

Ref. No.: MJL21-023/NVJ/L

Date: 13/07/2021

To,
The Branch Manager,
Centbank Financial Services Ltd
Branch: Fort, M G Rd MMO Building

Sub: Valuation Report for Loan Purpose

Client Name: M/S Future Lifestyle Fashions Limited

Dear Sir/Madam,
Please find enclosed herewith the subject Valuation Report.

Location of the property : Flat No. 503, 5th Floor, K Wing, Mandar Heights Building No. 4 'K' Wing
Co-operative Housing Society Ltd. (Society Regd. No.
PLR/VSI/HSG/(TC)/1066/2020, Sector II & III, Survey No. 9 (175), Hissa
No. 1 & 90 (183), Hissa No. 2, 7, 12, 13, Near Rustomjee Global City &
Ekta Parkville, Off. Naringi Bypass Road, Virar (West), Village Dongare
(Old Village Naringi), Taluka Vasai, District Palghar, Maharashtra, 401303.

Details	Value in ₹
Market Value	₹ 35,50,000.00
[Rupees Thirty Five Lacs Fifty Thousand Only]	
Realizable value	₹ 31,95,000.00
Distress Sale Value	₹ 28,40,000.00

This report has 25 pages [Including Annexure-I + location map + photographs]
Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,
FOR THITE VALUERS & ENGINEERS PVT. LTD.


(S. L. THITE)

PANEL VALUER

CENTBANK FINANCIAL SERVICES LTD

Mr.Lalit Sarvaiya – Mob. 9833690084
(Chief Engineer)

VALUATION REPORT

We inspected the property mentioned below on 07/07/2021, so as to assess the value of the immovable assets present there in presence of Mr. Rahul Inani

1. Party interested in valuation : M/S Future Lifestyle Fashions Limited
2. Name of the owner : M/S Future Lifestyle Fashions Limited
3. Purpose of valuation : Loan Purpose with Centbank Financial Services Ltd, branch Fort , M G Rd MMO Building
4. Location of the property : Flat No. 503, 5th Floor, K Wing, Mandar Heights Building No. 4 'K' Wing Co-operative Housing Society Ltd. (Society Regd. No. PLR/VSI/HSG/(TC)/1066/2020, Sector II & III, Survey No. 9 (175), Hissa No. 1 & 90 (183), Hissa No. 2, 7, 12, 13, Near Rustomjee Global City & Ekta Parksville, Off. Naringi Bypass Road, Virar (West), Village Dongare (Old Village Naringi), Taluka Vasai, District Palghar, Maharashtra, 401303.
5. Nearby landmark : **Near Rustomjee Global City & Ekta Parksville.**
6. Name of the developer : NA
7. Boundaries : Refer below

Details	East	West	South	North
At Actual (For Flat)	By Flat No. 501/502	By Open Space	By Lift	By Staircase

Longitude of the Property : 72.80025 E

Latitude of the Property : 19.47052 N

8. Brief description of the property

- a) Nature & locality : This property is in the form of Flat(s) on 5th Floor, K Wing, situated in Middle class locality in Residential / Commerical area.
- b) Tenure : Freehold
- c) Proximity of civic amenities : Road : 0.2 km, School: 0.5 km, Market: 0.3 km, Bus Stop: 0.9 km, Railway Station: 2.6 km from Virar

railway station, Airport: 60 km from Mumbai airport, Hospital: 1.6 km, Municipal Limit : Within Municipal limit, Branch: 82 km

d) Area of plot : N. A.

9. Brief specification : It is a Stilt + 12 Upper Floors storey usual MS Open Structure framed structure with MS Open Structure slab having Vitrified flooring, Oil Bound Distemper internally, Concealed electrification, Concealed plumbing, Ceramic flooring in bathroom with dado upto Full' height, Laminated Door Frame with Solid Core Flush Door, MS Safety Door at Entrance, Powder Coated Aluminium Sliding windows. Kitchen platform is of Granite top with dado upto 6' height etc. Overall appearance of the Flat is Good. Architectural quality of the building is Good. Internal height is 9.6'. Special amenities such as Lift, Security, Internal Roads etc. have been provided.

Unit Number	Particulars	Area as per Agreement (Sft)		Measured area (Sft)		Area Considered for valuation (Sft) ***
		Carpet Sft **	Built up Sft *	Carpet Sft **	Built up Sft *	
K-503	Flat	456.00	547.00	440.00	528.00	547.00

*Adding 20.00 % for built up area.

** As per the provisions of Maharashtra municipalities act 1965

***All the above areas are within +/- 10% of the area as per Agreement. The above calculations and detail measurements taken by us prove that the area as per Agreement is not exorbitantly inflated. Hence, valuation is based on the area as per Agreement.

10. Age of building : About 11 years old
(This is based on Vasai Virar City Municipal Corporation Sanctioned building plan no CIDCO/VVSR/CC/BP-4486/W/809 dated 05/07/2010)

11. Future life of the building : About 64 years under normal condition

- 12.** Value of land : Value of land is not considered separately as this is an ownership type tenement. Value of construction is based on composite rate method.
- 13.** Depreciation of construction : Depreciated rate is adopted for valuation.
- 14. Basis of Valuation** : The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- i. **Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250**
- ii. **LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467**
- iii. **Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406**

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. Genuine and Comparable transactions were obtained from Govt. offices.
- ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- iii. The market enquiry was conducted.

COMPARABLE SALE INSTANCE - 1

(Details of Sale transaction of a nearby property)

Name of the purchaser : Swapnil Sonawane & Pooja Sonawane

Name of the vendor : Tarkesh Kadam

Location of the property : Flat No. 605, 6th Floor, Kini Tower, Building No. 18, Virar West

Area : 642 Sq. Ft. Built Up

Sale consideration : ₹ 39,00,000.00

Rate per sft : **₹ 6,075.00 per sft.**

Documents referred : Extract of Index II dated 20/05/2021 Sr No. 5158/2021 at Sub Registrar Office Vasai 1

COMPARABLE SALE INSTANCE - 2

(Details of Sale transaction of a nearby property)

Name of the purchaser : Rajesh Dubey

Name of the vendor : Dipak Shah

Location of the property : Flat No. 706, 7th Floor, Rishabh Heights, Building No. 4, Village Dongre, Virar West

Area : 525 Sq. Ft. Built Up

Sale consideration : ₹ 32,00,000.00

Rate per sft : **₹ 6,095.00 per sft.**
(This rate is about 4 month old)

Documents referred : Extract of Index II dated 15/02/2021 Sr No. 2197/2021 at Sub Registrar Office Vasai 2

COMPARABLE SALE INSTANCE - 3

(Details of Sale transaction of a nearby property)

Name of the purchaser : Supriya Kothule & Santosh Kothule

Name of the vendor : Neha Panchmatia

Location of the property : Flat No. 1103, 11th Floor, Agarwal Solitaire, Wing D, Virar West

Area : 452 Sq. Ft. Built Up

Sale consideration : ₹ 31,51,000.00

Rate per sft : **₹ 6,971.00 per sft.**
(This rate is about 3 month old)

Documents referred : Extract of Index II dated 16/03/2021 Sr No. 4209/2021 at Sub Registrar Office Vasai 2

COMPARABLE SALE INSTANCE - 4
(Details of Sale transaction of a nearby property)

Name of the purchaser : Pooja Daswani & Suresh Daswani

Name of the vendor : Ganesh Patil

Location of the property : Flat No. 1406, 14th Floor, Vinay Unique Gardens, Hyde Park, Building No. 11, Virar West

Area : 655 Sq. Ft. Built Up

Sale consideration : ₹ 41,16,740.00

Rate per sft : **₹ 6,285.00 per sft.**
(This rate is about 4 month old)

Documents referred : Extract of Index II dated 12/03/2021 Sr No. 3909/2021 at Sub Registrar Office Vasai 2

The average rate obtained from the above sale instances is ₹ 6,356.50/-per sft

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be 6500.00/- per sft

Market Rate Enquiry :

Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.

1) Housing
1 BHK At M M Ocean Pearl, Global City, Virar West
Built Up Area : 445 Sq. Ft.
Price : ₹ 31,50,000.00
Rate : ₹ 7,079.00
Posted on : 07/05/2021

2) No Broker
1 BHK At Ekta Parkville In Virar West
Built Up Area : 490 Sq. Ft.

Price : ₹ 35,00,000.00

Rate : ₹ 7,143.00

Posted on : 25/04/2021

15. Value of construction

: Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area whereas the Built Up Area (BUA) or Super Built Up Area (SBUA) etc are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'

In view of this, when we are giving opinion to the bank regarding Value of the Security, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Unit Number	Details	Saleable area [Sft]	Rate adopted [per sft] in ₹	Value In ₹
K-503	Flat	547.00	₹ 6,500.00	₹ 35,55,500.00
Total				₹ 35,55,500.00
Say				₹ 35,50,000.00

- 16. Market Value In ₹** : ₹ 35,50,000.00
[Rupees Thirty Five Lacs Fifty Thousand Only]
- 17. Realizable value** : 10 % less than fair market value
 ₹ 31,95,000.00
- 18. Forced sale value** : 20 % less than fair market value
 ₹ 28,40,000.00
- 19. Insurance value** : 547.00 sft. x ₹ 2,500.00 = ₹ 13,67,500.00
- 20. Govt. Guideline rate** : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for flat in this area is ₹ 34,900.00 sqm. This building is 11 years old. Considering 20 % depreciation, rate is ₹ 27,920.00 sqm i.e. ₹ 2,594.00 per sft. It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.
- 21. Remarks** :
- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
 - The valuation is subject to clear and marketable title & adequacy of engineering design.
 - This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.)
 - Emphasis of this report is on the value of the property and not on the area measurement or title verification or legal aspects of the property.

- Past performance of real estate market need not necessarily indicate the future trends
- The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- Documents such as Completion Certificate, Electricity Bill, Share Certificate are not provided for our perusal. Hence this valuation is based on few assumptions.
- The impact of the Covid-19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.
- It is assumed that the information revealed through the documents provided to us is final and complete.
- Photo copies of following documents are referred and this valuation report should be read with them:
 - * Agreement to Sale between Vendor Mandar Housing Private Limited and Purchaser Future Lifestyle Fashions Limited and Index II bearing Sr. No. 2530/2013 dated 11/07/2013 registered at Sub Registrar Office Vasai 5 for agreement price (consideration) ₹ 22,42,500.00 Govt. value ₹ 19,91,000.00 (Ready reckoner rate for stamp duty) as per extract of Index II (K-503)
 - * Vasai Virar City Municipal Corporation sanctioned building plan under commencement certificate No. CIDCO/VVSR/CC/BP-4486/W/809 dated 05/07/2010
 - * City & Industrial Development Corporation of Maharashtra Ltd. commencement certificate No. CIDCO/VVSR/CC/BP-4486/W/809 dated 05/07/2010
 - * Extract of 7/12 dated 27/07/2012.
 - * Architect's Completion Certificate dated 26/10/2017 given by M/s. Ajay Wade & Associates
 - * Society Maintenance Paid Receipt No. 1591 Dated 01/02/2021 in the name of Future Lifestyle Fashions Limited for the period of 01 May 2020 to 31 December 2020, amount Rs. 16,000/-
 - * Our earlier valuation report bearing Ref. No.: 01/MFB18-086/PRC dated 07/02/2018 for Bank Of India, Branch Large Corporate, Fort, Mumbai, (previous value ₹ 30,41,000.00)

It is assumed that the information revealed through above documents is final and complete. In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows,

Details	Value in ₹
Market Value	₹ 35,50,000.00
[Rupees Thirty Five Lacs Fifty Thousand Only]	
Realizable value	₹ 31,95,000.00
Distress Sale Value	₹ 28,40,000.00

Visited by : Mr. Ninad Joshi
(Sr. Engineer)
Verified by : Mr. Lalit Sarvaiya
(Chief Engineer)

FOR THITE VALUERS & ENGINEERS PVT. LTD.



(S. L. THITE)

PANEL VALUER

CENTBANK FINANCIAL SERVICES LTD

ANNEXURE - I

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any;

1. Copy of Index II
2. Copy of Few pages of Agreement
3. Copy of Commencement Certificate
4. Copy of Layout Plan
5. Copy of Sanctioned Building Plan

g) The Purchaser/s demanded from the Builders that the Builders have given inspection to the Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builders Architects **M/s. Anur Vastu & Associates** and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management & Transfer) Act, 1962 (hereinafter for the sake of brevity it may be referred to as 'The said Act') and the rules made there under, such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/h themselves about the same.

h) The Builders have supplied to the Purchaser/s each of the documents as are mentioned in Sub-4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management & Transfer) Act, 1962 (hereinafter for the sake of brevity it may be referred to as 'The said Act') and the rules made there under, such inspection has been duly given to and taken by the Purchaser/s.

NOW KNOWING THE FOREGOING AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1] The Purchaser/s will construct the said building/s on the said Plot of land more particularly described in Schedule 'A' herein under written in accordance with the plans, designs, specifications approved by the concerned local authority with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them in any of them.

2] The flat Purchaser/s hereby purchases and the Builders hereby sells to the Purchaser/s one flat/Shop No. **503**, on **5th** floor, **X** wing, **456** sq.ft. Carpet in. **4134** sq.ft. (Carpet area) which is inclusive of the area of balcony as shown in floor plan annexed hereto together with car parking attached to the said flat/flat in the building No. _____ of "**Mandir Heights**" Building No. **4**, Wing "**B**" in Sector **B** & **C** situated at Village - Dargam, Near **TV**, Taluka - Vasai,




वस्तु - 4
क्र. 242 / 1043
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Builder; These flats more particularly described in the schedule herein hereunder and hereinafter referred to as "Said Flat" are hereby sold at or for a price of **Rs. 21,42,500/- (Rupees Twenty Two Lakh Forty Two Thousand Five Hundred Only)** being the proportionate price of the common areas and facilities appurtenant to the premises. The flat Purchaser has paid a sum of **Rs. 5,10,000/- (Rupees Five Lakh Only)** as earnest money. The flat purchaser hereby agrees to pay the balance purchase price of **Rs. 17,42,500/- (Rupees Seventeen Lakh Forty Two Thousand Five Hundred Only)** in the following manner:

- 10% before completion of the Flat/Shop
- 10% on or before completion of plot
- 5% on or before completion of 1st slab
- 5% on or before completion of 2nd slab
- 5% on or before completion of 3rd slab
- 5% on or before completion of 4th slab
- 5% on or before completion of 5th slab
- 5% on or before completion of 6th slab
- 5% on or before completion of 7th slab
- 5% on or before completion of 8th slab
- 5% on or before completion of 9th slab
- 5% on or before completion of 10th slab
- 5% on or before completion of 11th slab
- 5% on or before completion of 12th slab
- 5% on or before completion of 13th slab
- 2% on or before completion of Block work
- 2% on or before completion of Plaster
- 2% on or before completion of Flooring
- 2% on or before completion of Electric and Plumbing
- 2% remaining at the time of Occupancy/ Possession of the said flat/shop.

3] The Builder hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of purchasing the said plots or thereafter and shall, obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat/Shop.




31.
No. 1 to 4, Survey No. 71 (27) House No. 4 & 5, Survey No. 84 (28) House No. 1, Survey No. 87 (29) House No. 1 to 3, Survey No. 88 (30) House No. 1 & 2, Survey No. 89 (31) House No. 1 & 2, Survey No. 90 (32) House No. 1 to 7, Survey No. 91 (33) House No. 1 to 3, Survey No. 92 (34) House No. 1 & 2, Survey No. 93 (35) House No. 1 to 23, Survey No. 95 (36) House No. 1, 4 to 6 and 16, 17, 19 to 21, Survey No. 96 (37) House No. 1 to 7, Total scheming 14576.28 sq. mts. And within the jurisdiction of Vandalur City Municipal Corporation.

SACRE ACCORDING ABOVE REFERRED TO

ALL THAT FR of Building No. 4, Wing 4 scheming 5082.04 sq. mts. 7.5.1 includes staircase via area in front of steps and also to the far on ground (per and policy area) to be consumed as the SMD LAND scheming 482.89 sq. mts. On described part of Sector II Village Design, Taluk Vandalur. The SMD LAND from the part of LAPOLIT is included in the first schedule Declaration and Survey No. 8 and House No. 8 of Village Design Taluk Vandalur and within the jurisdiction of Vandalur City Municipal Corporation.

Survey No.	House No.	Area as per 7/12 Extract (Sq. Mts.)	Area under Building of Column C
A	B	C	D
9178	1	6230.00	126.30
90 (88)	2	352.30	9.34
90 (158)	1/12	1481.00	564.19
90 (183)	7/13	710.00	0.26
Total		9000.00	690.09

THE THIRD SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Plot No. 583 on the 5th Floor in "K" Wing scheming 406 sq. ft. Carpet in 42.36 sq. ft. (Carpet area) in Building No. 4 in the building known as "NANDAR EIGHT" in Sector II & III consumed as land bearing Survey No. as described in the Schedule



32.
hereinafter written long being used situated in Village :
DURGAM CHAI Village - Nellore, Taluk - Vandalur District :
Tamil Nadu the area of Sub Registered as Volume 1, 11 & 12.

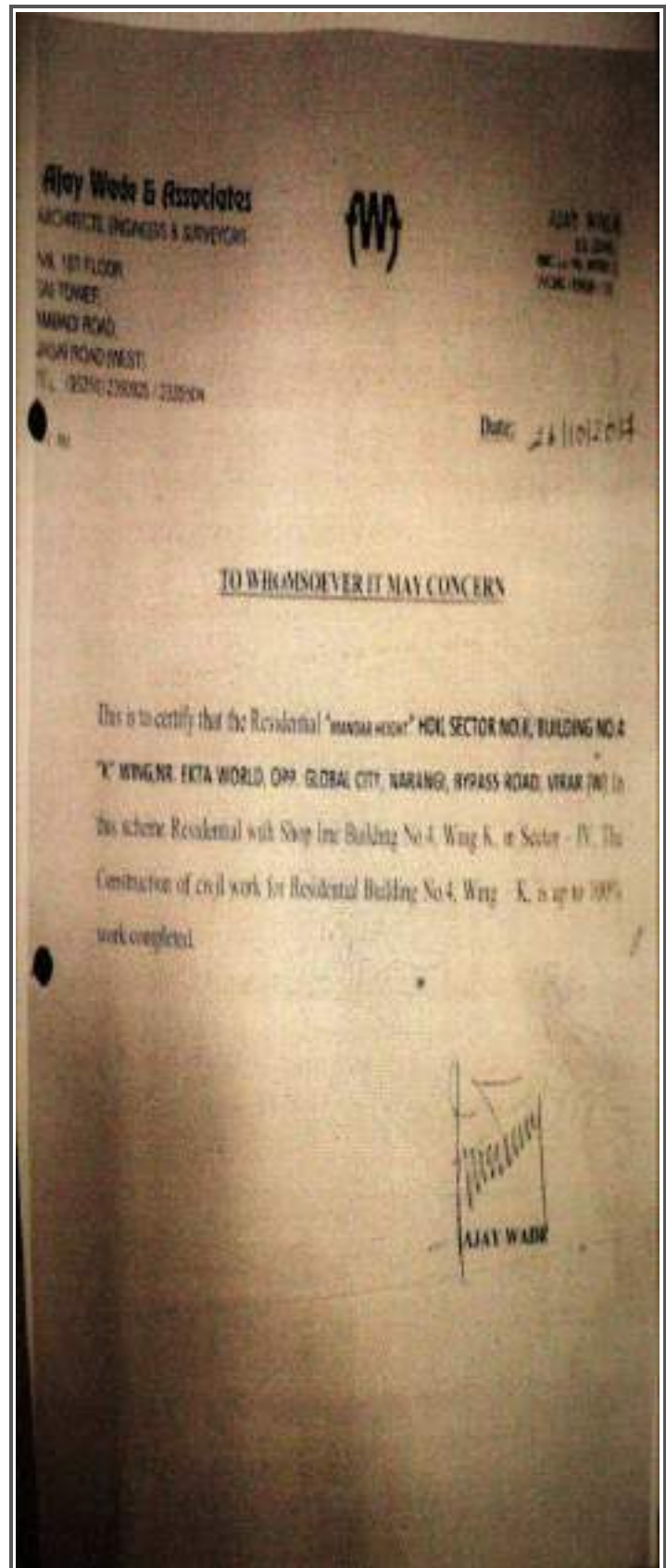
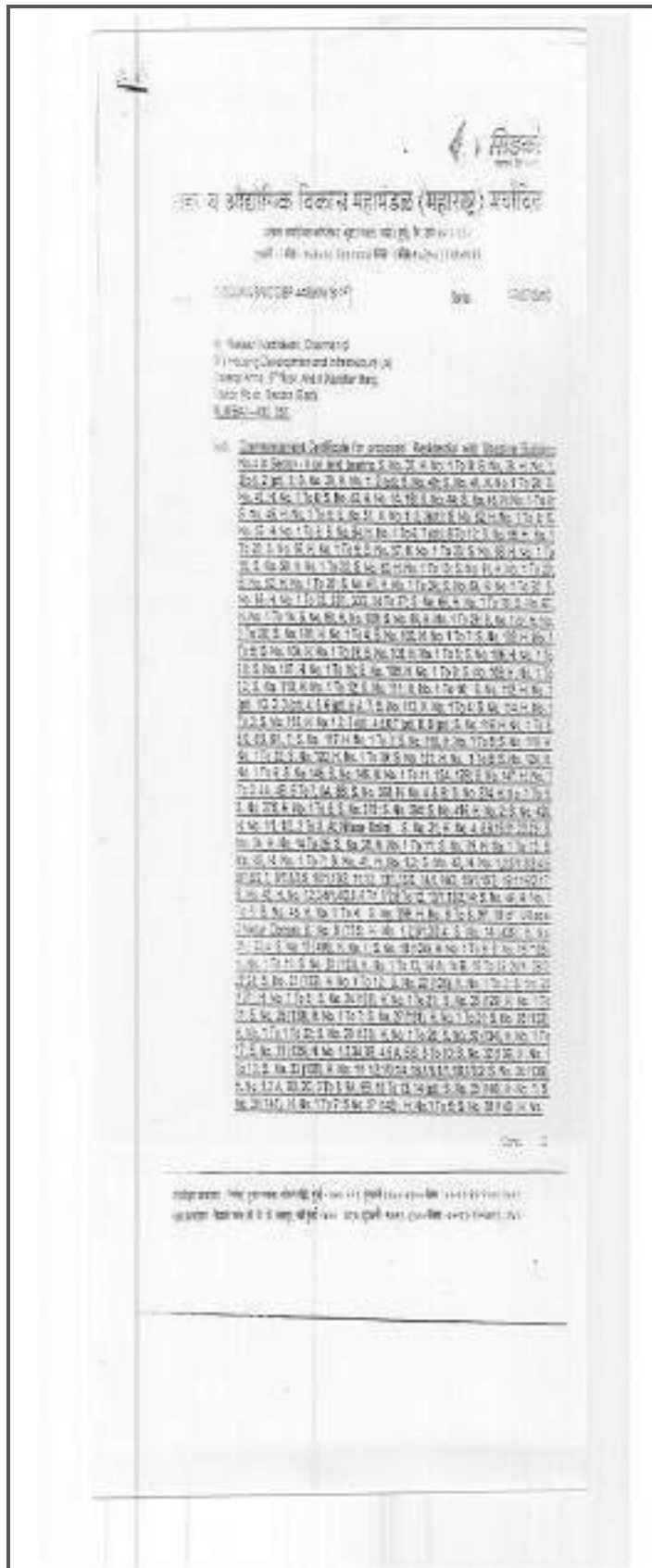
ANNEXURE

- Living Room** : Varied flooring, false ceiling, A.C. point, Telephone, T.V. Point, Well Designed False Ceiling.
- Kitchen** : Varied flooring, Granite Kitchen Platform with stainless steel sink, Mixer Point, Colour Guard Tiles on walls, Refrigerator point, Acrylic and point, Modular Kitchen with sink.
- Bedroom** : Varied flooring in a master bedroom, Well Designed False Ceiling, A.C. Point, Telephone Point, T.V. Point, 2 way Switch for Fan.
- Door** : Main Door in Wood with locking and decorative Street lighting, Glass Entry Doors in living, Modular doors for Bedrooms & Bathrooms.
- Toilet** : Attached, shared, sink on built up floor, glass, 2 way Sink & Ceramic Tiles flooring, Victorian grade C.P.
- Windows** : Well designed Aluminium Glazed sliding Window with Grilles in Sills, Mosquito Net.
- Bathroom** : Ceramic Plumbing with good quality C.P. Piping, Exhaust Fan Point, Glass Point.
- Electrification** : Cased and Capped wire with extensive layout in all rooms including Modular Switches.
- Painting** : Oil based Disperser on internal walls.
- Parking** : Asphalt Car Parking Space.
- Entrance** : Decorative & Spacious Entrance lobby.
- Lifts** : Reported brand of lift inverter backing.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREBY SET AND SIGNED THEIR RESPECTIVE
HANDS THE DAY AND THE YEAR FIRST HEREIN ABOVE
WRITTEN

SIGNED AND DELIVERED by the
Witnessed "THE BUYERS"
M/s. NARAYAN ROOFS PVT. LTD.
Through Director





MANDAR HEIGHTS BLDG NO. 4 'K' WING CO-OP HSG.SOC LTD

PLR/VS/HSG/(TC)/1066/2020

SURVEY NO. 9, HISSA NO. 1, SURVY NO. 90, HISSA NO. 2,7,12,13
VILLAGE DONGARE , VIRAR (WEST)**RECEIPT**

Name : Future Life Style Fashion Ltd

Receipt NO. 1591

Flat No. :- 503

Date : 01 Feb 2021

Flat :- 1 BHK

Period :- 01 May 20 to 31 Dec 20

Received a sum of Rs. 16,000/- (Rupees Sixteen thousand only) being society charges for the period from 01 May 2020 to 31 Dec 2020 through NEFT.



Seal :

MANDAR HEIGHTS BLDG NO. 4 'K' WING CO-OP HSG.SOC LTD

Santosh

Department of Registration & Stamps
Government of Maharashtraनोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year

2021/2022

Annual Statement of Rates

Language

English

Selected District पालघर

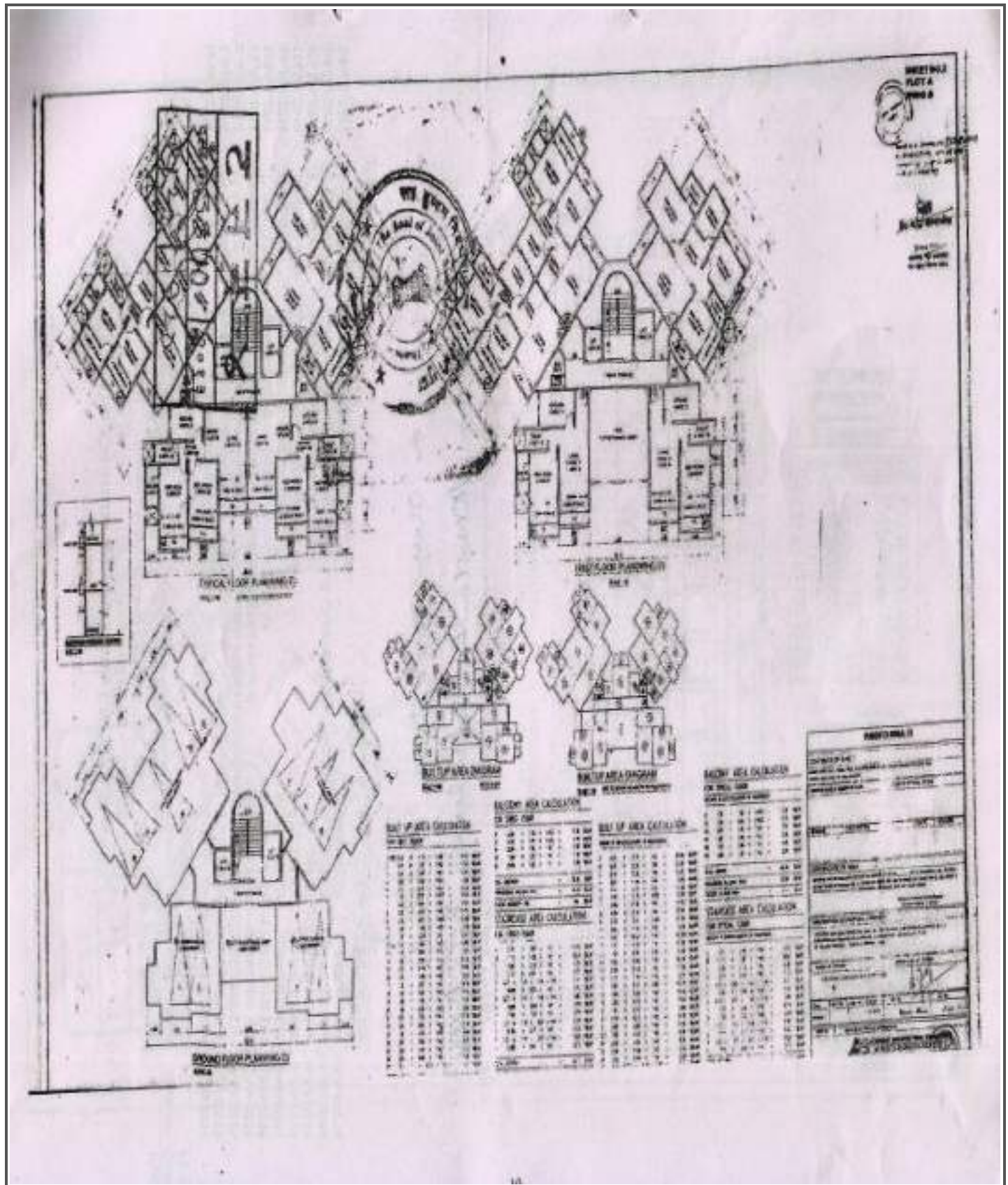
Select Taluka वसई

Select Village मौजे [गांव] नारिंगी (वसई विरार शहर महानगरपालिका)

Search By ☒ Survey No ☐ Location

Enter Survey No 9 Search

उपविभाग	खुली जमीन	निवासी रादनिहा	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
4-रहिवास व इतर तत्सम अनुसंग वापरातील जमिनी	9480	54900	40000	50200	40000	चौ. मीटर	सर्व्हे नंबर



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1 BHK Flat For Sale In Ekta Parkville In Vihar West
 Near Yash Park Housing Bypass road Opposite Global City, Vihar West...

₹ 35 Lacs
 Non-negotiable

₹ 20,060/Month
 Estimated EMI ₹

490
 Sq.Ft.

Need Home Loan? [Apply Loan](#)

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1 Bedroom No. of Bedroom	Apr 15, 2021 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
2 BHK	Ekta Parkville Apartment
None Parking	None Power Backup

[Get Owner Details](#)

[Home](#) / [Mumbai](#) / [Vihar West](#) / [1 BHK Apartment](#)

Last updated: May 7, 2021

1 BHK Apartment

H H Ocean Pearl, Global City, Vihar West, Mumbai

₹31.5 L EMI starts at ₹16,68 K
 ₹7.08 K/sq.ft

[Contact Seller](#)

445 sq.ft
 Built Up Area

₹7.08 K/sq.ft
 Avg. Price

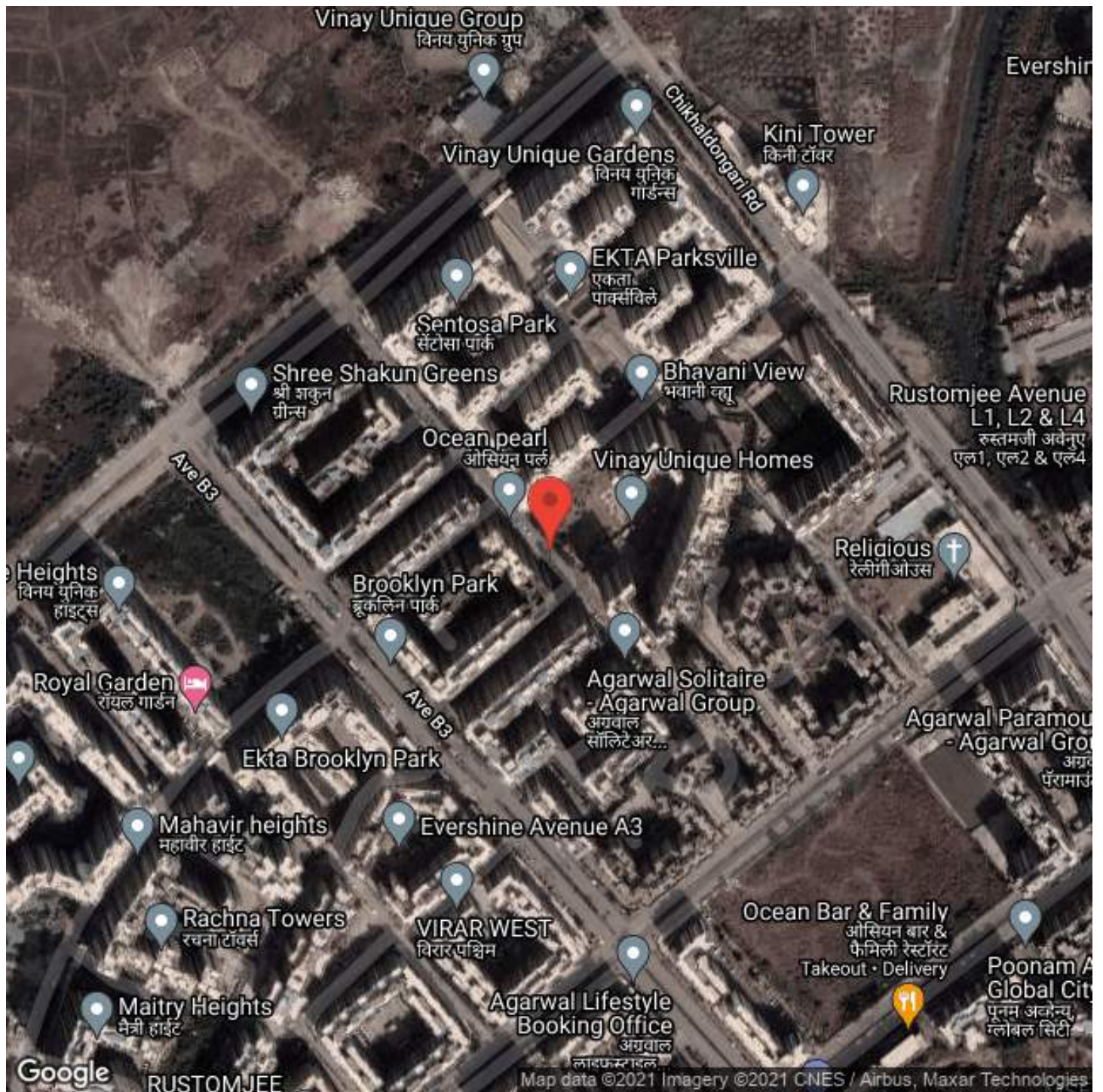
3 Year
 Age of property

Ready to move in
 Possession status

Middle 1
 of 12 floors

Semi Furnished
 Furnishing

Location Map



Client Name: M/S Future Lifestyle Fashions Limited



