

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-375/23-24	Dated 29-Apr-23
Buyer (Bill to) COSMOS BANK Santacruz East Branch Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Rd, Golibar, Santacruz East, Mumbai, Maharashtra 400055 GSTIN/UIN : 27AAAAT0742K1ZH 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. 31179 / 2300380	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

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

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

Company's Bank Details

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



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai -
 Residential Flat No. 32, 3rd Floor, "Cris Adel Premises
 Co-op. Soc. Ltd.", 60, Nehru Road, Bulsroyc Colony,
 Vakola Bridge, Santacruz (East), Mumbai - 400 055,
 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

Rathod
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai**

Residential Flat No. 32, 3rd Floor, "Cris Adel Premises Co-op. Soc. Ltd.", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India.

Latitude Longitude - 19°04'44.4"N 72°51'00.5"E

Valuation Prepared for:

Cosmos Bank




Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East),
Mumbai – 400 055, 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

The property bearing Residential Flat No. 32, 3rd Floor, "Cris Adel Premises Co-op. Soc. Ltd.", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India belongs to **Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai.**

Boundaries of the property.

North	:	Ashok Nagar Lane
South	:	Pratiksha Nagar
East	:	Karlos Building
West	:	Chatrapati Shivaji Maharaja Road

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 valued for banking purpose for **₹ 1,95,51,840.00 (Rupees One Crore Ninety Five Lakh Fifty One Thousand Eight Hundred Forty Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35d683e0c74e26865913490c7d33d4133
31179/2300380, postalCode=400093, st=Maharashtra,
serialNumber=15646664b0c80a02455a8f-61-fab21f11ba42
#394e28f2e2943270623862, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.02 12:22:02 +05'30'

Auth. Sign.



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Regd. Office : 121, 1st Floor, Akruti Star,
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Valuation Report of Residential Flat No. 32, 3rd Floor, "Cris Adel Premises Co-op. Soc. Ltd.", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 02.05.2023 for Bank Loan Purpose
2	Date of inspection	27.04.2023
3	Name of the owner/ owners	Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address Residential Flat No. 32, 3 rd Floor, " Cris Adel Premises Co-op. Soc. Ltd. ", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India. Contact Person: Mr. Durgesh Jayawant Desai (Owner) Contact No. 9821204402
6	Location, street, ward no	Off. New Link Road
7	Survey/ Plot no. of land	C.T.S. No. 3788, 3789, 3790 of Village Kole Kalyan
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 716.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 880.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Chatrapati Shivaji Maharaja Road, off. Nehru Road
14	If freehold or leasehold land	Freehold

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 41,000.00 Expected rental income per month

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1979 (As per Agreement for Sale)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Residential Flat No. 32, 3rd Floor, "**Cris Adel Premises Co-op. Soc. Ltd.**", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India belongs to **Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai.**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 16.10.2003 between Mr. Bruno L. Pinto (the Transferor) AND Mr. Durgesh Jayawant Desai & Mrs. Sapna D. Desai (the Transferees)
2.	Copy of No Objection Certificate dated 14.10.2003 regarding sale of Flat No. 32 to Shri. Durgesh J. Desai and Mrs. Sapna D. Desai issued by Cris Adel Premies Co-op. Soc. Ltd.
3.	Copy of No Objection Certificate No. CC / 5560 / BSII / AH dated 29.09.1979 regarding to occupying the premises at C.T.S. No. 3788 to 3790 at Vakola Bulsroyc Colony, Santacruz (East) issue by Municipal Corporation of Greater Mumbai
4.	Copy of Share Certificate No. 15, Bearing Nos. 71 to 75 having 5 Shares of Rs. 50/- each transferred dtd. 25.10.2003 in the name of Mr. Durgesh J. Desai & Mrs. Sapna D. Desai by Cris Adel Premises Co-op. Soc. Ltd.

LOCATION:

The said building is located at C.T.S. No. 3788, 3789, 3790 of Village – Kole Kalyan, Taluka – Andheri and Registration Sub-District Mumbai City and Suburban. The property falls in Residential Zone. It is at a travelling distance of 1.7 KM from Santacruz Railway Station.

BUILDING:

The building under reference is having Ground + 6th Upper Floors. It is a R.C.C. famed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 3rd Floor is having 3 Residential Flats.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + 2 Bedrooms + Kitchen 2 Toilets + Passage (**i.e., 2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Wooden door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

Valuation as on 02nd May 2023

The Built-up Area of the Residential Flat	:	880.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1979 (As per Agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	44 years
Cost of Construction	:	880.00 Sq. Ft. X ₹ 2,700.00 = ₹ 23,76,000.00
Depreciation $\{(100-10) \times 44 / 60\}$:	66.00%
Amount of depreciation	:	₹ 15,68,160.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,77,750.00 per Sq. M. i.e. ₹ 16,513.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,37,115.00 per Sq. M. i.e. ₹ 12,738.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,000.00 per Sq. Ft.
Value of property as on 02.05.2023	:	880.00 Sq. Ft. X ₹ 24,000.00 = ₹ 2,11,20,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation, – Depreciation)

Depreciated fair value of the property as on 02.05.2023	:	₹ 2,11,20,000.00 - ₹ 15,68,160.00 = ₹ 1,95,51,840.00
Total Value of the property	:	₹ 1,95,51,840.00
The realizable value of the property	:	₹ 1,75,96,656.00
Distress value of the property	:	₹ 1,56,41,472.00
Insurable value of the property	:	₹ 23,76,000.00
Guideline value of the property	:	₹ 1,16,08,080.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 32, 3rd Floor, "Cris Adel Premises Co-op. Soc. Ltd.", 60, Nehru Road, Bulsroyc Colony, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State - Maharashtra, Country – India for this particular purpose at ₹ 1,95,51,840.00 (Rupees One Crore Ninety Five Lakh Fifty One Thousand Eight Hundred Forty Only). as on 02nd May 2023.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **02nd May 2023 is ₹ 1,95,51,840.00 (Rupees One Crore Ninety Five Lakh Fifty One Thousand Eight Hundred Forty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	1979 (As per Agreement for Sale)
4	Estimated future life	16 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden door frame with flush shutters, Powder coated Aluminium Sliding Windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

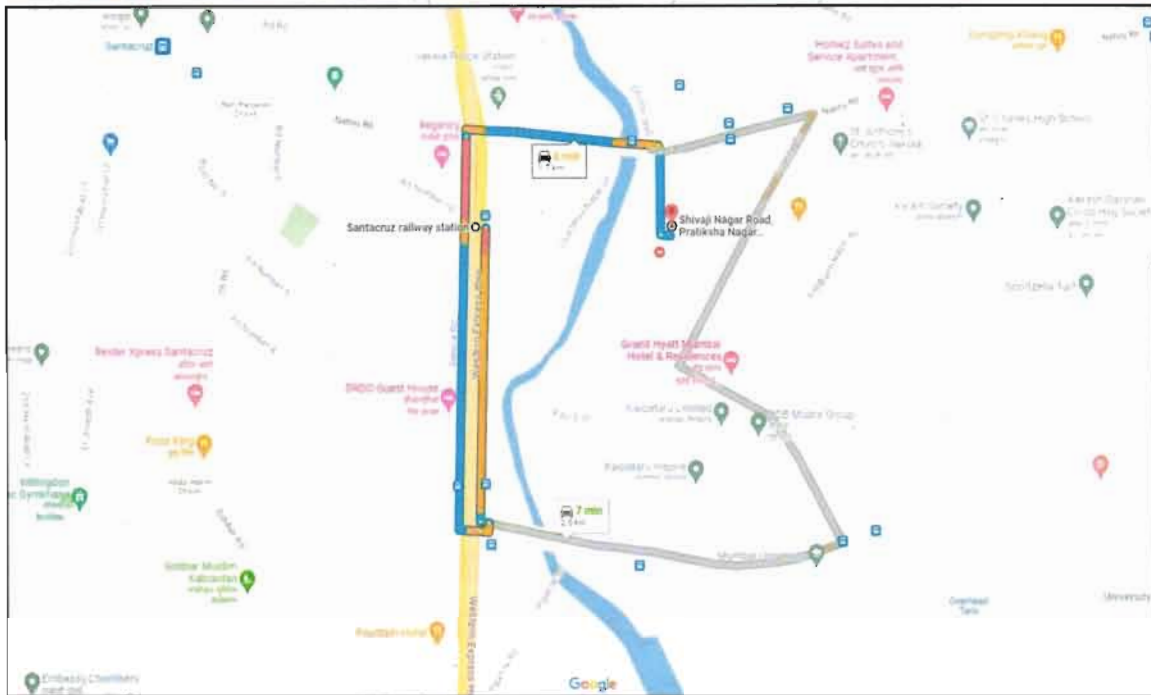
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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°04'44.4"N 72°51'00.5"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz – 1.7KM.)

Ready Reckoner Rate

DIVISION / VILLAGE : KOLE KALYAN						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Jawaharlal Nehru Marg to the North, C. S. T. Road up to Pandit Jawaharlal Nehru Road Joining 13.40 m. D. P. Road to the East, C. S. T. Marg to the South and Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
31	31/172	96480	177750	204410	222180	177750
3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,77,750.00			
Increase by 0% on flat located on 3 rd floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,77,750.00	Sq. Mtr.	16,513.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	96,480.00			
The difference between land rate and building rate (A – B = C)	81,270.00			
Depreciation Percentage as per table (D) [100% - 44%] (Age of the Building – 44 Years)	56%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,41,991.00	Sq. Mtr.	13,191.00	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

2 BHK Flat In Fortune Height For Sale In Santacruz East

₹ 2.2 Crores
₹ 1.26 Lacs/Month
1,060 Sq Ft

₹ 2.2 Crores
₹ 1.26 Lacs/Month
1,060 Sq Ft

Apply Now

2 Bedroom

2 Bathroom

4 Balcony

₹ 2.2 Crores

₹ 1.26 Lacs/Month

1,060 Sq Ft

Apr 24, 2023

Immediately

Fortune Height

Contact

Price trends by NB Estimate

Report what was not correct in this property

Label by Broker Sold Out Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.8 Per Sq.Ft/M	Flooring	NA
Built-up Area	1,060 Sq.Ft	Carpet Area	812 Sq.Ft
Furnishing Status	See Floor Plan	Facing	South West

Activity On This Property

4 831

Similar Properties

2 BHK Flat In Grandchord Society For

2 BHK Flat In Shantik Elanza Santacruz For Sale In Vokola

₹ 1.92 Crores
₹ 1.1 Lacs/Month
850 Sq Ft

₹ 1.92 Crores
₹ 1.1 Lacs/Month
850 Sq Ft

Apply Now

2 Bedroom

2 Bathroom

3 Balcony

₹ 1.92 Crores

₹ 1.1 Lacs/Month

850 Sq Ft

Apr 14, 2022

Immediately

Shantik Elanza San

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Label by Broker Sold Out Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.8 Per Sq.Ft/M	Flooring	White Tiles
Built-up Area	840 Sq.Ft	Carpet Area	710 Sq.Ft
Furnishing Status	See Floor Plan	Facing	East

Activity On This Property

4 41

Similar Properties

More / 888 Properties for Sale in Santacruz East

Price Indicator

NOBROKER

2 BHK Flat in Olive Apartments For Sale in Santacruz East

₹ 2.1 Crores | ₹ 1.2 Lacs/Month | 800 sq.ft.

2 Bedrooms | 2 Bathrooms | 2 Balconies

Property Type: Apartment

Get Owner Details

Property by NB Estimate

Report error with incorrect info

Activity On This Property

Similar Properties

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Stamp Duty Charges	₹ 1.3 Per Sq.Ft	Flooring	Vitrified Tiles
Built-up Area	800 Sq.Ft	Carpet Area	480 Sq.Ft
Furnishing Status	Unfurnished	Facing	West

HOUSING.COM Buy in Mumbai

Santacruz East

2 BHK Apartment

₹ 2.25 Cr | EMI starts at ₹ 1.12 Lacs

By SHREE'S BUILDERS

Shree's Eternia, Vastu, Santacruz East, Mumbai

Contact Seller

1000 sq.ft Built-up Area | ₹ 22.50 K/sq.ft Avg Price | 5 Year Old Age of property | Ready to move Possession status | Middle of 15 floors | Semi-Furnished Furnishing

OVERVIEW | BUY-O-METER | AMENITIES | PROJECT O&A | LOCALITY | RATINGS AND REVIEWS | REGISTRY RECORDS | DEVELOPER | CALCULATOR

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **02nd May 2023**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,95,51,840.00 (Rupees One Crore Ninety Five Lakh Fifty One Thousand Eight Hundred Forty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.201-m62766-0f6a35d633e02f9e2680913690c7d3d304133711122,
30.7.2.10045.2, postalCode=400065, st=Maharashtra,
serialNumber=1456456ab6cc09b2245548f0e3d631f13d42439,
#2.5.29A077D621d6...c=IN, ou=MANOJ BABURAO CHALIKWAR,
Date: 2023.05.02 12:22:24 +05'30'

Auth. Sign.

Think.Innovate.Create