat For Sale **Mulund West, Mumbai**

1 Bed 1 Bath 1 Balcony 1 Covered Parking

<p>Carpet Area 474 sqft ₹ 27,426/sqft</p>	<p>Developer Piramal Realty</p>	<p>Project Piramal Revanta</p>
<p>Floor 13 (Out of 38 Floors)</p>	<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>
<p>Facing East</p>	<p>Lifts 4</p>	<p>Furnished Status Semi-Furnished</p>

East Facing Property

Contact Agent
Get Phone No.

Last contact made 23 days ago

Contact Agent

Certified Agent Locality Superstar
Hemang Daulat -91-8400000000

Get Phone No.

Download Brochure

More Details

Price Breakup	₹1.3 Cr ₹6,50,000 Approx. Registration Charges
Booking Amount	₹ 5.0 Lac
Address	Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Piramal Revanta, Behind Nirmal Lifestyle mall, Coregaon Mulund Link Road

Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	472 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 26,965/-
Floor	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath Flat/Apartment for Sale" located in Piramal Revanta, Mulund West, Central Mumbai suburbs, Mumbai. The price is listed as ₹1.4 Cr at ₹21,021 per sq.ft., with an estimated EMI of ₹1,11,819. The listing is verified and registered under RERA with registration number P51800005983. Key details include a super built-up area of 666 sq.ft., a built-up area of 555 sq.ft., and a carpet area of 472 sq.ft. The property is on the 27th floor of a 47-story building, facing East, and has a pool overlooking. The configuration is 1 Bedroom and 1 Bathroom with no balcony. The property is 1 to 5 years old. The listing has been viewed by 9 people this week. The address is Piramal Revanta, Mulund West, Central Mumbai suburbs. The website also shows navigation tabs for Overview, Society, Dealer Details, Price Trends, Registry Record, and Society Reviews.

Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	439 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 25,885/-
Floor	-

99acres

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund West > 1 BHK Flats in Mulund West Posted on Sep 12, 2023 | Under Construction

₹ 1.25 Cr

@ 28,473 per sq.ft.

Estimated EMI ₹99,838

1BHK 2Baths

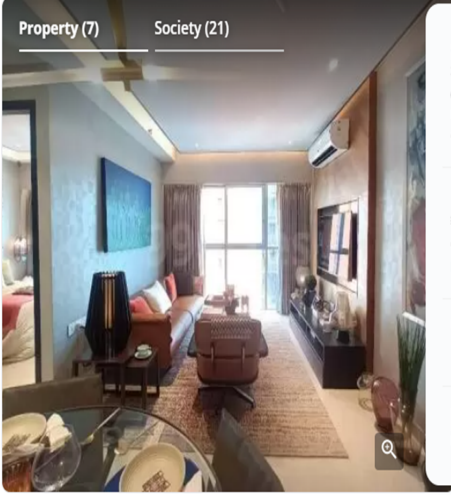
Flat/Apartment for Sale

in Piramal Revanta, Mulund West, Central Mumbai suburbs, Mumbai

RERA STATUS
REGISTERED
Registration No: P51800005983
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (7)
Society (21)



+ Area

Super Built up area 620 sq.ft. (57.6 sq.m.)

Built Up area: 550 sq.ft. (51.1 sq.m.)

Carpet area: 439 sq.ft. (40.78 sq.m.)

+ Configuration

1 Bedroom , 2 Bathrooms, 2 Balconies with Study Room

+ Price

₹ 1.25 Crore+ Govt Charges & Tax @ 28,473 per sq.ft. (Negotiable) [View Price Details](#)

+ Address

Piramal Revanta
Mulund West, Central Mumbai suburbs

+ Floor Number

12nd of 47 Floors

+ Facing

East

+ Overlooking

Park/Garden, Main Road, Club

+ Possession in


Mar 2026 [View Construction Status](#)

📍

Places nearby

1201, Mulund West, Central Mumbai suburbs, Mumbai


View All (15)



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer
107/120 MH2010 PTC/01/199

Sale Instances

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	618 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 21,680/-
Floor	

<p>3922391 28-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>		<p>सूची क्र.2</p>	<p>दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 3922/2023 नोंदणी : Regn:63m</p>
<p>गावाचे नाव : नाहूर</p>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	14738286		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11431266.43		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 502, माळा नं: 5 वा मजला,पिरामल रेवता टॉवर 4, इमारतीचे नाव: राविसा(विंग डी एमसीजीएम प्लाननुसार), ब्लॉक नं: निर्मल लाईफस्टाइल मॉल मागे,गोरेगाव मुलुंड लिंक रोड, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: सदनिकेचे क्षेत्रफळ 570.38 चौ फुट रेरा कारपेट म्हणजेच 52.99 चौ. मी. रेरा कारपेट,अधिक 03.09 चौ मी बाल्कनी एरिया आणि 01.33 चौ मी ड्राय बाल्कनी एरिया,एक कार पार्किंग सहित,सी टी एस नं 491ए/5,491ए/6,491ए/4(पार्ट)आणि 491ए(पार्ट),व्हिलेज - नाहूर ((C.T.S. Number : 491A/5, 491A/6, 491A/4 (PT) AND 491A (PT) ;))		
(5) क्षेत्रफळ	570.38 चौ.फूट		
(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:-पी आर एल डेव्हलपर्स प्रा लि तर्फे अधिकृत सहीकर्ता पंकज मुंदडा तर्फे कु. मु. म्हणून प्रमोद आनंद पवार वय:-49 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 8 वा मजला , इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पेनिन्सुला कॉरपोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: लोअर परेल मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAFPCP9978E		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ओलिविया जीन परेरा वय:-32, पत्ता:-प्लॉट नं: फ्लॅट नं. बी-201 , माळा नं: -, इमारतीचे नाव: सनव्यु को ऑप ही सोसा , ब्लॉक नं: वायएसी नगर, कोडीविटा , रोड नं: अंधेरी पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-ASXPP4275D 2): नाव:-जोस वर्गिस पल्लीपरंबील वय:-34, पत्ता:-प्लॉट नं: फ्लॅट नं. बी-201 , माळा नं: -, इमारतीचे नाव: सनव्यु को ऑप ही सोसा , ब्लॉक नं: वायएसी नगर, कोडीविटा , रोड नं: अंधेरी पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-COKPP7187K		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	3922/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	884500		
(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.		

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	618 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 21,978/-
Floor	-

2199391 28-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 2199/2023 नोंदणी : Regn:63m	
गावाचे नाव : नाहूर					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	14940775				
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11431266.43				
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 501, माळा नं: 5 वा मजला.पिरामल रेवता टॉवर 4, इमारतीचे नाव: राविसा(विंग डी एमसीजीएम प्लाननुसार), ब्लॉक नं: निर्मल लाईफस्टाइल मॉल मार्गे,गोरिगाव मुलुंड लिंक रोड, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: सदनिकेचे क्षेत्रफळ 570.38 चौ फुट रेरा कारपेट म्हणजेच 52.99 चौ. मी. रेरा कारपेट,अधिक 03.09 चौ मी बाल्कनी एरिया आणि 01.33 चौ मी ड्राय बाल्कनी एरिया,एक कार पार्किंग सहित,सी टी एस नं 491ए/5,491ए/6,491ए/4(पार्ट)आणि 491ए(पार्ट),व्हिलेज - नाहूर ((C.T.S. Number : 491A/5, 491A/6, 491A/4 (PT) AND 491A (PT) ;))				
(5) क्षेत्रफळ	570.38 चौ.फूट				
(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:-पी आर एल डेव्हलोपर्स प्रा लि तर्फे अधिकृत सहीकर्ता पंकज मुंदडा तर्फे कु. मु. म्हणून भावनेश कुडून वय:-39 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 8 वा मजला , इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पॅनि-सुला कार्पोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: लोअर फरेल मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAFPCP9978E				
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश सुरेंद्र सिंह वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं. 1203 , माळा नं: - , इमारतीचे नाव: सिप्रिया ओशन्स , ब्लॉक नं: प्लॉट नं. 7 अँड 8, नेक्स्ट टू डी- मार्ट, सेक्टर -10ए, रोड नं: ऐरोली, नवी मुंबई , महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-APCPS3018P 2): नाव:-मनीषा राजेश सिंह वय:-45; पत्ता:-प्लॉट नं: फ्लॉट नं. 1203 , माळा नं: - , इमारतीचे नाव: सिप्रिया ओशन्स , ब्लॉक नं: प्लॉट नं. 7 अँड 8, नेक्स्ट टू डी- मार्ट, सेक्टर -10ए, रोड नं: ऐरोली, नवी मुंबई , महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-FUNPS2268L				
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2023				
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2023				
(11)अनुक्रमांक,खंड व पृष्ठ	2199/2023				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	896500				
(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.				

Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.



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(Appendix-VII)

UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Ms. Sunita Shantilal Kotak & Mr. Shantilal J. Kotak from PRL Developers Private Limited vide Agreement for sale dated 16.10.2023.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Shyam Kajvilkar - Technical Manager Shamal Bodke - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 27.10.2023 Valuation Date - 29.10.2023 Date of Report - 29.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 28.10.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

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Independence and Disclosure of Interest

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, whether directly connected to the valuation assignment or not.
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 time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
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 organisation 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. 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, is 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 organisation 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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