

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-72/23-24	Dated 13-Apr-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30876 / 2300074	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

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
Total	2,500.00		225.00		225.00	450.00

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


Remarks:
 Mrs. Jyoti Shivram & Mr. Vikram Shivram. Name of Proposed Purchaser is Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda. - Residential Flat No. 803, 8th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

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**

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

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Nikhil Rajkumar Nagda,
Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda &
Mrs. Jeevan Rajkumar Nagda**

Name of Owner: **Mrs. Jyoti Shivram & Mr. Vikram Shivram**

Residential Flat No. 803, 8th Floor, "**Crimson**", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg,
Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'55.4"N 72°57'20.9"E

Valuation Prepared for:

**State Bank of India
RACPC Ghatkopar Branch**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,
Ghatkopar (West), Mumbai – 400 086, 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 Report Prepared For: SBI / RACPC Ghatkopar Branch / Mr. Nikhil Rajkumar Nagda (30876 / 2300074) Page 2 of 27

Vastu/Mumbai/04/2023/30876/2300074
13/01-72-SBSH
Date: 13.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 803, 8th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Jyoti Shivram & Mr. Vikram Shivram**. Name of **Proposed Purchaser** is **Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda**.

Boundaries of the property.

North : Joggers Park
South : Padmavati Nagar Road
East : Open Plot
West : Color Scape Shopping Mall

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 ₹ **1,65,37,500.00 (Rupees One Crore Sixty Five Lakh Thirty Seven Thousand Five 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

C.M.D.

Auth. Sign



Sharadkumar 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



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 28371325/26
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 Ghatkopar Branch
 Retail Assets Centralised Processing Centre,
 1st Floor, Ashok Silk Mills Compound, LBS Marg,
 Ghatkopar (West), Mumbai – 400 086,
 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 Bank Loan Purpose.
2.	a) Date of inspection	:	11.04.2023
	b) Date on which the valuation is made	:	13.04.2023
3.	List of documents produced for perusal: 1) Copy of Draft Agreement for Sale for the year 2023 Between Mrs. Jyoti Shivram & Mr. Vikram Shivram (the Transferor) and Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda (the Transferees). 2) Copy of Index II Registration No. 782/2005 dated 14.02.2005 Between M/s. Neptune Enterprises (the Promoter) and Mrs. Jyoti Shivram & Mr. Vikram Shivram (the Purchasers). 3) Copy of Occupancy Certificate No. CE / 4799 / BPES / AT dated 13.02.2008 issued by Municipal Corporation of Greater Mumbai.		
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)	:	<p><u>Name of Proposed Purchaser:</u> Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda</p> <p><u>Name of Owner:</u> Mrs. Jyoti Shivram & Mr. Vikram Shivram</p> <p><u>Address:</u> Residential Flat No. 803, 8th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Vikram Shivram - (Owner) Mr. Rajkumar Nagda - (Proposed Purchasers Father)</p> <p>Joint Ownership Details of ownership share is not available</p>

5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 8 th Floor. The composition of flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Balcony + Dry Balcony (i.e., 2BHK + 2 Toilets). The property is at 1.5 Km. walkable distance from nearest railway station Mulund.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 803
	c) T.S. No. / Village	:	CTS No. 742/A.to D of Village – Mulund (West)
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	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. 803, 8 th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd. , Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
8.	City / Town	:	Mulund (West), Mumbai Suburban
	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 – Mulund (West) 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 actual Site
	North	:	Joggers Park
	South	:	Padmavati Nagar Road
	East	:	Open Plot
	West	:	Color Scape Shopping Mall
			As per Agreement
	North	:	Details not available
	South	:	Details not available
	East	:	Details not available
	West	:	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an

		apartment building.	
		A As per the Deed	B Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	Carpet Area in Sq. Ft. = 657.00 Dry Balcony Area in Sq. Ft. = 54.00 Balcony Area in Sq. Ft. = 77.00 Total Carpet Area in Sq. Ft. = 788.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 700.00 (Area as per Draft Agreement for Sale) Built Up Area in Sq. Ft. = 840.00 (Carpet Area + 20%)	
14.	Latitude, Longitude & Co-ordinates of flat	19°10'55.4"N 72°57'20.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	Carpet Area in Sq. Ft. = 700.00 (Area as per Draft Agreement for Sale)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Vacant	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	CTS No. 742/A to D	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village – Mulund (West) Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. 803, 8 th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd. , Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	2008 (As per occupancy certificate)	
5.	Number of Floors	Basement + Stilt + 13 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	4 Flats on 8 th Floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered 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	:	8 th Floor
2	Door No. of the flat	:	Residential Flat No. 803
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
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	:	Name of Proposed Purchaser: Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda Name of Owner: Mrs. Jyoti Shivram & Mr. Vikram Shivram
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. = 840.00 (Carpet Area + 20%)
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. = 657.00 Dry Balcony Area in Sq. Ft. = 54.00 Balcony Area in Sq. Ft. = 77.00 Total Carpet Area in Sq. Ft. = 788.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 700.00 (Area as per Draft Agreement for Sale)
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?	: ₹ 41,000.00 Expected rental income 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)	: ₹ 22,000.00 to ₹ 25,000.00 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).	: ₹ 24,300.00 per Sq. Ft. on Carpet Area ₹ 23,625.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 21,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,38,621.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,26,885.00 per Sq. M. i.e. ₹ 11,788.00 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 / Rgstrn. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 15 Years
	Life of the building estimated	: 45 years Subject to proper, preventive periodic

			maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,325.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 23,625.00 per Sq. Ft.
Remarks: As per Site Inspection, Actual Total Carpet area 788 00 Sq. Ft. (Including Flowerbed & Dry Balcony area) is more than Carpet area 700.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 23,625/- per Sq. Ft. is considered			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	700.00 Sq. Ft.	23,625.00	1,65,37,500.00
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 / Realizable value of the property				1,65,37,500.00
Insurable value of the property (840.00 X 3,000.00)				25,20,000.00
Guideline value of the property (840.00 X 11,788.00)				99,01,920.00

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 ₹ 22,000.00 to ₹ 25,000.00 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 residential application in the locality etc. We estimate ₹ 23,625.00 per Sq. Ft. on Carpet Area (after depreciation) 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	₹ 41,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create

Actual site photographs



Actual site photographs



Think Innovate Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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

Home Valuation Rules User Manual Close Feedback

Year: 2023/2024 Language: English

Selected District: मुंबई (उपनगर)

Select Village: मुंबई (प) - कुर्ला

Search By: Survey No Location

Enter Survey No: 742 Search

उपविभाग	कुली करीब	निवासी करदरिफ	नॉडिय	दुकरे	नॉडियिफ	एकम (R.R.)	Attribute
123/568-मुम्बई, उर्लेंड अंशतः बाळबहादूर शास्त्री मार्ग व शांती महालक्ष्मीपारिधेयी रुट, पूर्वक संरक्षण वास्तु मार्ग, दक्षिणत रावेंद्र प्रसाद मार्ग, दक्षिणत विनयदास मार्ग.	60390	132020	151820	185020	132870	नोर	सि.टी.ए. मीटर मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,020.00			
Increase by 5% on Flat Located on 8 th Floor	6,601.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,38,621.00	Sq. Mtr.	12,878.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	60,380.00			
The difference between land rate and building rate (A – B = C)	78,241.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,26,885.00	Sq. Mtr.	11,789.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

2 BHK Flat in Mulund West For Sale in Dindayal Upadhyay Marg, Mulund West

₹ 1.41 Crores | ₹ 80,813/Month | 850 Sqft

2 Bedroom | 2 Bathroom | 4 Sqft

Dec 17, 2022 | Immediately | Mulund West

Overview

Apartment Building	>18 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.0 Per Sq.Ft.	Flooring	Wooded Tiles
Carpet Area	450 Sq.ft	Carpet Area	450 Sq.ft
Furnishing Status	Fully furnished	Flooring	Don't Know

HOUSING24

2 BHK Apartment

₹ 1.61 Cr

1050 sq.ft. | ₹ 15.33 K/sq.ft. Avg. Price | 5 Year Old | Ready to move | Ready to move | Fully furnished

Overview

Project Name: **Neptune Colourscape, Sakinaka, Mulund West, Mumbai**

Project Status: **Ready to Move**

Project Type: **Apartment**

Project Location: **Mulund West**

Project Size: **1050 sq.ft.**

Project Price: **₹ 1.61 Cr.**

Project Status: **Ready to Move**

Project Type: **Apartment**

Project Location: **Mulund West**

Project Size: **1050 sq.ft.**

Project Price: **₹ 1.61 Cr.**



Sales Instance

1060370 06/04/2023 Note :-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक . सह दु.नि. कुर्ला 2 दस्ता क्रमांक 1060/2023 नोंदणी : Regn 63m
गावाचे नाव : मुलुंड		
(1) विक्रीचा प्रकार	करारनामा	
(2) प्रोबदला	11500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	7581908.6	
(4) भू,मापन,पोटहिस्सा व परळमांक असल्यास	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 402, माळा नं: 4था मजला,क्रिमसन,कलरस्केप, इमारतीचे नाव: कलरस्केप को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड पश्चिम, मुंबई 400080, रोड : पंडित दिनदयाल उपाध्याय मार्ग, ऑफ एल.बी.एस मार्ग, इतर माहिती: सदर मिळकतीचे मौजे मुलुंड(पश्चिम), सि टी एस नं. 742 व 742 / 1, 2, 3 व 6 आणि नवीन सि टी एस नं. 742/ ए ते डी, सदर सदनिकेचे क्षेत्रफळ 515 चौ फूट कारपेट, ((C.T.S. Number : 742 व 742 / 1, 2, 3 व 6 आणि नवीन सि टी एस नं. 742 ए ते डी.))	
(5) क्षेत्रफळ	57.43 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -कीरिटकुमार अश्वतलाल शाह वय -77 पत्ता -फ्लॉट नं फ्लॅट नं 402, माळा नं 4 था मजला, इमारतीचे नाव: क्रिमसन विंग, कलरस्केप को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं पंडित दिनदयाल उपाध्याय मार्ग, ऑफ एल बी एस मार्ग, महाराष्ट्र, MUMBAI पिन कोड :-400080 पॅन नं -AQLPS7686P 2) नाव -रूपेश कीरिटकुमार शाह वय -42 पत्ता -फ्लॉट नं फ्लॅट नं 402, माळा नं 4 था मजला, इमारतीचे नाव: क्रिमसन विंग, कलरस्केप को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं पंडित दिनदयाल उपाध्याय मार्ग, ऑफ एल बी एस मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400080 पॅन नं -BAZPS7527Q	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -जिप्रेश दिलीप ठक्कर वय -37, पत्ता -फ्लॉट नं फ्लॅट नं ९-11, माळा नं 2 रा मजला, इमारतीचे नाव- लिज्जत गंगा को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड पूर्व, मुंबई, रोड नं साने गुरुजी मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400081 पॅन नं -APAPP3061P 2) नाव -रुपाली जिप्रेश ठक्कर वय -34, पत्ता -फ्लॉट नं फ्लॅट नं ९-11, माळा नं 2 रा मजला, इमारतीचे नाव- लिज्जत गंगा को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड पूर्व, मुंबई, रोड नं साने गुरुजी मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400081 पॅन नं -AKPTP9553G 3) नाव -कल्पना दिलीप पटेल वय -56, पत्ता -फ्लॉट नं फ्लॅट नं ९-11, माळा नं 2 रा मजला, इमारतीचे नाव- लिज्जत गंगा को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पूर्व), मुंबई, रोड नं साने गुरुजी मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400081 पॅन नं -ARBPP5881C	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1060/2023	
(12) बाजारभावमागो मुद्रांक शुल्क	690000	

Sales Instance

2016391 06/04/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला-4 दस्ता क्रमांक 2016/2023 नोदणी: Regn 63m
गावाचे नाव : मुलुंड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मूळदला	10600000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8414822 78	
(4) भू. मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक 502,5वा मजला, क्रिमसन बिल्डींग, कलरस्पेस को. ऑप. ही. सो. लि. पंडित दीनदयाल उपाध्याय मार्ग, मुलुंड (प), मुंबई, सदनिकेचे क्षेत्रफळ 515 चौ. फुट कार्पेट म्हणजे 57.43 चौ.मी. बिल्टअप सोबत एक पोडियम कार पार्किंग स्पेस न. 134 सहित((Survey Number : सि.टी.एस. नं. 742 आणि 742.1,2,3 आणि 6 आणि आत्ताचे न्यू सि.टी.एस. नं. 742 ए ते डी. सर्वे नं. 372, हिस्सा नं. 1(पार्ट) :))	
(5) क्षेत्रफळ	57.43 चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता	1) नाव -शैलेशकुमार कांतीलाल जैन - वय -47 पत्ता -प्लॉट नं. सदनिका क्रमांक 502, माळा नं. 5वा मजला, क्रिमसन बिल्डींग, इमारतीचे नाव कलरस्पेस को. ऑप. ही. सो. लि. ब्लॉक नं. , रोड नं पंडित देवीदयाल उपाध्याय मार्ग, मुलुंड (प), मुंबई, महाराष्ट्र, मुंबई पिन कोड -400080 पॅन नं. -BAZP3858R 2) नाव -शिल्पाकुमारी शैलेश जैन उर्फ शिल्पा शैलेश कुमार जैन - वय -42 पत्ता -प्लॉट नं सदनिका क्रमांक 502, माळा नं. 5वा मजला, क्रिमसन बिल्डींग, इमारतीचे नाव कलरस्पेस को. ऑप. ही. सो. लि. ब्लॉक नं. , रोड नं पंडित देवीदयाल उपाध्याय मार्ग, मुलुंड (प), मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं. -ALLP5737B 3) नाव -पुष्पाकुमारी कांतीलाल जैन - वय -67 पत्ता -प्लॉट नं सदनिका क्रमांक 502, माळा नं 5वा मजला, क्रिमसन बिल्डींग, इमारतीचे नाव कलरस्पेस को. ऑप. ही. सो. लि. ब्लॉक नं. , रोड नं पंडित देवीदयाल उपाध्याय मार्ग, मुलुंड (प), मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं. -AEZP35270J	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव -गौतम साउ - वय -39, पत्ता -प्लॉट नं. सदनिका क्रमांक 308, माळा नं तिसरा मजला, इमारतीचे नाव गुरूदीप बिल्डींग, ब्लॉक नं. किसान नगर नं 1, रोड नं वागळे इस्टेट, ठाणे (प), महाराष्ट्र, ठाणे पिन कोड -400604 पॅन नं. -HNDPS5330 2) नाव -रेखा गौतम साउ - वय -28, पत्ता -प्लॉट नं सदनिका क्रमांक 308, माळा नं तिसरा मजला, इमारतीचे नाव गुरूदीप बिल्डींग, ब्लॉक नं. किसान नगर नं 1, रोड नं वागळे इस्टेट, ठाणे (प), महाराष्ट्र, ठाणे पिन कोड -400604 पॅन नं -HQTPS9794D	
(9) दस्तावेज करून दिल्याचा दिनांक	31/01/2023	
(10) दस्त नोदणी केल्याचा दिनांक	31/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2016/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	636000	

(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 13.04.2023 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 11.04.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property being purchased by Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda from Mrs. Jyoti Shivram & Mr. Vikram Shivram vide Draft Agreement for Sale for the year 2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar, Mumbai 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 Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 11.04.2023 Valuation Date - 13.04.2023 Date of Report - 13.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 11.04.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 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 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

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 **700.00 Sq. Ft. Carpet Area.**

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.

(Annexure – II)

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 or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=IND, email=cm@vastukala.org, c=IN
Date: 2023.04.13 10:18:27 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Think.Innovate.Create

Registered Valuer

Chartered Engineer (India)

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