

# PROFORMA INVOICE

|  |   |
|--|---|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>Ackruti Star, 1st Floor, 121,<br>Central Road, MIDC, Andheri (E),<br>Mumbai - 400 093<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org<br>Buyer (Bill to)<br><b>STATE BANK OF INDIA</b><br>RACPC SION BRANCH<br>B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol<br>Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070<br>State - Maharashtra, Country - India<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Invoice No.<br><b>PG-5450/22-23</b><br>Dated<br><b>28-Feb-23</b><br>Delivery Note<br>Mode/Terms of Payment<br>Reference No. & Date.<br>Other References<br>Buyer's Order No.<br>Dated<br>Dispatch Doc No.<br><b>30005 / 45798</b><br>Delivery Note Date<br>Dispatched through<br>Destination<br>Terms of Delivery |
|--|---|

| SI No. | Particulars  | HSN/SAC | GST Rate | Amount            |
|--------|--|---------|----------|-------------------|
| 1      | <b>VALUATION FEE</b><br><i>(Technical Inspection and Certification Services)</i> | 997224  | 18 %     | <b>2,500.00</b>   |
|        | <b>CGST</b>  |         |          | <b>225.00</b>     |
|        | <b>SGST</b>  |         |          | <b>225.00</b>     |
|        | <b>Total</b>   |         |          | <b>₹ 2,950.00</b> |

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

| HSN/SAC      | Taxable Value   | Central Tax |               | State Tax |               | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
|              |                 | Rate        | Amount        | Rate      | Amount        |                  |
| 997224       | 2,500.00        | 9%          | 225.00        | 9%        | 225.00        | 450.00           |
| <b>Total</b> | <b>2,500.00</b> |             | <b>225.00</b> |           | <b>225.00</b> | <b>450.00</b>    |

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**

Kanak Champalal Shah - Residential Flat No. 405, 4th Floor, Wing - A, "Anchor Residency", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kirol, Ghatkopar (West), Mumbai - 400 086, 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. - 27222201137

**Company's Bank Details**

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

*R. Hood*  
 Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Kanak Champalal Shah**

Residential Flat No. 405, 4<sup>th</sup> Floor, Wing – A, "Anchor Residency", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kirol, Ghatkopar (West), Mumbai – 400 086,  
State – Maharashtra, Country – India.

Longitude Latitude: 19°05'10.5"N 72°54'23.3"E

### Valuation Done for:

**State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code - 400 070, 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, Akruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (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. 405, 4<sup>th</sup> Floor, Wing – A, "Anchor Residency", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kirol, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Kanak Champalal Shah**.

Boundaries of the property.

North : Wing - B  
South : Sanatorium Lane  
East : Open Plot  
West : Kothari Niwas

Considering various parameters recorded, 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 for this particular purpose at **₹ 1,54,22,000.00 (Rupees One Crore Fifty Four Lakh Twenty Two Thousand 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 valuation 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  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl. Valuation Report

Digital signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
2.5.4.20=9820964b055023e078a668913490f0e33413,  
3.1.1.2=9917a182665c\_pemscod=400009, cn=Manoj Baburao  
Chalikwar, email=manoj.b.chalikwar@vastukala.com, serial=2023022815113022,  
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
2.5.4.20=9820964b055023e078a668913490f0e33413, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.02.01 12:41:33 +05'30'

Auth. Sign.



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### 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  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Sion**  
 B-603 & 604, Kohinoor City, Commercial-1,  
 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla  
 (West), Mumbai, Pin Code - 400 070,  
 State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

| I  | General  |  |
|----|--|--|
| 1. | Purpose for which the valuation is made  | : To assess fair market value of the property for Bank Loan Purpose.   |
| 2. | a)   | Date of inspection : 28.02.2023  |
|    | b)   | Date on which the valuation is made : 28.02.2023   |
| 3. | List of documents produced for perusal:<br>1. Copy of Agreement to Sale dated 10.12.2022 between Anchor Sky Scrapers LLP (the Promoters) and Kanak Champalal Shah (the Allottee/s) (8 Pages from Documents).<br>2. Copy of RERA Registration Certificate No. P51800001059 dated 20.08.2021.<br>3. Copy of Commencement Certificate No. CE / 6690 / BPES / AN dated 26.02.2016 issued by Municipal Corporation of Greater Mumbai.<br>4. Copy of Part Occupancy Certificate No. CHE / ES / 1297 / N / 337 (New) / OCC / 1 / New dated 25.02.2022 issued by Municipal Corporation of Greater Mumbai.<br>5. Copy of Approved Building Plan No. CE / 6690 / BPES / AN dated 26.02.2016 issued by Municipal Corporation of Greater Mumbai. (Downloaded from RERA). |  |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)   | : <b>Kanak Champalal Shah</b><br><b>Address:</b> Residential Flat No. 405, 4 <sup>th</sup> Floor, Wing – A, "Anchor Residency", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kirol, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Mr. Satish (Sales Manager)<br>Contact No. 8898249643<br><br>Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)  | : The property is a residential flat located on 4 <sup>th</sup> Floor. The composition of residential flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e. 2 BHK with 2 Toilets). The property is at 400 M.   |

|     |   |   |  |
|-----|---|---|--|
|     |   |   | walkable distance from Ghatkopar Station.  |
| 6.  | Location of property  | : |  |
|     | a) Plot No. / Survey No.  | : | -  |
|     | b) Door No.   | : | Residential Flat No. 405   |
|     | c) C.T.S. No. / Village   | : | CTS No. 3386 to 3414 of Village - Ghatkopar Kirol  |
|     | d) Ward / Taluka  | : | Ward – N, Taluka – Kurla   |
|     | e) Mandal / District  | : | District – Mumbai Suburban   |
|     | f) Date of issue and validity of layout of approved map / plan  | : | Copy of Approved Building Plan No. CE / 6690 / BPES / AN dated 26.02.2016 issued by Municipal Corporation of Greater Mumbai. (Downloaded from RERA).   |
|     | g) Approved map / plan issuing authority  | : |  |
|     | h) Whether genuineness or authenticity of approved map/ plan is verified  | : |  |
|     | i) Any other comments by our empanelled valuers on authentic of approved plan   | : | N.A.   |
| 7.  | Postal address of the property  | : | Residential Flat No. 405, 4 <sup>th</sup> Floor, Wing – A, " <b>Anchor Residency</b> ", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kirol, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India. |
| 8.  | City / Town   | : | Ghatkopar (West), Mumbai   |
|     | Residential area  | : | Yes  |
|     | Commercial area   | : | No   |
|     | Industrial area   | : | No   |
| 9.  | Classification of the area  | : |  |
|     | i) High / Middle / Poor   | : | Middle Class   |
|     | ii) Urban / Semi Urban / Rural  | : | Urban  |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village – Ghatkopar Kirol<br>Municipal Corporation of Greater Mumbai   |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No   |
| 12. | <b>Boundaries of the property</b>   |   | <b>As per Site</b> <b>As per Documents</b>   |
|     | North   | : | Wing - B                      Details not available  |
|     | South   | : | Sanatorium Lane              Details not available   |
|     | East  | : | Open Plot                      Details not available   |
|     | West  | : | Kothari Niwas                      Details not available   |
| 13  | Dimensions of the site  |   | N. A. as property under consideration is a Residential Flat in a building.   |
|     |   |   | A                      B   |
|     |   |   | As per the Deed              Actuals   |
|     | North   | : | -                      Staircase   |

|      |  |   |  |              |
|------|--|---|--|--------------|
|      | South  | : | -  | Walls        |
|      | East   | : | -  | Flat No. 406 |
|      | West   | : | -  | Walls        |
| 14.  | Extent of the site   | : | <p>Carpet Area in Sq. Ft. = 654.00<br/>(Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 701.00</b><br/><b>(Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 771.00<br/>(Area as per Index II)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p> |              |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat   | : | 19°05'10.5"N 72°54'23.3"E  |              |
| 15.  | Extent of the site considered for Valuation (least of 13A& 13B)  | : | <b>Carpet Area in Sq. Ft. = 701.00</b><br><b>(Area as per Agreement for Sale)</b>  |              |
| 16   | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant   |              |
| II   | <b>APARTMENT BUILDING</b>  |   |  |              |
| 1.   | Nature of the Apartment  | : | Residential  |              |
| 2.   | Location   | : |  |              |
|      | C.T.S. No.   | : | CTS No. 3386 to 3414 of Village - Ghatkopar Kiroi  |              |
|      | Block No.  | : | -  |              |
|      | Ward No.   | : | Ward – N   |              |
|      | Village / Municipality / Corporation   | : | Village – Ghatkopar Kiroi<br>Municipal Corporation of Greater Mumbai   |              |
|      | Door No., Street or Road (Pin Code)  | : | Residential Flat No. 405, 4 <sup>th</sup> Floor, Wing – A, " <b>Anchor Residency</b> ", Shah Manekji Padamshi Wadi, Sanatorium Lane, off. M. G. Road, Village - Ghatkopar Kiroi, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.   |              |
| 3.   | Description of the locality Residential / Commercial / Mixed   | : | Residential  |              |
| 4.   | Year of Construction   | : | 2022 (As per Part Occupancy Certificate)   |              |
| 5.   | Number of Floors   | : | 2 Basement + Ground + 9 Upper Floors   |              |
| 6.   | Type of Structure  | : | R.C.C. Framed Structure  |              |
| 7.   | Number of Dwelling units in the building   | : | 6 Flats on 4 <sup>th</sup> Floor   |              |
| 8.   | Quality of Construction  | : | Good   |              |
| 9.   | Appearance of the Building   | : | Good   |              |

|     |                                      |   |                                  |
|-----|--------------------------------------|---|----------------------------------|
| 10. | Maintenance of the Building          | : | Good                             |
| 11. | Facilities Available                 | : |                                  |
|     | Lift                                 | : | 3 Lifts                          |
|     | Protected Water Supply               | : | Municipal Water supply           |
|     | Underground Sewerage                 | : | Connected to Municipal sewer     |
|     | Car parking - Open / Covered         | : | Along with One Car Parking Space |
|     | Is Compound wall existing?           | : | Yes                              |
|     | Is pavement laid around the building | : | Yes                              |

|            |   |   |   |
|------------|---|---|---|
| <b>III</b> | <b>Residential Flat</b>                                 |   |   |
| 1          | The floor in which the Flat is situated                 | : | 4 <sup>th</sup> Floor   |
| 2          | Door No. of the Flat                                    | : | Residential Flat No. 405  |
| 3          | Specifications of the Flat                              | : |   |
|            | Roof  | : | R.C.C. Slab   |
|            | Flooring  | : | Vitrified tiles flooring  |
|            | Doors   | : | Teak Wood frame with flush shutter door   |
|            | Windows   | : | Powder Coated Aluminum Sliding windows  |
|            | Fittings  | : | Concealed plumbing with C.P. fittings.<br>Electrical wiring with concealed  |
|            | Finishing   | : | Cement Plastering with POP false ceiling  |
| 4          | House Tax   | : |   |
|            | Assessment No.  | : | Details not available   |
|            | Tax paid in the name of:                                | : | Details not available   |
|            | Tax amount:   | : | Details not available   |
| 5          | Electricity Service connection No.:                     | : | Details not available   |
|            | Meter Card is in the name of:                           | : | Details not available   |
| 6          | How is the maintenance of the Flat?                     | : | Good  |
| 7          | Sale Deed executed in the name of                       | : | <b>Kanak Champalal Shah</b>   |
| 8          | What is the undivided area of land as per Sale Deed?    | : | Details not available   |
| 9          | What is the plinth area of the Flat?                    | : | Built Up Area in Sq. Ft. = 771.00<br>(Area as per Index II)   |
| 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. = 654.00<br>(Area as per actual site measurement)<br><br><b>Carpet Area in Sq. Ft. = 701.00<br/>(Area as per Agreement for Sale)</b> |
| 12         | Is it Posh / I Class / Medium / Ordinary?               | : | Medium  |
| 13         | Is it being used for Residential or Commercial purpose? | : | Residential purpose   |
| 14         | Is it Owner-occupied or let out?                        | : | Vacant  |
| 15         | If rented, what is the monthly rent?                    | : | ₹ 38,500.00 Expected rental income per month  |
| <b>IV</b>  | <b>MARKETABILITY</b>                                    | : |   |
| 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   |
| <b>V</b>  | <b>Rate</b>  | : |  |
| 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) | : | ₹ 21,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet 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).   | : | ₹ 22,000.00 per Sq. Ft. on Carpet Area   |
| 3         | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 3,000.00 per Sq. Ft.   |
|           | II. Land + others  | : | ₹ 19,000.00 per Sq. Ft.  |
| 4         | Guideline rate obtained from the Registrar's Office  | : | ₹ 1,53,260.00 per Sq. M.<br>i.e. ₹ 14,238.00 per Sq. Ft.   |
| 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 area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |  |
| <b>a</b>  | Depreciated building rate  | : |  |
|           | Replacement cost of Flat with Services (v(3)ii)  | : | ₹ 3,000.00 per Sq. Ft.   |
|           | Age of the building  | : | 01 Years   |
|           | Life of the building estimated   | : | 59 years Subject to proper, preventive periodic maintenance & structural repairs.  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | N.A., as the property age is below 5 years.  |
|           | Depreciated Ratio of the building  | : |  |
| <b>b</b>  | Total composite rate arrived for Valuation   | : |  |
|           | Depreciated building rate VI (a)   | : | ₹ 3,000.00 per Sq. Ft.   |
|           | Rate for Land & other V (3) ii   | : | ₹ 19,000.00 per Sq. Ft.  |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 22,000.00 per Sq. Ft.</b>   |
|           | <b>Remarks:</b>  |   |  |

**Details of Valuation:**

| Sr. No. | Description               | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|---------------------------|----------------|-------------------|---------------------|
| 1       | Present value of the Flat | 701.00 Sq. Ft. | 22,000.00         | 1,54,22,000.00      |
| 2       | Terrace Value             |                |                   |                     |
| 3       | Wardrobes                 |                |                   |                     |



|   |  |  |  |                       |
|---|--|--|--|-----------------------|
| 4   | Showcases  |  |  |                       |
| 5   | Kitchen arrangements                             |  |  |                       |
| 6   | Superfine finish                                 |  |  |                       |
| 7   | Interior Decorations                             |  |  |                       |
| 8   | Electricity deposits / electrical fittings, etc. |  |  |                       |
| 9   | Extra collapsible gates / grill works etc.       |  |  |                       |
| 10  | Potential value, if any                          |  |  |                       |
| 11  | Others   |  |  |                       |
| <b>Total / Realizable value of the property</b>             |  |  |  | <b>1,54,22,000.00</b> |
| <b>Insurable value of the property (771.00 X 3,000.00)</b>  |  |  |  | <b>23,13,000.00</b>   |
| <b>Guideline value of the property (771.00 X 14,238.00)</b> |  |  |  | <b>1,09,77,498.00</b> |

### 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.

### Method of Valuation / Approach

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 ₹ 21,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet 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 commercial and Commercial application in the locality etc. We estimate ₹ 22,000.00 per Sq. Ft. on Carpet Area for valuation.

|  |  |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on |  |
| i) Saleability   | Good   |
| ii) Likely rental values in future in  | ₹ 38,500.00 Expected rental income per month |
| iii) Any likely income it may generate   | Rental Income                                |

## Actual site Photographs



## Actual site Photographs

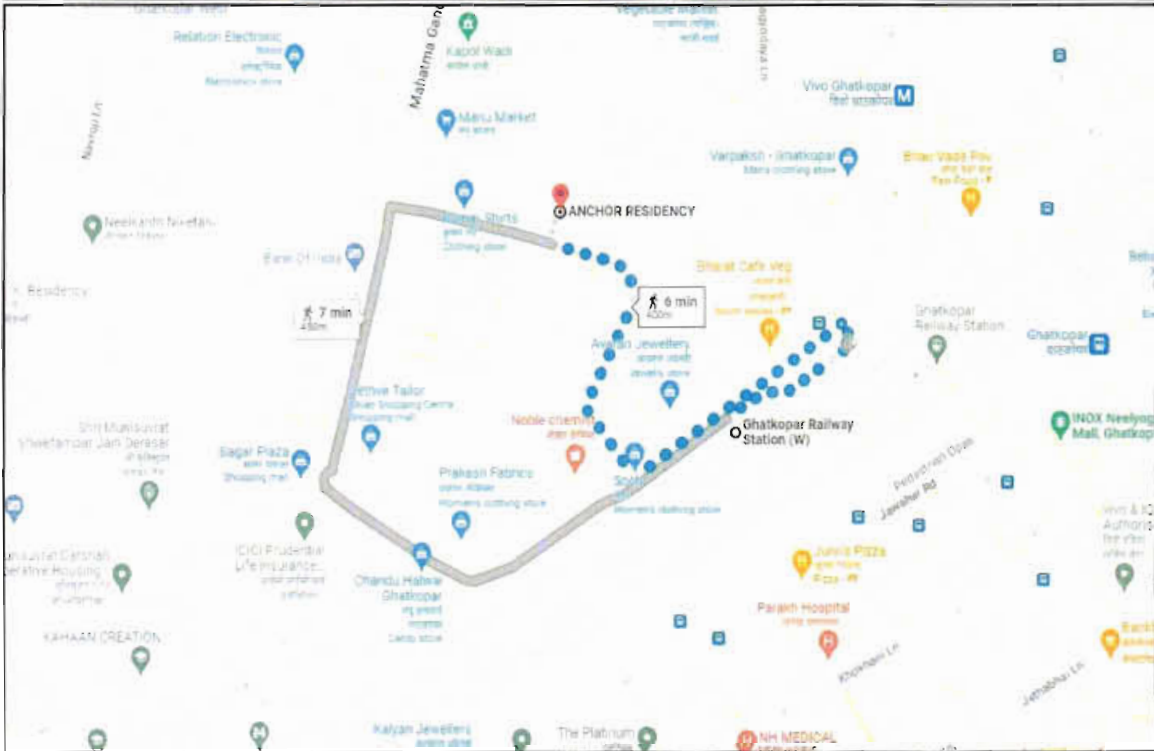
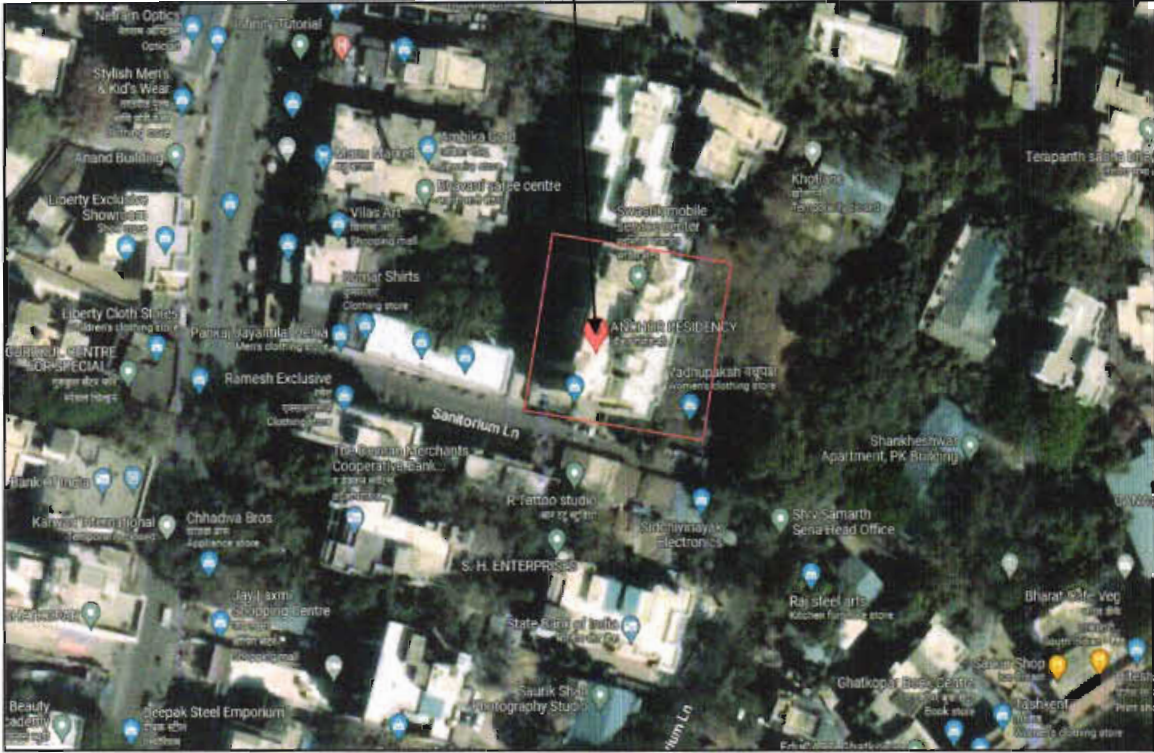


Think.Innovate.Create



## Route Map of the property

Site u/r




**Longitude Latitude: 19°05'10.5"N 72°54'23.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 400 M.)



## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 2022/2023 Language: English

Selected District: मुंबई (उपनगर)

Select Village: प्राटकोपर - किरोळ - कुरा

Search By:  Survey No  Location

Enter Survey No: 3366

| अपविभाग   | सुरती वर्ग | निवासी वर्ग | अंकीय  | दुप्पट | संशोधित (Rsu.) | Attribute                   |
|---|------------|-------------|--------|--------|----------------|-----------------------------|
| 103/489-भूभाग: उत्तरेम लाल बहादूर शास्त्री मार्ग, पूर्वम श्रीचंद्र देसाई मार्ग, पश्चिमेस मध्य रेल्वे लाईन व पश्चिमेस पाईप लाईन. | 63980      | 153260      | 175570 | 187500 | 153260         | चौरस मीटर<br>चि.डी.एस. नंबर |

|   |                    |                |                  |                |
|---|--------------------|----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat (A)            | 1,53,260.00        |                |                  |                |
| Increase by 0% on Flat Located on 4 <sup>th</sup> Floor             | 1,280.00           |                |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b> | <b>1,53,260.00</b> | <b>Sq. Mt.</b> | <b>14,238.00</b> | <b>Sq. Ft.</b> |

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

|    | Location of Flat / Commercial Unit in the building | Rate   |
|----|--|--|
| a) | On Ground to 4 Floors                              | No increase for all floors from ground to 4 floors       |
| b) | 5 Floors to 10 Floors                              | Increase by 5% on units located between 5 to 10 floors   |
| c) | 11 Floors to 20 Floors                             | Increase by 10% on units located between 11 to 20 floors |
| d) | 21 Floors to 30 Floors                             | Increase by 15% on units located between 21 to 30 floors |
| e) | 31 Floors and above                                | Increase by 20% on units located on 31 and above floors  |

## Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹98 Lac" with a sub-heading "1BHK 2Baths". The listing includes a large image of a modern apartment building. Key details listed include:
 

- Configuration: 1 Bedroom, 2 Bathrooms, No Balcony with Study Room, Pool, Gym, Servant Room.
- Price: ₹ 98 Lac + Govt Charges & Tax @ 23,444 per sq ft. (Inclusive).
- Location: Khar West, Central Mumbai suburb.
- Overlooking: Math Road, Clubs, Park/Garden, Others.
- Property Age: 0 to 1 Year Old.

 The page also features a "Places nearby" section listing locations like Tahera Masjid, Jalaram Mandir, Sarvodaya Hospital, Shanti Nursing Home Mumbai, and CGHS Dispensary. A "2 people shortlisted this property since last week" badge is visible on the main image.

The screenshot shows a property listing on the HOUSING City website for "Anchor Residency". The main heading is "₹124 Cr - 182 Cr" with a sub-heading "1.2 BHK 1.5 BHK". The listing includes a large image of a modern apartment building. Key details listed include:
 

- Configuration: 1.2 BHK 1.5 BHK.
- Price: ₹124 Cr - 182 Cr.
- Location: Khar West, Central Mumbai suburb.
- Overlooking: Math Road, Clubs, Park/Garden, Others.
- Property Age: 0 to 1 Year Old.

 The page also features a "Why Anchor Residency?" section listing benefits like 3 open side properties, Rainwater Harvesting to smart water practice, and 100% ready completed apartment. A "Reasons why we've picked this work" badge is visible on the right side.

## Price Indicators

**99acres** Buy - Ghadkopar West, Mumbai - Maharashtra

**₹82 Lac** (Estimated RM ₹15.4Lac) **1BHK 1Bath**

Real Estate | Not Available | Website: <https://mumbai.99acres.com/>

Overview | Society | Owner Details | Recommendations | Price Trends

**Property (1)** | **Society (1)**

**₹82 Lac**  
₹22,777 per sq.ft. (Approximate)

Carpet area: 360 sq.ft. (33.41 sq.m.)

1 Bedroom, 1 Bathroom, No Balcony

Mumbai apartment  
Ghadkopar West, Central Mumbai suburbs

2<sup>nd</sup> of 4 Floors

East

10+ Year Old

**Places nearby**  
Ghadkopar West, Central Mumbai suburbs, Mumbai

Fish Market | Tahera Masjid | Shankar mandir | Dutta Mandir | jataram mandir | Manganga Temple | Shani

**magicbricks** Buy - Ghadkopar West, Mumbai - Maharashtra

**₹85.0 Lac** (₹24,353 per sq.ft.) **1BHK 345 sq.ft. Flat For Sale in Ghadkopar West, Mumbai**

1 Bed | 2 Bath | 2 Balconies | Unfurnished

Carpet Area: 345 sq.ft. (31.92 sq.m.)

Floor: 5 (Out of 12 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Unfurnished

Type of Ownership: Co-operative Society

Age of Construction: New Construction

Contact Agent: **Dinesh Bhamushali** (+91-9800000021)

View Name

Email

IND -91 | Mobile Number

Agree to My Profile Settings

Get Contact Details

**More Details**

Price Breakup: ₹85 Lac | ₹4,25,000 Approx. Registration Charges

Booking Amount: ₹2.0 Lac

Address: Crystal, Ghadkopar West, Mumbai - Central Line, Maharashtra

Landmarks: pant nagar

Furnishing: Unfurnished

Type of Ownership: Co-operative Society

Overlooking: Garden/Park, Main Road

We can visit this property on your behalf

Simply tell us the date's you wish to know

LIVE video tour

Verified Property details

Verified Photos & videos

See How it Works →







(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.02.2023 is true and correct to the **best of my** knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 28.02.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. 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

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | background information of the asset being valued;   | The property under consideration is purchased by Kanak Champalal Shah from Anchor Sky Scrapers LLP vide Agreement for Sale dated 10.12.2022   |
| 2.      | purpose of valuation and appointing authority   | As per the request from State Bank of India, RACPC Sion, to assess value of the property for Bank Loan Purpose  |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Suraj Zore – Valuation Engineer<br>Shobha Kuperkar – Processing Manager<br>Pratibha Shilvanta – Processing 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 – 28.02.2023<br>Valuation Date – 28.02.2023<br>Date of Report – 28.02.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 28.02.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 8.      | Procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparison 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.     | 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  |





### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Kanak Champalal Shah**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Area**

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 701.00**.

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### **Valuation Methodology**

Think.Innovate.Create

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 701.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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.

## 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.

### 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. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

