

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-439/23-24	Dated 5-May-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. 31209 / 2300446	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 %	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**

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. Richa Rashmi & Mr. Anurag Kumar - Residential Flat No. 1202, 12th Floor, A - Wing, "Amaryllis Towers And Plaza", Nahar's Amrit Shakti, Chandivali, Powai, Mumbai - 400 072, 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

Rathee
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Richa Rashmi & Mr. Anurag Kumar**

Residential Flat No. 1202, 12th Floor, A – Wing, “**Amaryllis Towers And Plaza**”, Nahar’s Amrit Shakti,
Chandivali, Powai, Mumbai – 400 072, State - Maharashtra, Country - India.

Latitude Longitude: 19°06'47.1"N 72°53'50.9"E

Valuation Prepared for:

**State Bank of India
RACPC Ghatkopar (West)**

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 OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 1202, 12th Floor, A – Wing, “Amaryllis Towers And Plaza”, Nahar’s Amrit Shakti, Chandivali, Powai, Mumbai – 400 072, State - Maharashtra, Country - India belongs to **Mrs. Richa Rashmi & Mr. Anurag Kumar**.

Boundaries of the property.

North	: B - Wing
South	: Sadguru CHSL
East	: Synchronity Building
West	: MAHDA Colony

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 **₹ 2,38,06,500.00 (Rupees Two Crore Thirty Eight Lakh Six Thousand Five Hundred Only)**. As per Site Inspection 61% Construction Work is completed.

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
Director

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: 2023.05.06 09:55:14 +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/2017-18/942/178
Encl: Valuation report.



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager,**State Bank of India****RACPC Ghatkopar (West) 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 value of the property for Housing Loan Purpose.
2.	a) Date of inspection	: 29.04.2023
	b) Date on which the valuation is made	: 05.05.2023
3.	List of documents produced for perusal: i) Copy of Agreement of Sale dated 21.03.2023, executed between the Promoter – M/s. Nahar Builders Limited., and Allottee's – Mrs. Richa Rashmi & Mr. Anurag Kumar. ii) Copy of Approved Building Plan No. CE/3999/BPES/AL/337/3 dated 12.08.2021, approved by Municipal Corporation of Greater Mumbai iii) Copy of RERA Registration Certificate No. P51800028801 dated 08.09.2021.	
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)	: Mrs. Richa Rashmi & Mr. Anurag Kumar Address: Residential Flat No. 1202, 12 th Floor, A – Wing, "Amaryllis Towers And Plaza", Nahar's Amrit Shakti, Chandivali, Powai, Mumbai – 400 072, State - Maharashtra, Country - India Contact Person: Mr. Sanjay (Sales Manager) Mobile No.: 9833869237 Joint Ownership Details of ownership shares is not available
5.	Brief description of the property (including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 12 th Floor in the said under construction building. As per Approved Plan / As per site information, the composition of flat will be 3 Bedrooms + Living Room + Dining Area + Kitchen + 3 Toilets. The property is at 2 km. distance from nearest Station – Sakinaka Metro Station.
Stage of Construction		
If under construction, extent of completion		



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	Foundation	Completed	Plinth	Completed
	RCC Slab	Completed upto 16 th Floors	Internal & External Brick Work	Completed Up to 15 th Floor
	Internal & External Plastering	Completed Up to 8 th Floor	Total	61% Work Completed
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Residential Flat No. 1202
	c)	C.T.S. No. / Village	:	CTS No. 52/A/A of Village Chandivali
	d)	Ward / Taluka	:	Taluka - Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Plan No. CE/3999/BPES/AL/337/3 dated 12.08.2021, approved by Municipal Corporation of Greater Mumbai (Downloaded form RERA site)
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
7.	Postal address of the property		:	Residential Flat No. 1202, 12 th Floor, A – Wing, "Amaryllis Towers And Plaza", Nahar's Amrit Shakti, Chandivali, Powai, Mumbai – 400 072, State - Maharashtra, Country - India
8.	City / Town		:	Powai, Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	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 - Chandivali 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	As per Agreement
	North		:	B - Wing
	South		:	Sadguru CHSL
	East		:	Synchronity Building
	West		:	MAHDA Colony
13.	Dimensions of the site		:	N. A. as property under consideration is a flat in an apartment building.

		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	RERA Carpet Area in Sq. Ft. = 807.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 888.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of flat	19°06'47.1"N 72°53'50.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	RERA Carpet Area in Sq. Ft. = 807.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Building is under construction	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	CTS No. 52/A/A of Village Chandivali	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village - Chandivali Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. 1202, 12 th Floor, A – Wing, "Amaryllis Towers And Plaza", Nahar's Amrit Shakti, Chandivali, Powai, Mumbai – 400 072, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	Building is under construction	
5.	Number of Floors	Proposed Ground + 18 Upper Floors	
6.	Type of Structure	Building is under construction	
7.	Number of Dwelling units in the building	Proposed 8 flats on 12 th Floor	
8.	Quality of Construction	Building is under construction	
9.	Appearance of the Building	Building is under construction	
10.	Maintenance of the Building	Building is under construction	
11.	Facilities Available		
	Lift	Proposed 3 lifts	
	Protected Water Supply	Proposed Municipal Water supply	
	Underground Sewerage	Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	Proposed Allotted Two Car Parking Space	

	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	12 th Floor
2	Door No. of the flat	:	Residential Flat No. 1202
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed for Vitrified Tile Flooring
	Doors	:	Proposed for Teak wood door frame with flush doors
	Windows	:	Proposed for Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed for Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed for Cement Plastering
4	House Tax	:	
	Assessment No.	:	Building is under construction
	Tax paid in the name of :	:	Building is under construction
	Tax amount :	:	Building is under construction
5	Electricity Service connection No.:	:	Building is under construction
	Meter Card is in the name of :	:	Building is under construction
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mrs. Richa Rashmi & Mr. Anurag Kumar
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. = 888.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MHADA norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 807.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Proposed for Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 60,000.00 expected rental income per month after completion
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

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	807.00 Sq. Ft.	29,500.00	2,38,06,500.00
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	Total / Realizable Value of the property			2,38,06,500.00
	Insurable value of the property (888.00 x 3,000.00)			26,64,000.00
	Guideline Value of the Property (As per Index II)			1,70,58,003.00

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 ₹ 28,000.00 to ₹ 30,000.00 Per Sq. Ft. on RERA 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 ₹ 29,500.00 per Sq. Ft. on RERA Carpet Area (Including 2 car parking) 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	₹ 60,000.00 expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude: 19°06'47.1"N 72°53'50.9"E

Note: The Blue line shows the route to site from nearest Metro station (Sakinaka - 2 km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
2023/2024
Annual Statement of Rates
Language
English

Selected District: मुंबई(उपनगर)

Select Village: चांदिवली - कुर्ली

Search By: Survey No Location

Enter Survey No: 52

उपविभाग	सुती वमीन	निवासी सदनिका	बोंछीव	दुफाने	बीछोमिक	एकक (Rs./)	Attribute
115/542 -पुभाग: चांदिवली गावतील सर्व मिककती.	83820	174560	210860	229810	189920	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,74,560.00			
Increase by 10% on Flat Located on 12 th Floor	17,456.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,92,016.00	Sq. Mt.	17,839.00	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

magicbricks Buy Rent Sell Home Loans Login Post Property

Posted on Apr 21, 23 Property ID 6669713

₹2.40 Cr Get ₹72,000 cashback on Home Loan

3 BHK, 807 Sq-ft Flat For Sale, **Chandivali, Mumbai**

Contact Agent
Saijan +91-79XXXXXX72

Your Name
 Email
 IND +91 Mobile Number
 I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

Download Brochure

3 Beds 3 Baths 3 Balconies Furnished

Carpet Area 807 sqft ₹2974/sqft	Developer Nahar Group	Project Amaryllis Towers and Plaza	Floor 13 (Out of 18 Floors)
Transaction Type Resale	Furnished Status Furnished	Age Of Construction Under Construction	

Home / Mumbai / Central Mumbai Suburbs / Powai / Chandivali / Nahar Amaryllis Towers

Last updated: Mar 25, 2022

Nahar Amaryllis Towers

By **NAHAR BUILDERS LTD**

Price: Central Mumbai Suburbs, Mumbai

₹1.04 Cr - 2.25 Cr | ₹23.22 K/sq.ft
 EMI starts at ₹51.63 K
3BHK Units Price

Contact Seller

Project Images

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Project Images

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1, 2, 3 BHK Apartments Configurations	Dec. 2025 Possession Starts	₹23.22 K/sq.ft Avg. Price	366.00 sq.ft. - 805.00 sq.ft. (Carpet Area) Sizes
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Overview/Home More About Project About Project Floor Plan Tour This Project Amenities Price Trends >

Sales Transaction

8115520 04-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 8115/2023 नोंदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	23150400	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17058003.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं: 1707, माळा नं: 17 वा मजला,सी विंग, इमारतीचे नाव: अमरएलिस टॉवर्स व प्लाझा, ब्लॉक नं: सेक्टर आर-6,नाहर अमृत शक्ती, रोड नं: चांदिवली,मुंबई-400072, इतर माहिती: मौजे चांदिवली,सदनिकेचे क्षेत्रफळ रेरा प्रमाणे 807 चौ.फुट कारपेट,2 कवर्ड कार पार्किंग((C.T.S. Number : 52/A/A ;))	
(5) क्षेत्रफळ	807 चौ.फूट	
(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:-मेसर्स नाहर बिल्डर्स लिमिटेड तर्फे संचालक सुखराज बी. नाहर तर्फे मुखत्यार विनोद रसाळ वय:-64 पत्ता:-प्लॉट नं: ऑफिस नं. बी-1, माळा नं: .. इमारतीचे नाव: महालक्ष्मी चेंबर्स, ब्लॉक नं: मुंबई, रोड नं: 22, भुलाभाई देसाई रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AADCN8065A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन गुप्ता वय:-44; पत्ता:-प्लॉट नं: ए- 701 , माळा नं: .. इमारतीचे नाव: गुंडेचा हाइट्स, ब्लॉक नं: ऑफ झेवियर्स स्कूल, कांजुरमार्ग, पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AISPG9294J 2): नाव:-रेशमा सचिन गुप्ता वय:-45; पत्ता:-प्लॉट नं: ए- 701 , माळा नं: .. इमारतीचे नाव: गुंडेचा हाइट्स, ब्लॉक नं: ऑफ झेवियर्स स्कूल, कांजुरमार्ग, पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BGRPS7885K	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8115/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1389100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Transaction

3053520	सूची क्र.2	दुस्यम निबंधक : सह दु.नि.कुर्ला 5
04-05-2023		दस्त क्रमांक : 3053/2023
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15746250	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11933445.28	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं: 1302, माळा नं: 13 वा मजला, बी विंग, इमारतीचे नाव: अमरएलिस टॉवर्स व प्लाझा, ब्लॉक नं: सेक्टर आर-6, नाहर अमृत शक्ती, रोड नं: चांदिवली, मुंबई-400072, इतर माहिती: मौजे चांदिवली, सदनिकेचे क्षेत्रफळ रेरा प्रमाणे 577 चौ.फुट कारपेट, 1 कव्हर्ड कार पार्किंग ((C.T.S. Number : 52/A/A ;))	
(5) क्षेत्रफळ	577 चौ.फूट	
(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:- मेसर्स नाहर बिल्डर्स लिमिटेड तर्फे संचालक सुखराज बी. नाहर तर्फे मुखत्यार विनोद रसाळ वय:- 42 पत्ता:- प्लॉट नं: ऑफिस नं. बी-1, माळा नं: .. इमारतीचे नाव: महालक्ष्मी चेंबर्स, ब्लॉक नं: मुंबई, रोड नं: 22, भुलाभाई देसाई रोड, महाराष्ट्र, MUMBAI, पिन कोड:- 400026 पॅन नं:- AADCN8065A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुईली कुमार दंडेकर वय:- 40; पत्ता:- प्लॉट नं: ए-8, माळा नं: .. इमारतीचे नाव: सरस्वती, ब्लॉक नं: इरला लेन आंबे माता चौक जवळ, विले पार्ले पश्चिम, रोड नं: .. महाराष्ट्र, मुंबई, पिन कोड:- 400056 पॅन नं:- AHPPD30613E	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	10/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3053/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	944800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 2,38,06,500.00 (Rupees Two Crore Thirty Eight Lakh Six Thousand Five Hundred Only). As per Site Inspection 61% Construction Work is completed.

Place: Mumbai

Date: 05.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

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: 2023.05.06 09:55:30 +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/2017-18/942/178

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

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

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

- 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.

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **05th May 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 advise 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **807.00 Sq. Ft. RERA Carpet Area** in the name of **Mrs. Richa Rashmi & Mr. Anurag Kumar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

(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

Director

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: 2023.05.06 09:55:38 +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/2017-18/942/178

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