

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-396/20-21	Dated 30-Sep-2020
Buyer State Bank of India INDUSTRIAL FINANCE BRANCH SAKINAKA 1st Floor, Lekhraj Bhavan, Saki-Vihar Road, Andheri (East), Mumbai - 400 072 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Supplier's Ref.	Other Reference(s)
	Buyer's Order No.	Dated
	Despatch Document No. 33276/17777	Delivery Note Date
	Despatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Quantity	Rate	per	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %				5,000.00
2	CGST						450.00
3	SGST						450.00
Total							₹ 5,900.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:

Miss. Rinku K. Batra & Mr. K. L. Batra - Residential Flat
 No. 404, 4th Floor, Wing - A, Building No. 12, "Senate
 Co. Op. Hsg. Soc. Ltd.", Plot - C, Sector II, Lokhandwala
 Township, Kandivali (East), Mumbai, Pin Code - 400
 101, State - Maharashtra, Country - India

Company's Service Tax No. : **AADCV4303RSD001**
 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**
 for Vastukala Consultants (I) Pvt Ltd

Customer's Seal and Signature



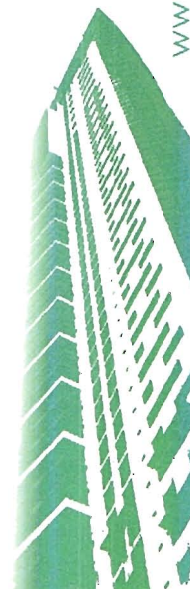
Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

Computer Generated Invoice No Signature required

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Miss. Rinku K. Batra & Mr. K. L. Batra**

Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12, "Senate Co. Op. Hsg. Soc. Ltd.",
Plot - C, Sector II, Lokhandwala Township, Kandivali (East), Mumbai, Pin Code – 400 101,
State - Maharashtra, Country - India

Longitude Latitude: 19°11'58.9"N 72°52'28.7"E

Valuation Done for:

State Bank of India

Industrial Finance Branch Sakinaka

1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East),
Mumbai - 400072, State - Maharashtra, Country - India

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Vastu/Mumbai/09/2020/17777/33276

30/02-144-KSH

Date: 30.09.2020

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12, "**Senate Co. Op. Hsg. Soc. Ltd.**", Plot - C, Sector II, Lokhandwala Township, Kandivali (East), Mumbai, Pin Code – 400 101, State - Maharashtra, Country - India belongs to **Miss. Rinku K. Batra & Mr. K. L. Batra.**

Boundaries of the property.

North : Garden & Akurli Road
 South : Baronet CHS
 East : B - Wing & Fountain Heights
 West : Riviera Building

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 **₹ 1,87,75,700.00 (Rupees One Crore Eighty Seven Lakh Seventy Five Thousand Seven Hundred 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.**

Sharadkumar
B. Chalikwar

(Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Email:sharad@vastukala.org, c=IN
(Date: 2020.10.07 17:36:44 +05'00')

Sharadkumar B. Chalikwar

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

**Mumbai**

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

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Fax : +91 22 28371324

mumbai@vastukala.org

Delhi NCR

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AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225

+91 9819670183

delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288

+91 2462 239909

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Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

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aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
Industrial Finance Branch Sakinaka
 1st Floor, Lekhraj Bhawan,
 Sakivihar Road, Andheri (East),
 Mumbai - 400072, State - Maharashtra,
 Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I	General		
1.	Purpose for which the valuation is made		: To assess realizable value of the property for Housing Loan Purpose.
2.	a)	Date of inspection	: 19.09.2020
	b)	Date on which the valuation is Made	: 29.09.2020
3.	List of documents produced for perusal		: 1. Copy of Agreement for Sale (8 pages from documents) dated 20.03.1992 2. Copy of Share Certificate No. 29 dated 14.01.2001 3. Copy of Society NOC Letter 4. Copy of Previous Valuation Report dated 19.12.2013
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)		: Miss. Rinku K. Batra & Mr. K. L. Batra Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12, "Senate Co. Op. Hsg. Soc. Ltd.", Plot - C, Sector II, Lokhandwala Township, Kandivali (East), Mumbai, Pin Code - 400 101, State - Maharashtra, Country - India Contact Person : Mr. Vikas arora (9769579090) Ownership - Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)		: The property is a residential flat located on 4th floor. The composition of flat is 3 Bedroom + Living Room + Kitchen + Toilets + Passage. The property is at 2.5 Km. distance from nearest railway station Kandivali.
6.	Location of property		:
	a)	Plot No. / Survey No.	: C. T. S. No. 176 (pt.), 180(pt), 198(pt.) & others
	b)	Door No.	: Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12
	c)	C.T.S. No. / Village	: Village - Akurli
	d)	Ward / Taluka	: Taluka - Borivali



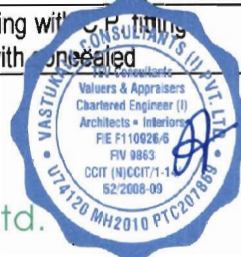
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	e)	Mandal / District	:	Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12, "Senate Co. Op. Hsg. Soc. Ltd.", Plot - C, Sector II, Lokhandwala Township, Kandivali (East), Mumbai, Pin Code - 400 101, State - Maharashtra, Country - India
8.		City / Town	:	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	:	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.		Boundaries of the property	:	As per Documents As per Site
		North	:	- Garden & Akurli Road
		South	:	- Baronet CHSL.
		East	:	- B - Wing & Fountain Heights
		West	:	- Riviera Building
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
			:	A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area = 872.00 Sq. Ft. (Area as per previous valuation report) Built up Area = 1046.00 Sq. Ft. (Carpet Area + 20%)



14.1	Latitude, Longitude & Co-ordinates of flat	:	19°11'58.9"N 72°52'28.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area = 1046.00 Sq. Ft. (Carpet Area + 20%)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C. T. S. No. 176 (pt), 180(pt), 198(pt) & others
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12, " Senate Co. Op. Hsg. Soc. Ltd. ", Plot - C, Sector II, Lokhandwala Township, Kandivali (East), Mumbai, Pin Code – 400 101, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1995 (Approx.)
5.	Number of Floors	:	Stilt + 7 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	04 flats 4 th floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	01 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	4th floor
2	Door No. of the flat	:	Residential Flat No. 404, 4th Floor, Wing - A, Building No. 12
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tiles flooring
	Doors	:	Teak Wood door frame with Solid flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with concealed Electrical wiring with concealed



	Finishing	:	Cement Plastering + POP finish
4	House Tax	:	
	Assessment No.	:	Information not available
	Tax paid in the name of :	:	Information not available
	Tax amount:	:	Information not available
5	Electricity Service connection No. :	:	Information not available
	Meter Card is in the name of :	:	Information not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Miss. Rinku K. Batra & Mr. K. L. Batra
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 = 1046.00 Sq. Ft. (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area = 872.00 Sq. Ft. (Area as per previous valuation report)
12	Is it Posh / I Class / Medium / Ordinary?	:	Posh
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	₹ 39,000.00 Expected rental income from the property per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18,000.00 to ₹ 22,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 19,000.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 16,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,47,720.00 per Sq. M. i.e. ₹ 13,724.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 1,38,683.00 per Sq. M. i.e. ₹ 12,884.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
6	Details of last transactions in the locality/area to be provided, if available.	Provided
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: -
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 25 years (Approx.)
	Life of the building estimated	: 35 years after completion Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	: 37.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,750.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 16,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 17,950.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	1046.00 Sq. Ft.	17,950.00	1,87,75,700.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the Property			1,87,75,700.00
	Insurable value of the property			29,28,800.00
	Guideline Value of the Property (Built up Area X Guideline Rate per Sq. Ft.)			1,34,76,664.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, 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 ₹ 18,000.00 to ₹ 22,000.00 per Sq. Ft. on Built up 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 residential application in the locality etc. We estimate ₹ 17,950.00 per Sq. Ft. on Built up 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) Salability	Good
ii) Likely rental values in future	₹ 39,000.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.10.01 11:35:29 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Place: Mumbai

Date: 29.09.2020

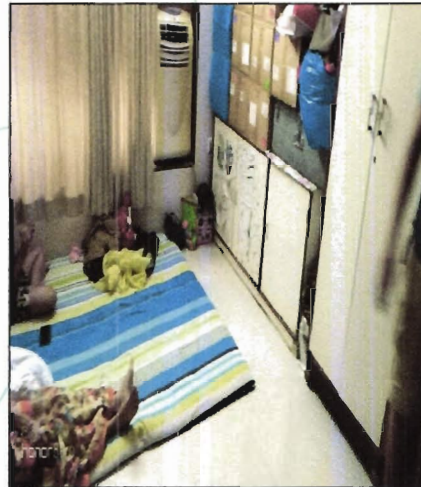
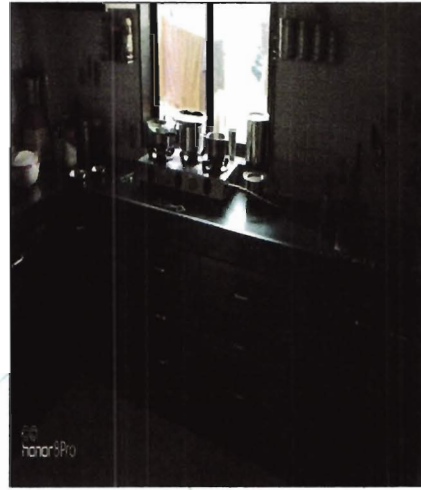
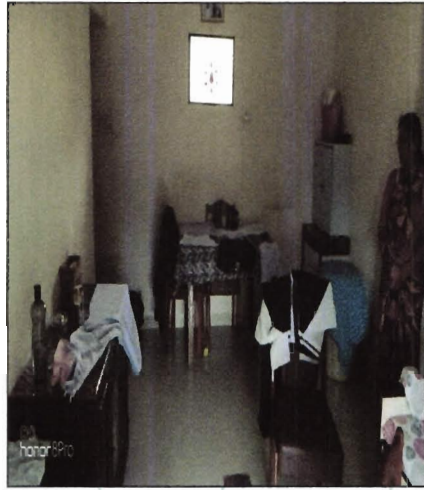
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Actual Site Photographs

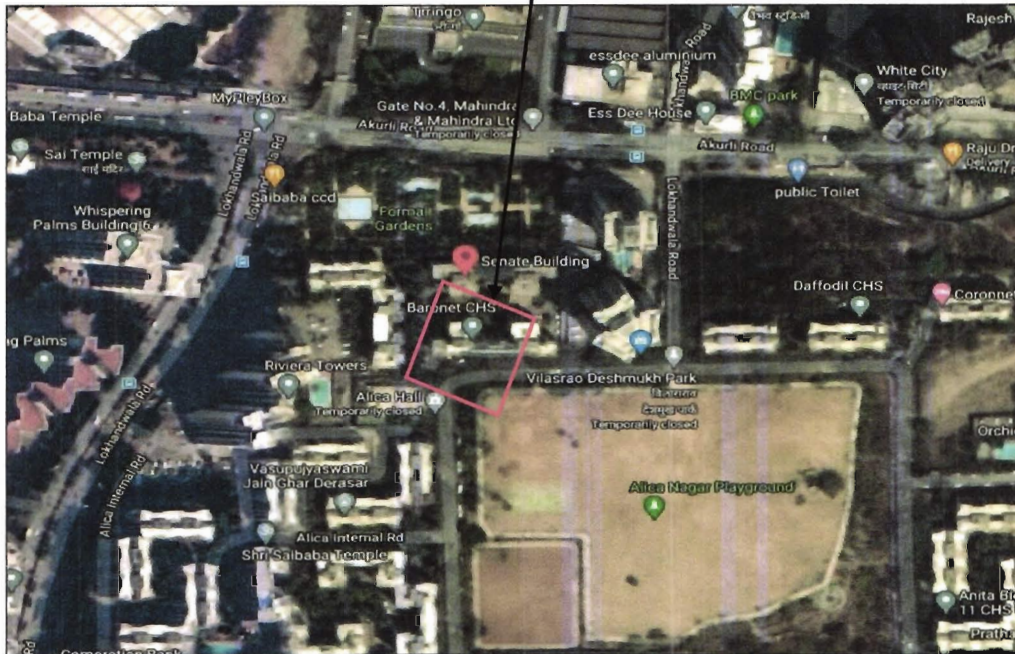


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Route Map of the property




Longitude Latitude: 19°11'58.9"N 72°52'28.7"E

Note: The Blue line shows the route to site from nearest railway station (Kandivali - 2.5 Km)




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
2020/2021

Selected District: मुंबई (उपनगर)

Select Village: आकुरी (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 180

Language
English

उपविधान	सुची नंबरी	निवासी नंबरी	जंटीस दुकाने	ऑनोफिक	एक (Rs.)	Attribute
77340-मुम्बई: उत्तरेक वादाची सीमा, रुकूम 36.60 मी. लंड वि.बो. वस्ता, दक्षिणेक नावार्ची सीमा व पश्चिमेक दुकानाची महामार्ग.	71160	147720	169980	178770	147720	जीएस सिटी एम मॉडर नेबर



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IGR

1065957 26/09/2020 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दृश्य विकल्प: सह दु.नि. बोरीवली 2 दस्ता क्रमांक: 10659 2019 मंडळी: Regn.63m
गावाचे नाव : जाकुर्ली		
(1) विनिश्चय क्रमांक	कारारनामा	
(2) मोबदला	11250000	
(3) बाजारभावाभावेपट्ट्याचा खातालेखापट्ट्यावर अकरारणी देतो की परदेशार ते मरुद, कर्तवी	8820662	
(4) भू-भागाचा, पोट/हिस्सा व घटकमार्क अभ्यवहार	1) पारिकेचे नाव मुंबई मनपाद्वारे वर्णन सदनिष्ठा नं. 404, बोरीवली नं. 6, माळा नं. 4 डी विंग, इमारतीचे नाव: अलिका नगर बोरीवली नं. 6 सीएचएस सीसीटीई, ब्लॉक नं. काटिकली इन्टर मुंबई 400101, रीड नं. लोखंडवाला टाऊनशिप अकुर्ली रीड (C.T.S. Number : 171 19, 176 :)	
(5) क्षेत्रफळ	61.14 चौ.मीटर	
(6) अकरारणी किंवा जुळी देण्यात आलेले तसेच		
(7) दस्तऐवज क्रमांक देण्याचा नियम देण्याचा परकारणे नाव किंवा दिवाणी न्यायालयच्या हुक्मनामान किंवा अटीत अस्तमत्ता परिकारणे नाव व पत्ता	1) नाव: अमिताभ घोषी - डब-40, पत्ता: फ्लॉट नं. 404, माळा नं. 4, इमारतीचे नाव: अलिका नगर बोरीवली नं. 6 सीएचएस, सिमिटेड, ब्लॉक नं. काटिकली इन्टर मुंबई 400101, रीड नं. लोखंडवाला टाऊनशिप अकुर्ली रीड, म्हाण्डार, MLD/BAJ पिन कोड-400101 पिन नं.-AD17PC3152C 2) नाव: अमरजिता घोषी - डब-41, पत्ता: फ्लॉट नं. 404, माळा नं. 4, इमारतीचे नाव: अलिका नगर बोरीवली नं. 6 सीएचएस, सिमिटेड, ब्लॉक नं. काटिकली इन्टर मुंबई 400101, रीड नं. लोखंडवाला टाऊनशिप अकुर्ली रीड, म्हाण्डार, MLD/BAJ पिन कोड-400101 पिन नं.-AD17PC31 52C	
(8) दस्तऐवज क्रमांक देण्याचा परकारणे व किंवा दिवाणी न्यायालयच्या हुक्मनामान किंवा अटीत अस्तमत्ता परिकारणे नाव व पत्ता	1) नाव: शैलीषा गोखले - डब-45, पत्ता: फ्लॉट नं. 441, माळा नं. 4, इमारतीचे नाव: डेव्हंट सीएचएस सीसीटीई, ब्लॉक नं. मीर रीड, पूरु रीड नं. तृती सर्वेक्षक, सेक्टर नं. 3, म्हाण्डार, THANE पिन कोड -401107 पिन नं.-AJZZFK5514C 2) नाव: शैलीषा गोखले - डब-42, पत्ता: ग 41, , डेव्हंट सीएचएस सीसीटीई, तृती सर्वेक्षक, सेक्टर नं. 3, मीर रीड पूरु, मीर रीड, MAHARASHTRA, THANE, Non-Government पिन कोड -401107 पिन नं.-AVGPKC378A	
(9) दस्तऐवज क्रमांक देण्याचा दिनांक	18 10 2019	
(10) दस्त नोंदणी केल्याचा दिनांक	18 10 2019	
(11) अनुक्रमिक क्षेत्र व पृष्ठ	18659 2019	
(12) बाजारभावाभावाची मूळीक शुल्क	675000	
(13) बाजारभावाभावाची नोंदणी शुल्क	30000	
(14) शेष		

(₹ 18,100.00 on Built up Area)

1028537 26/09/2020 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दृश्य विकल्प: सह दु.नि. बोरीवली 9 दस्ता क्रमांक: 10285 2019 मंडळी: Regn.63m
गावाचे नाव : जाकुर्ली		
(1) विनिश्चय क्रमांक	कारारनामा	
(2) मोबदला	6700000	
(3) बाजारभावाभावेपट्ट्याचा खातालेखापट्ट्यावर अकरारणी देतो की परदेशार ते मरुद, कर्तवी	6625673.5	
(4) भू-भागाचा, पोट/हिस्सा व घटकमार्क अभ्यवहार	1) पारिकेचे नाव मुंबई मनपाद्वारे वर्णन सदनिष्ठा नं. 709, माळा नं. 7 वा मजला ही विंग, बोरीवली नं. 10, इमारतीचे नाव: अलिका नगर बोरीवली नं. 10 सीएचएस सीसीटीई, ब्लॉक नं. लोखंडवाला टाऊनशिप, रीड : जाकुर्ली रीड काटिकली इन्टर मुंबई 101, इतर माहिती: प्लॉट-सी सेक्टर 2 (C.T.S. Number : 172, 173(p), 180(p), 198(p), 199(p) :)	
(5) क्षेत्रफळ	408.75 चौ.फूट	
(6) अकरारणी किंवा जुळी देण्यात आलेले तसेच		
(7) दस्तऐवज क्रमांक देण्याचा नियम देण्याचा परकारणे नाव किंवा दिवाणी न्यायालयच्या हुक्मनामान किंवा अटीत अस्तमत्ता परिकारणे नाव व पत्ता	1) नाव: अमिताभ घोषी - डब-40, पत्ता: फ्लॉट नं. 709, माळा नं. 7 वा मजला ही विंग, बोरीवली नं. 10, इमारतीचे नाव: अलिका नगर बोरीवली नं. 10 सीएचएस सीसीटीई, ब्लॉक नं. लोखंडवाला टाऊनशिप, रीड नं. अकुर्ली रीड काटिकली इन्टर मुंबई 101, म्हाण्डार, MLD/BAJ पिन कोड-400101 पिन नं.-ABZPN325Q	
(8) दस्तऐवज क्रमांक देण्याचा परकारणे व किंवा दिवाणी न्यायालयच्या हुक्मनामान किंवा अटीत अस्तमत्ता परिकारणे नाव व पत्ता	1) नाव: सुधाश्री चंद्रकर - नाव डब-40, पत्ता: फ्लॉट नं. 113 वा, माळा नं. 4, इमारतीचे नाव: अलिका सीएचएस सीसीटीई, ब्लॉक नं. मंगल कार्यालयच्या जवळ, रीड नं. श्रीनगर, कर्तवी, डबे, म्हाण्डार, THANE पिन कोड-400604 पिन नं.-BOPPP6688E 2) नाव: सुधाश्री चंद्रकर - पत्ता डब-53, पत्ता: फ्लॉट नं. 115 वा, माळा नं. 4, इमारतीचे नाव: अलिका सीएचएस सीसीटीई, ब्लॉक नं. मंगल कार्यालयच्या जवळ, रीड नं. श्रीनगर, कर्तवी, डबे, म्हाण्डार, THANE पिन कोड-400604 पिन नं.-881297 18C	
(9) दस्तऐवज क्रमांक देण्याचा दिनांक	14 10 2019	
(10) दस्त नोंदणी केल्याचा दिनांक	14 10 2019	
(11) अनुक्रमिक क्षेत्र व पृष्ठ	10285 2019	
(12) बाजारभावाभावाची मूळीक शुल्क	402000	
(13) बाजारभावाभावाची नोंदणी शुल्क	30000	
(14) शेष		

(₹ 17,450.00 on Built up Area)



Price Indicator

99acres Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH Track Loans Dashboard

Home ▾ Property ▾ Mumbai Andheri Central ▾ Lokhandwala Khandwala East ▾ Apartments ▾ 3BHK ▾ 1.65 Cr ▾ 1065 sq.ft ▾ 1.13-1.786

1.65 Cr @ 15,492 per sq.ft. **3BHK 3Baths**

Estimated BHK 1.13-1.786 **Rasambhai Apartment for Sale**
in Baronet and Senots, Lokhandwala Khandwala East, Mumbai Andheri Central, Mumbai

REAR STATUS NOT AVAILABLE. [Website: https://maharashtra.gov.in/](https://maharashtra.gov.in/)

Overview **Society** Dealer Details Recommendations Price Trends

Area
Super Built up area 1065 sq.ft.
1065 sq.ft.

Configuration
3 Bedrooms, 3 Bathrooms, No Balcony with Others

Price
1.65 Crore+ Govt Charges & Tax
@ 15,492 per sq.ft. (Negotiable) [View Price Details](#)

Address
Baronet and Senots,
Lokhandwala Khandwala East, Mumbai
Andheri Central

Floor Number
3rd of 7 Floors

Facing
East

Overlooking
Others, Main Road, Park/Garden

Property Age
10+ Year Old

Why should you consider this property?
[3BHK](#) [Water](#) [Close to School](#) [Very Reasonable](#)

(₹ 15,500.00 per Sq. Ft. on Super BUA i.e. ₹ 18,500.00 on Built up Area)

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Home ▾ Property for sale in Mumbai ▾ Flats for Sale in Mumbai ▾ Flats for Sale in Thakur Village ▾ 2 BHK Flats for Sale in Thakur Village ▾ 890 Sq.ft

1.65 Cr **890 Sq-ft 2 BHK Flat for Sale in , Thakur Village, Mumbai**

Owner aloke [Contact Now](#)

PROPERTY DETAILS LOCALITY DETAILS PRICE TRENDS Posted on Jun 21 '20

Bedrooms
2 [See Dimensions](#)

Bathroom
1

Super area
890 sq.ft.
@ 18,539/sq.ft

Carpet area
670 sq.ft.
@ 24,607/sq.ft

Loading
2BHK

Status
Ready to Move

Transaction type
Resale

Floor
6 (Out of 10 Floors)

Car parking
1 Open

Furnished status
Unfurnished

Units
2

Type of Ownership
Co-operative Society

Facing
East

USP East Facing Property

[Contact Owner](#) [Save for Later](#) [Share Property Feedback](#)

(₹ 24,000.00 per Sq. Ft. on Carpet Area i.e. ₹ 20,000 on Built up Area)



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 1,87,75,700.00 (Rupees One Crore Eighty Seven Lakh Seventy Five Thousand Seven Hundred Only).

Place: Mumbai

Date: 29.09.2020

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.10.01 11:37:13 +05'30'

Sharad

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).

Date : 29.09.2020

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached



(Annexure-I)

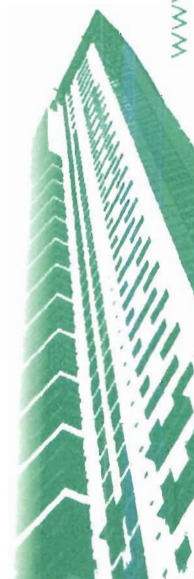
DECLARATION-CUM-UNDERTAKING

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

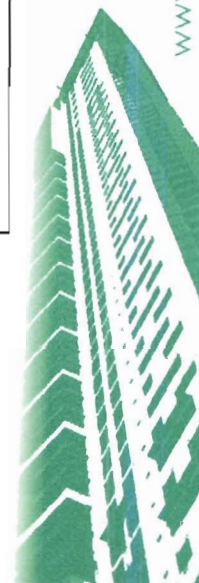
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.09.2020 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 19.09.2020. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was Sale to Miss. Rinku K. Batra & Mr. K. L. Batra from Lokhandwala Construction Industries Limited, vide Agreement for Sale dated 20.03.1992
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Branch Sakinaka, to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Komal Pawar – Valuation Engineer Komal Pawar – 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 - 19.09.2020 Valuation Date – 25.09.2020 Date of Report - 29.09.2020
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.09.2020
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential 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

Date: 29.09.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: c=India, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, cn=Sharadkumar B. Chalikwar
Date: 2020.10.01 11:37:24 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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An ISO 9001:2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th September 2020** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat having **Built up Area = 1046.00 Sq. Ft.** in the name of **Miss. Rinku K. Batra**



Vastukala Consultants (I) Pvt. Ltd.

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& Mr. K. L. Batra , Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Miss. Rinku K. Batra & Mr. K. L. Batra**, 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 Sales Executive representative, we understand that the Residential Flat having **Built up Area = 1046.00 Sq. Ft.**

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

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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

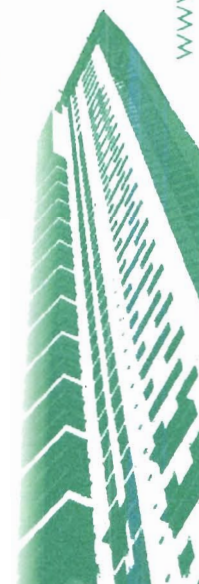
All measurements, areas and ages quoted in our report are approximate

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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat having **Built up Area = 1046.00 Sq. Ft.**

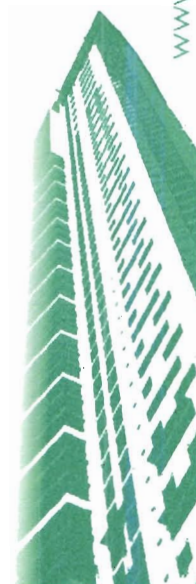


ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess the property under reference as on **29th September 2020**

The term **Fair Market 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: ^(R)

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.

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 for this particular purpose at **₹ 1,87,75,700.00 (Rupees One Crore Eighty Seven Lakh Seventy Five Thousand Seven Hundred Only).**

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

Sharadkumar
B. Chalikwar

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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

