

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-117/23-24</b>	Dated <b>17-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30946 / 2300119</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <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**

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

Remarks:

Mrs. Aliya Mufid Mulla - Residential Flat No. 401, 4th Floor, Wing - A, "Deraiya Classico", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai - 400 024, 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

for Vastukala Consultants (I) Pvt Ltd

*Rattal*  
 Authorised 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: **Mrs. Aliya Mufid Mulla**

Residential Flat No. 401, 4<sup>th</sup> Floor, Wing – A, "Deraiya Classico", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.

Longitude Latitude: 19°03'40.5"N 72°52'46.0"E

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### Valuation Prepared for:

**State Bank of India  
RASMECCC Panvel Branch**

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai, Taluka & District – Thane, 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. 401, 4<sup>th</sup> Floor, Wing – A, "Deraiya Classico", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India belongs to **Mrs. Aliya Mufid Mulla**.

Boundaries of the property.

North : Under Construction Building  
South : Mangalprabhat CHSL  
East : Internal Road  
West : Slum Area

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 and Value for this particular purpose at **₹ 75,06,000.00 (Rupees Seventy Five Lakh Six Thousand Only)**. As per site inspection, Construction work is not yet started.

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.17 13:05:19 +05'30'



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13




Encl: Valuation report.



[www.vastukala.org](http://www.vastukala.org)

### 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](mailto: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****RASMECCC Panvel Branch**

Shop No. 5, Ground Floor, Sharda Terrace,

Plot No. 65, Sector - 11, CBD Belapur,

Navi Mumbai, Taluka &amp; District – Thane,

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	: 15.04.2023
	b) Date on which the valuation is Made	: 17.04.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 29.03.2023 Between M/s. Deraiya Realtors Private Limited (the Promoter) and Mrs. Aliya Mufid Mulla (the Allottees). 2. Copy of RERA Registration Certificate No. P51800050064 dated 13.03.2023. 3. Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA – 22 / 1205 / 2023 / CC / 1 / New dated 27.02.2023 issued by Building Permission Cell, Greater Mumbai / MHADA. 4. Copy of Approved Plan Vide No. MHADA – 22 / 1205 / 2022 dated 25.11.2022 issued by Building Permission Cell, Greater Mumbai / MHADA. (As downloaded from RERA site)	
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>Mrs. Aliya Mufid Mulla</b>  <b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, Wing – A, "Deraiya Classico", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shahnawaz Shaikh (Sales Manager) Contact No. 9324939991  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 401 in under construction building. The flat is located on 4 <sup>th</sup> Floor in the said under construction building. As per approved plan, the composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage. (i.e., <b>1BHK with 2 Toilets</b> ). The property is at 800 Mt. Walkable distance from nearest railway station Kurla.



			<b>As per site inspection, Construction work is not yet started.</b>	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 229 & 267	
	b) Door No.	:	Residential Flat No. 401	
	c) C.T.S. No. / Village	:	CTS No. 11 (Part) of Village – Kurla 3	
	d) Ward / Taluka	:	Ward – 'L', Taluka – Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Vide No. MHADA – 22 / 1205 / 2022 dated 25.11.2022 issued by Building Permission Cell, Greater Mumbai / MHADA. (As downloaded from RERA site)	
	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. 401, 4 <sup>th</sup> Floor, Wing – A, " <b>Deraiya Classico</b> ", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.	
8.	City / Town	:	Kurla (East), 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 – Kurla 3 MHADA / 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		<b>As per Site</b>	<b>As per Document</b>
	North	:	Under Construction Building	By Building No. 7
	South	:	Mangalprabhat CHSL	By Scheme RG
	East	:	Internal Road	By 12.20 Mt. Wide Road
	West	:	Slum Area	By Nalla
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	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	<b>RERA Carpet Area in Sq. Ft. = 417.00 (Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 459.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of Flat	19°03'40.5"N 72°52'46.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>RERA Carpet Area in Sq. Ft. = 417.00 (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.	As per site inspection, construction work is not yet started.	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	Survey No. 229 & 267, CTS No. 11 (Part)	
	Block No.	-	
	Ward No.	Ward – 'L'	
	Village / Municipality / Corporation	Village – Kurla 3 MHADA / Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. 401, 4 <sup>th</sup> Floor, Wing – A, " <b>Deraiya Classico</b> ", Proposed Redevelopment of Existing Residential Building No. 08 Known as "Nehru Nagar Nirmal CHSL", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	As per site inspection, construction work is not yet started.	
5.	Number of Floors	Proposed Ground + 13 Upper Floors	
6.	Type of Structure	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	Proposed 6 Flats on 4 <sup>th</sup> Floor (As per approved plan)	
8.	Quality of Construction	As per site inspection, construction work is not yet started.	
9.	Appearance of the Building		
10.	Maintenance of the Building		
11.	Facilities Available		
	Lift	Proposed 2 Lifts (As per approved plan)	
	Protected Water Supply	Proposed Municipal Water supply	
	Underground Sewerage	Proposed Connected to Municipal sewer	
	Car parking - Open / Covered	Proposed Open / Covered Car Parking	

	Is Compound wall existing?	:	As per site inspection, construction work is not yet started.
	Is pavement laid around the building	:	
<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. 401
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
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?	:	As per site inspection, construction work is not yet started.
7	Sale Deed executed in the name of	:	<b>Mrs. Aliya Mufid Mulla</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. = 459.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MHADA norms
11	What is the Carpet Area of the Flat?	:	<b>RERA Carpet Area in Sq. Ft. = 417.00</b> <b>(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?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	As per site inspection, construction work is not yet started.
15	If rented, what is the monthly rent?	:	₹ 18,500.00 Expected rental income per month for after building completion
<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)	:	₹ 17,000.00 to ₹ 19,000.00 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).	:	₹ 18,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 15,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office for new property	:	₹ 1,25,170.00 per Sq. M. i.e. ₹ 11,629.00 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	As per site inspection, construction work is not yet started.
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	As per site inspection, construction work is not yet started.
	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	:	₹ 15,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 18,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>		





range of ₹ 17,000.00 to ₹ 19,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 18,000.00 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	₹ 18,500.00 Expected rental income per month for after building completion
iii) Any likely income it may generate	Rental Income

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## Actual site photographs









## Ready Reckoner Rate

<b>Department of Registration &amp; Stamps</b> Government of Maharashtra		<b>नोंदणी व मुद्रांक विभाग</b> महाराष्ट्र शासन					
<b>नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन</b> बाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close	Feedback			
<b>Annual Statement of Rates</b>			<b>Language</b> English				
<b>Year</b> 2023/2024	<b>Selected District</b> मुंबई (उपनगर)			<b>Select Village</b> कुर्ली - 3			
	<b>Search By</b> <input checked="" type="radio"/> Survey No <input type="radio"/> Location						
	<b>Enter Survey No</b> 11	<input type="button" value="Search"/>					
व्यवस्थापन	प्लॉट नंबर	विभागीय संदर्भ	खंडीय	कुल मूल्य	सौम्यिक (Rs./)	एकक	Attribute
107/514 - भूभाग: स.पी. अर्धे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.	49960	125170	143940	178000	125170	चौरस मीटर	सि.टी.एस. नंबर
107/515-भूभाग: कुर्ली रेल्वे स्टेशन ( पूर्व ) वें इतमती मार्गे बांधा चौक्यात स.पी. अर्धे मार्ग.	55810	113870	134900	168900	113870	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,25,170.00			
No increase on Flat Located on 4 <sup>th</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) Flat (A)</b>	<b>1,25,170.00</b>	<b>Sq. Mtr.</b>	<b>11,629.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D)	00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mtr.</b>	<b>00.00</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

### 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

**square yards** Mumbai | Buy | Rent | Projects | Agents | More Services | Resources | Intelligence

Overview | Price List | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | FAQs

Square Yards RERA Reg: AS180000454 | Project RERA Reg: P51800050056

### Deraja Classico - Project Info

Deraja Classico is an elegant Project by who are one of the renowned developers in Mumbai. It is located in Kuria East, Mumbai Central Suburb and well connected by major roads like Eastern Express Highway, Santa Cruz Chembur Link Road. Deraja Classico is spread across 0.31 acre. The Project has 136 Units. The status of the Project is New Launch. The flat units on sale are available in various configurations like 1 BHK Flats at a minimum price of Rs 72.99 L and maximum price of Rs 83.89 L with Property Size ranging from 360 Sqft to 419 Sqft, 2 BHK Flats at a minimum price of Rs 1.03 Cr and maximum price of Rs 1.55 Cr with Property Size ranging from 515 Sqft to 581 Sqft.

### Deraja Classico - Price List

Unit Type	Area	Min/Max Price
1 BHK 360 Sq. Ft. Apartment	360 Sq. Ft. (Carpet)	₹ 72.99 Lac
1 BHK 419 Sq. Ft. Apartment	419 Sq. Ft. (Carpet)	₹ 83.89 Lac
2 BHK 515 Sq. Ft. Apartment	515 Sq. Ft. (Carpet)	₹ 1.03 Cr
2 BHK 581 Sq. Ft. Apartment	581 Sq. Ft. (Carpet)	₹ 1.55 Cr

Contact our Real Estate Experts

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Mumbai

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₹74.0 Lac (Cost ₹70,000 + ₹4,000 Reg. Home Loan)

1 BHK 360 Sq. Ft. Flat For Sale in Nehru Nagar Kuria, Mumbai

1 Bed | 2 Baths | Unfurnished

Carpet Area: 394 sqft | ₹18,782/sqft

Project: Churner (Phase 2) | Floor: 9 (Out of 16 Floors)

Transaction Type: New/Resale | Status: Ready to Move | Facing: East

Lifts: 4 | Furnished Status: Unfurnished | Car Parking: 100pts

East Facing Property

Contact Agent: Write to it | +917200000070

Your Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 PIN+91 | Mobile Number: \_\_\_\_\_

Get Contact Details

### More Details

Price Breakup: ₹74 Lac | ₹3,70,000 (Approx. Registration Charges) | ₹3,800 Monthly

Booking Amount: ₹10 Lac

RERA ID: P51800020753

Address: Kuria, Mumbai, Nehru Nagar-Kuria, Mumbai - Harbour Line, Maharashtra

Landmarks: Nehru nagar

Furnishing: Unfurnished

As a result of my appraisal and analysis, it is my considered opinion that the **realizable value** of the above property in the prevailing condition with aforesaid specifications is **₹ 75,06,000.00 (Rupees Seventy Five Lakh Six Thousand Only)**. As per site inspection, Construction work is not yet started.

Place: Mumbai

Date: 17.04.2023

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=C.M.O, email=sm@vastukala.org,  
c=IN  
Date: 2023.04.17 13:05:34 +05:30

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	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 17.04.2023 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 15.04.2023. 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



- 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mrs. Aliya Mufid Mulla from M/s. Deraiya Realtors Private Limited vide Agreement for Sale dated 29.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Dashrath Jasiwar – 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 – 15.04.2023 Valuation Date – 17.04.2023 Date of Report – 17.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 15.04.2023
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 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

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **17<sup>th</sup> April 2023** 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 Client's representative & documents, we understand that the subject property is Residential Flat, admeasuring **417.00 Sq. Ft. RERA Carpet Area** in the name of **Mrs. Aliya Mufid Mulla**. 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 our discussion with the Client, we understand that the subject property is owned by **Mrs. Aliya Mufid Mulla**. 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 & documents, we understand that the Residential Flat, admeasuring **417.00 Sq. Ft. RERA Carpet Area**.

## 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 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's representative & documents, we understand that the subject property is Residential Flat, admeasuring **417.00 Sq. Ft. RERA 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

C.M.D.

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B, Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, Email  
Date: 2023.04.17 13:05:41 +05'30'

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13