

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-5354/22-23</b>	Dated <b>25-Feb-23</b>
Buyer (Bill to) <b>COSMOS BANK - DADAR WEST</b> DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>29948 / 45706</b> Dispatched through Terms of Delivery	Mode/Terms of Payment Other References Dated Delivery Note Date Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

**Remarks:**  
 "Mr. Ashok Ramchand Mehta & Meenakshi Ashok Mehta - Residential Flat No. B-24, 2nd Floor, Wing – B, ""Daya Niwas"", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd., S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**  
**Declaration**  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 2722201137

**Company's Bank Details**  
 Bank Name : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**  
**for Vastukala Consultants (I) Pvt Ltd**  
  
 Authorised Signatory

This is a Computer Generated Invoice

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Ashok Ramchand Mehta & Meenakshi Ashok Mehta**

Residential Flat No. B-24, 2<sup>nd</sup> Floor, Wing – B, "Daya Niwas", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd.,  
S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - India

Latitude Longitude: 19°01'06.4"N 72°50'05.2"E

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## Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.



### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**Regd. Office :** 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
Tele/Fax : +91 22 28371325/24  
mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Dadar Branch/ Mr. Ashok Ramchand Mehta (29948/45706)Page 2 of 16

Vastu/Mumbai/02/2023/29948/45706  
25/19-555-NIPA  
Date: 25.02.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-24, 2<sup>nd</sup>Floor, Wing – B, "**Daya Niwas**", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd., S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India belongs to **Mr. Ashok Ramchand Mehta & Meenakshi Ashok Mehta.**

### Boundaries of the property.

North	S.K. Bole Marg
South	Salvation High School
East	Wing – A
West	Sapna 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 and valued for banking purpose at ₹ 2,08,76,948.00 (Rupees Two Crore Eight Lakh Seventy Six Thousand Nine Hundred Forty Eight 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.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA  
CONSULTANTS (I) PVT. LTD., email=MANOJ.BABURAO@VASTUKALA.COM, c=INDIA  
Date: 2023.02.23 19:36:08 +05'30'

**Auth. Sign.**



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**Regd. Office** : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFAX : +91 22 28371325/24  
mumbai@vastukala.org

Residential Flat No. B-24, 2<sup>nd</sup>Floor, Wing – B, "Daya Niwas", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd.,  
S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country - 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 the Fair Market Value as on 25.02.2023 for Bank Loan Purpose
2	Date of inspection	16.02.2023
3	Name of the owner/ owners	<b>Mr. Ashok Ramchand Mehta &amp; Meenakshi Ashok Mehta</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 not available)
5	Brief description of the property	Residential Flat No. B-24, 2 <sup>nd</sup> Floor, Wing – B, "Daya Niwas", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd., S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India.
6	Location, street, ward no	S. K. Bole Road, Dadar (West)
7	Survey/ Plot no. of land	C. S No. 1243, Final Plot No. 853 of T.P.S. IV of Lower Parel Division
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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 and Private cars
<b>LAND</b>		
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 735.00 (Area as per Actual Site Measurement of Flat No. B-23 & B-24)  Carpet Area in Sq. Ft. = 460.00 (Area as per Agreement for Sale of Flat No. B - 24)  <b>Carpet Area in Sq. Ft. = 526.00</b> <b>(Area as per Property Tax)</b>  <b>Built up Area in Sq. Ft. = 631.00</b> <b>(Area as per Index - II of Flat No. B - 24)</b>
13	Roads, Streets or lanes on which the land is abutting	S. K. Bole Road, Dadar (West)

14	If freehold or leasehold land	Freehold
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 increase 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.	N.A.
21	Attach a dimensioned site plan	Attached
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/tenanted/both?	Owner Occupied
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
26	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
<b>RENTS</b>		
(i)	Names of tenants/ lessees/ licensees, etc	N.A.
(ii)	Portions in their occupation	N.A.
(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 43,500.00 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?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services	N.A.

	charges? If so, give details	
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.
	<b>SALES</b>	
38	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 register of assurance record
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N.A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Construction –1997 (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.
45	<b>Remarks-</b> <i>As per site inspection, The flat No. B-23 &amp; B-24 are internally amalgamated with single entrance. For the purpose of valuation we have taken area of flat no. B-24 only.</i>	

## **PART II- VALUATION**

### **GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch, we have valued Residential Flat No. B-24, 2<sup>nd</sup>Floor, Wing – B, "**Daya Niwas**", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd., S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India belongsto **Mr. Ashok Ramchand Mehta & Meenakshi Ashok Mehta.**

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

1.	Copy of Agreement for Sale dated 17.11.2011
2.	Copy Index - II dated 17.11.2011
3.	Copy of Occupancy Certificate No. EB / 9516 / GN / AR dated 13.12.1997 issued by Municipal Corporation of Greater Mumbai.
4.	Copy of Commencement Certificate No. EB / 9516 / AR dated 09.08.1990 issued by Municipal Corporation of Greater Mumbai.

### **LOCATION:**

The said building is located at C.S. No. 1243, Final Plot No. 853 of T.P.S. IV of Lower Parel Division. The property falls in Residential Zone. It is at a walkable distance 900 Mts. from Dadar railway station.

### **BUILDING:**

The building under reference is having Ground + 7 Upper Floor. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with Chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. The 2<sup>nd</sup>Floor is having 3 Residential Flats. 2 Lifts are provided in the building.

### **RESIDENTIAL FLAT:**

The residential flat under reference is situated on the 2<sup>nd</sup>Floor. As per Site Inspection, Flat No. B - 23 & B - 24 are internally amalgamated with single entrance. The composition of amalgamated flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet.(i.e. **2 BHK + 2Toilets**).The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder coated Aluminium sliding windows, Concealed plumbing with C.P. fittings, Electrical wiring with Concealed, Cement plastering.

**Valuation as on 25th February 2022**

The Carpet Area of the Residential Flat:	526.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1997 (Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 Years
Cost of Construction	:	631.00 Sq. Ft. X ₹ 2,800.00 = ₹ 17,66,800.00
Depreciation $\{(100-10) \times 26 / 60\}$	:	39.00%
Amount of Depreciation	:	₹ 6,89,052.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹2,87,800.00 per Sq. M. i.e. ₹26,737.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 2,50,682.00per Sq. M. i.e. ₹23,289.00 per Sq. Ft.
Prevailing market rate	:	₹ 41,000.00 per Sq. Ft.
<b>Value of property as on 25.02.2023</b>	:	<b>526.00 Sq. Ft. X ₹ 41,000.00 = ₹2,15,66,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022-2023 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 25.02.2023</b>	:	<b>₹ 2,15,66,000.00 - ₹ 6,89,052.00 = ₹ 2,08,76,948.00</b>
<b>Total Value of the property</b>	:	<b>₹ 2,08,76,948.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,87,89,253.00</b>
<b>Distress value of the property</b>	:	<b>₹1,67,01,558.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 17,66,800.00</b>
<b>Guideline value of the property</b>	:	<b>₹1,46,95,359.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. B-24, 2<sup>nd</sup>Floor, Wing – B, "Daya Niwas", Daya Niwas B Wing Co-Op. Hsg. Soc. Ltd., S. K. Bole Road, Dadar (West), Mumbai, Pin Code - 400 028, State - Maharashtra, Country – India for this particular purpose at **₹ 2,08,76,948.00 (Rupees Two Crore Eight Lakh Seventy Six Thousand Nine Hundred Forty Eight Only)**as on 25th February 2023.



**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25th February 2023** is at ₹ **2,08,76,948.00 (Rupees Two Crore Eight Lakh Seventy Six Thousand Nine Hundred Forty Eight 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.

**PART III- DECLARATION**

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;

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## ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 2 <sup>nd</sup> Floor
3	Year of construction	1997 (Occupancy Certificate)
4	Estimated future life	34years Subject to proper, preventive periodic maintenance and 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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood door frame with flush doors, Powder coated aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement Plastering
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring:surface/conduit	Concealed wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.	Good
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	5'.6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
21	Pumps- no. and their horse power	May be provide as per requirement
22	Roads and paving within the compound approximate area and type of paving.	Stilt Car Parking. 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



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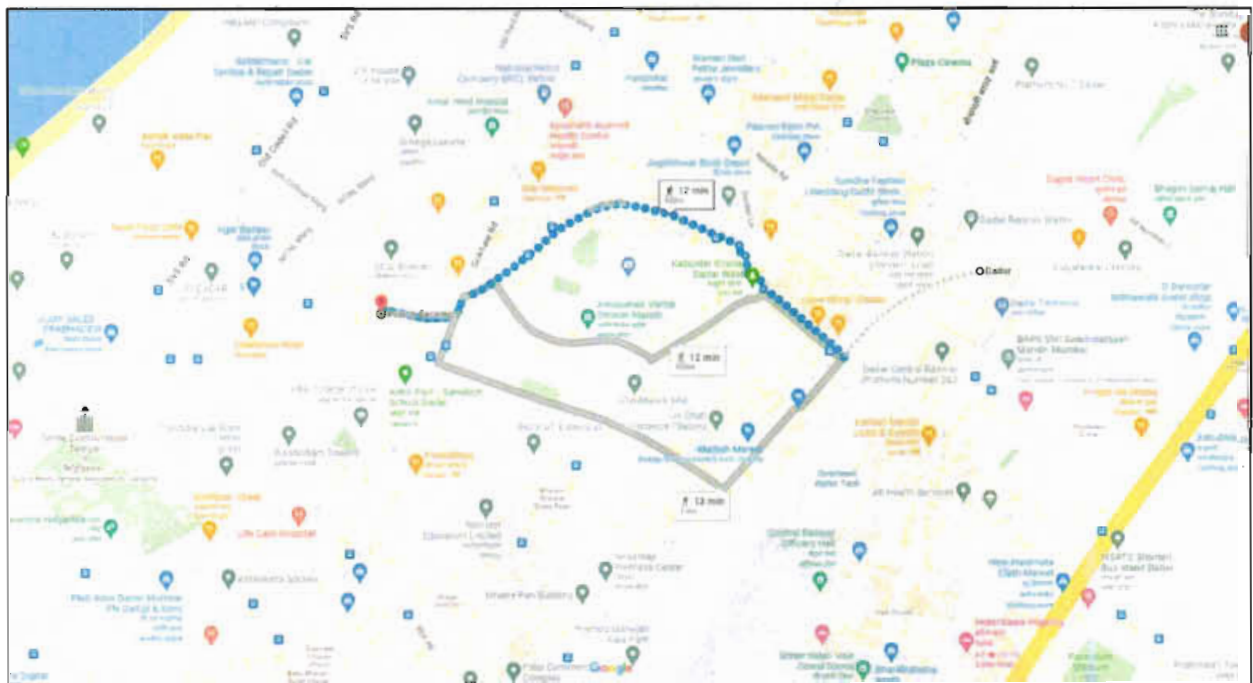
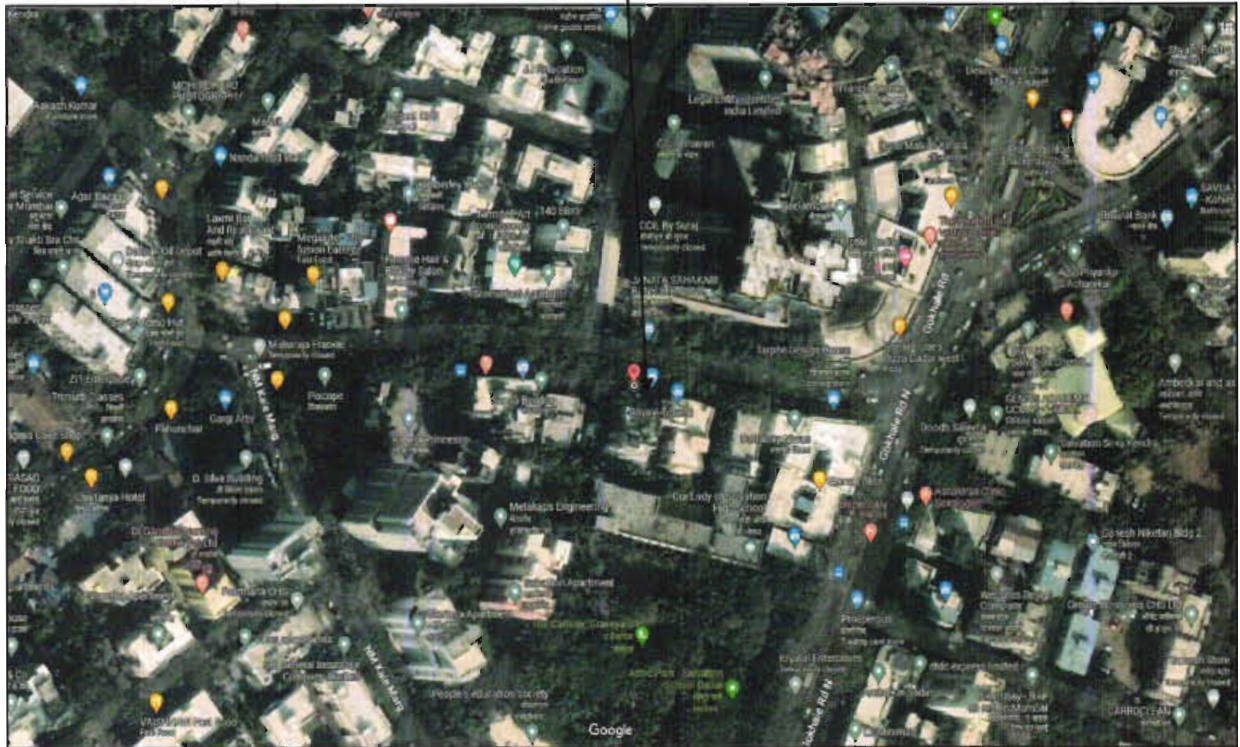


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°01'06.4"N 72°50'05.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar –900 Mts.)



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## Ready Reckoner

DIVISION / VILLAGE : LOWER PAREL Commence From: 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Local Mark	Road: Rao Saheb Bole Marg - Dadar Station up to Sayani Road Junction, (Mahim Area T.P.S. No. 4)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/93A	145040	287800	330960	363390	289840
C. S. No. 1/1218, 1/1390, 1/1444, 1/1653, 1/201, 2/1444, 2/201, 2/48, 3/1444, 4/1444, 5/1444, 6/1444, 1160, 1191, 1208, 1209, 1210, 1218, 1219, 1220, 1224, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1240, 1241, 1242, 1243, 1244, 1441, 1444, 1493, 1494, 1495, 1496, 1504, 1612, 1665						
T.P.S. No. IV Mahim, Final Plot No. 43, 44, 45, 47, 48, 236, 238, 239, 240, 241, 268, 269, 274, 278, 279, 280, 281, 283, 284, 285, 287, 288, 289, 290, 292, 293, 294, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 369, 371, 448/A, 486, 487, 488/A, 545, 811, 812, 823, 825, 826, 830, 831, 843, 844, 845, 846, 847, 848, 850, 851, 853, 854, 855, 868, 869, 870, 872, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,87,800.00			
Reduced by 0% on Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>2,87,800.00</b>	<b>Sq. Mtr.</b>	<b>26,737.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,45,040.00			
The difference between land rate and building rate (A - B = C)	1,42,760.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building - 26 Years)	74.00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,50,682.40</b>	<b>Sq. Mtr.</b>	<b>23,289.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table - D: 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 Location**  
Chandrakant Dhuru Wadi, Dadar West, Mumbai

**Around This Property**

- Food and Beverage: Hotel Malvan Kirtana
- Healthcare: Swami Satharth
- Education: L.J. Somaiya

**Overview**

Project Name	Goyal Nivas Buildings	Brokers	72.5 Lacs
Price	₹2.5 Cr	Carpet Area	625 sq ft
Bedrooms	2	Bathrooms	1
Open Parking	1 Open Parking	Balcony	No Balcony
Posted	9 days ago		

**Contact Seller**  
Ramesh Singh  
+913267...

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**NOBROKER**

**2 BHK Flat in Goyal Nivas Society For Sale in Dadar**

₹2.45 Cr  
632 sq ft  
2 BHK

**Overview**

Age of Building	Not Specified	Building Type	Self-Contained
Home Area Coverage	75.24 Sq Ft	Flooring	Marble Tiles
Carpet Area	632 sq ft	Windows	132 sq ft
Furnishing Status	Fully Furnished	Facing	South
Plot	24	View	City

**Activity On This Property**

₹ 1.17 ₹ 1 ₹ 1.15

**Similar Properties**

2 BHK Flat in Goyal Nivas Society For Sale in Dadar



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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Price Indicators

Buy - Enter Locality / Project / Society / Landmark

₹2.7 Cr @ 43,902 per sq.ft. **2BHK 2Baths**  
Residential Apartment for Sale  
Dadar West, Dadar West, South Mumbai, Mumbai

REAR-1541101 NOT AVAILABLE Website: <https://mumbai.realty.com>

Overview Owner Details Price Trends Recommendations Articles

Property (21)

Carpet area: 615 sq.ft.

₹2.7 Crone @ 43,902 per sq.ft.

3<sup>rd</sup> of 4 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony

Address: Daya Niwas, Dadar West, South Mumbai

Property Age: 10+ Year Old

Photos (1/31)

Places nearby  
Dadar West, South Mumbai, Mumbai

SWAMI SAMARTH MAHARAJAS MATH Gajanan Maharaj Temple Bank of India ATM Indian bank ATM Hdfc bank

Why should you consider this property?

Parking Available Modular Kitchen Furnished

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **25th February 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **2,08,76,948.00 (Rupees Two Crore Eight Lakh Seventy Six Thousand Nine Hundred Forty Eight Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Digitaly signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADWPL, 2.5.4.20=462279607493755-8-0360778ed5883513496d3d33841  
33371127961741883632, postalCode=400008,  
st=Maharashtra,  
serialNumber=4145655068883245, serialNumber=113110,  
c=IN, email=2928796277@vstka.com, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.02.25 15:56:48 +05:30

**Auth. Sign.**

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