

PROFORMA INVOICE

| | |
|---|---|
| Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA 90FT ROAD THAKUR CPOMPLEX Shop No 4-9, Jasmine Co- Op. Hsg. Soc. Ltd., 90 Ft. Road, Thakur Complex, Kandivali (East), Mumbai - 400101, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Invoice No. PG-1242/23-24 Dated 24-Jun-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 2014 / 2301244 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**

Remarks:

Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma.Residential Flat No. 801, 8th Floor, EMP 16 (erstwhile 'D' Wing), Building No. 3, "Venus Co-op. Hsg. Soc. Ltd. (erstwhile Bldg. No. 3)", (EMP 13 to EMP 17), Evershine's Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400 101, 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

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

for Vastukala Consultants (I) Pvt Ltd

Rattol
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma**

Residential Flat No. 801, 8th Floor, EMP 16, Building No. 3, "Venus Co-op. Hsg. Soc. Ltd.", (EMP 13 to EMP 17), Evershine Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East),
Mumbai – 400 101, State – Maharashtra, Country – India.

Longitude Latitude: 19°12'37.6"N 72°52'33.4"E

Think Innovate Create

Valuation Done for: State Bank of India

90 Ft. Road, Thakur Complex Branch
Shop No 4-9, Jasmine Co- Op. Hsg. Soc. Ltd., 90 Ft. Road,
Thakur Complex, Kandivali (East), Mumbai - 400101, State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (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. 801, 8th Floor, EMP 16, Building No. 3, "Venus Co-op. Hsg. Soc. Ltd.", (EMP 13 to EMP 17), Evershine Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India belongs to **Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma**.

Boundaries of the property.

North : EMP - 13
South : Evershine Road
East : Evershine Joggers' Park
West : Mercury CHSL

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 this particular purpose at ₹ **1,50,88,920.00 (Rupees One Crore Fifty Lakh Eighty Eight Thousand Nine Hundred Twenty 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.

Vidhi
Chalikwar
Director

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.24 12:41:04 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (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**

90 Ft. Road, Thakur Complex Branch

Shop No 4-9, Jasmine Co- Op. Hsg. Soc. Ltd., 90 Ft. Road,

Thakur Complex, Kandivali (East), Mumbai - 400101,

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 : 17.06.2023 |
| | b) | Date on which the valuation is made : 24.06.2023 |
| 3. | List of documents produced for perusal | : |
| | 1. | Copy of Agreement for Sale dated 12.06.2023 |
| | 2. | Copy of Occupancy Certificate No. CHE / A - 2493 / BP (WS) / AR dated 18.02.2003 issued by Municipal Corporation of Greater Mumbai. |
| | 3. | Copy of Society registration Certificate dated 30.09.2003 |
| 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) | : Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma. Address: Residential Flat No. 801, 8 th Floor, EMP 16, Building No. 3, "Venus Co-op. Hsg. Soc. Ltd.", (EMP 13 to EMP 17), Evershine Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India. Contact Person: Dineshkumar Sharma (Owner) Joint Ownership (Details of ownership share not available) |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat located on 8 th Floor. The composition of flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The property is at 1.7 Km. travelling distance from nearest metro station Magathane. |
| 6. | Location of property | : |
| | a) | Plot No. / Survey No. : - |
| | b) | Door No. : Residential Flat No. 801 |
| | c) | C.T.S. No. / Village : C.T.S. No. 809/A/1 to 4, 809/A/2/B & C of Village – Poisar |
| | d) | Ward / Taluka : R South Ward / Taluka – Borivali |
| | e) | Mandal / District : Mumbai Suburban District |

| | | | | | |
|-----|-----|---|---|---|-------------------------|
| | f) | Date of issue and validity of layout of approved map / plan | : | Occupancy Certificate No. CHE / A - 2493 / BP (WS) / AR dated 18.02.2003 issued by Municipal Corporation of Greater Mumbai. | |
| | 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. 801, 8 th Floor, EMP 16, Building No. 3, "Venus Co-op. Hsg. Soc. Ltd.", (EMP 13 to EMP 17), Evershine Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India. | |
| 8. | | City / Town | : | Kandivali (East), Mumbai | |
| | | Residential area | : | Yes | |
| | | Commercial area | : | No | |
| | | Industrial area | : | No | |
| 9. | | Classification of the area | : | | |
| | i) | High / Middle / Poor | : | Middle Class | |
| | ii) | Urban / Semi Urban / Rural | : | Urban | |
| 10. | | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Poisar 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 Site | As per Documents |
| | | North | : | EMP - 13 | Details not provided |
| | | South | : | Evershine Road | Details not provided |
| | | East | : | Evershine Joggers' Park | Details not provided |
| | | West | : | Mercury CHSL | Details not provided |
| 13. | | Dimensions of the site | : | N. A. as property under consideration is a Residential Flat in a building. | |
| | | | | A As per the Deed | B Actuals |
| | | North | : | - | - |
| | | South | : | - | - |
| | | East | : | - | - |
| | | West | : | - | - |
| 14. | | Extent of the site | : | <p>Carpet Area in Sq. Ft. = 536.00 (Area as per Measurement)</p> <p>Carpet Area in Sq. Ft. = 497.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 597.00 (Area as per Agreement for Sale)</p> | |

| | | | |
|------------------------------|--|---|--|
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°12'37.6"N 72°52'33.4"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 497.00 (Area as per Agreement for Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied |
| II APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | : | |
| | C.T.S. No. | : | C.T.S. No. 809/A/1 to 4, 809/A/2/B & C of Village – Poisar |
| | Block No. | : | - |
| | Ward No. | : | R South Ward |
| | Village / Municipality / Corporation | : | Village – Poisar Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 801, 8 th Floor, EMP 16, Building No. 3, " Venus Co-op. Hsg. Soc. Ltd. ", (EMP 13 to EMP 17), Evershine Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400 101, State – Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Industrial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2003 (As per Occupancy Certificate) |
| 5. | Number of Floors | : | Stilt + 8 Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling Flats in the building | : | 03 Flats on 8 th Floor |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities Available | : | |
| | Lift | : | 2 Lifts |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Along with Stilt Car Parking |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |

| | | | |
|-----------------|---|---|---|
| III FLAT | | | |
| 1 | The floor in which the Flat is situated | : | 8 th Floor |
| 2 | Door No. of the Flat | : | Residential Flat No. 801 |
| 3 | Specifications of the Flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified tiles flooring |
| | Doors | : | Teak wood door framed with flush doors |
| | Windows | : | Aluminum Sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with casing capping |
| | Finishing | : | 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? | : | Good |
| 7 | Sale Deed executed in the name of | : | Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma. |
| 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. = 597.00 (Area as per Agreement for Sale) |
| 10 | What is the floor space index (app.) | : | As per MCGM norms |
| 11 | What is the Carpet Area of the Flat? | : | Carpet Area in Sq. Ft. = 536.00 (Area as per Measurement) Carpet Area in Sq. Ft. = 497.00 (Area as per Agreement for Sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Industrial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 30,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 30,000.00 to ₹ 32,000.00 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). | : | ₹ 31,200.00 per Sq. Ft. |
| 3 | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 28,400.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's Office | : | ₹ 1,84,884.00 per Sq. M. i.e. ₹ 17,176.00 per Sq. Ft. |

| | | | |
|-----------|--|---|---|
| | Guideline rate (after depreciation) | : | ₹ 1,64,333.00 per Sq. M. i.e. ₹ 15,267.00 per Sq. Ft. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,800.00 per Sq. Ft. |
| | Age of the building | : | 20 Years |
| | Life of the building estimated | : | 40 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | 30.00% |
| | Depreciated Ratio of the building | : | |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 1,960.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 28,400.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 30,360.00 per Sq. Ft. |
| | Remarks: As per Site Inspection, Carpet Area 536.00 Sq. Ft. is more than Carpet Area 497.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 31,200.00 per Sq. Ft. on Carpet Area is considered. | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per Flat (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|-----------------------|
| 1 | Present total value of the Flat | 497.00 Sq. Ft. | 31,200.00 | 1,50,88,920.00 |
| 2 | Wardrobes | | | |
| 3 | Showcases / | | | |
| 4 | Kitchen arrangements | | | |
| 5 | Superfine finish | | | |
| 6 | Interior Decorations | | | |
| 7 | Electricity deposits / electrical fittings, etc. | | | |
| 8 | Extra collapsible gates / grill works etc. | | | |
| 9 | Potential value, if any | | | |
| 10 | Others | | | |
| | Total Value / Realizable value of the property | | | 1,50,88,920.00 |
| | Insurable value of the property | | | 16,71,600.00 |
| | Guideline value of the property | | | 91,14,399.00 |

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 ₹ 30,000.00 to ₹ 32,000.00 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 & commercial application in the locality etc. We estimate ₹ 30,360.00 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 | ₹ 30,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

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Actual Site Photographs



Actual Site Photographs



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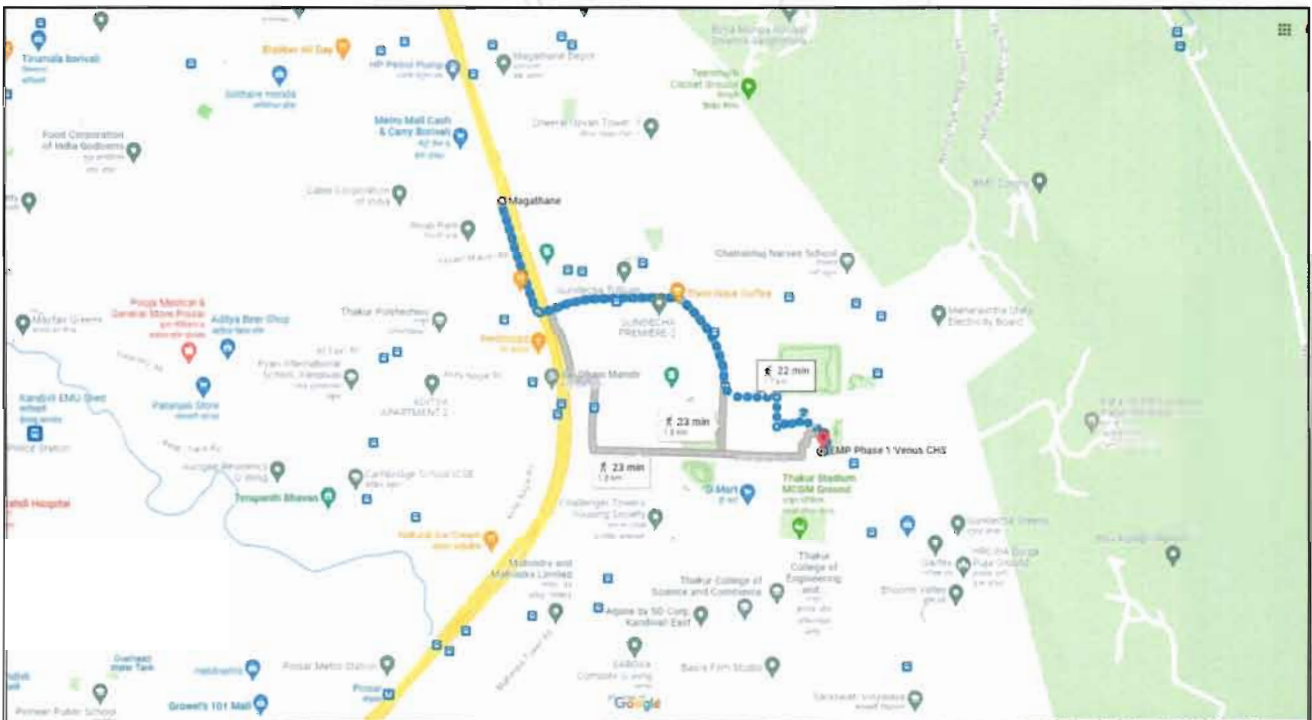
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Route Map of the property site u/r



Longitude Latitude: 19°12'37.6"N 72°52'33.4"E

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



Ready Reckoner Rate

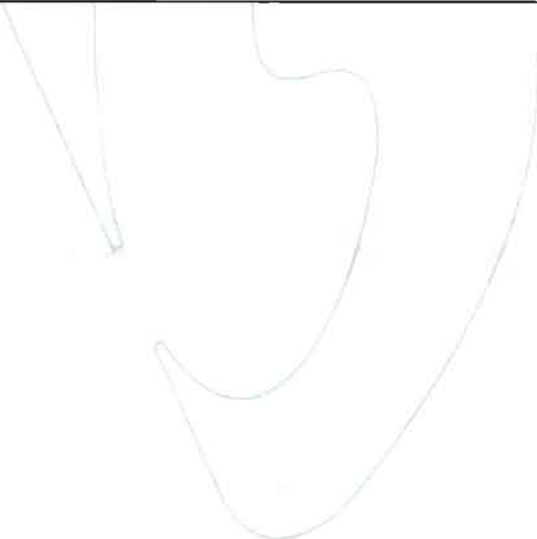
DIVISION / VILLAGE : POISAR
 Commence From 1st April 2023 To 31st March 2024

| | | | | | | |
|-----------------|---|-----------------|-----------------------|--|--|--|
| Type of Area | Urban | Local Body Type | Corporation 'A' Class | | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: Village Boundary to the North, 36.6 m. D. P. Road to the East, Village Boundary to the South, Express Highway to the West. | | | | | |

| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
|--|----------|-------|-------------|--------|--------|------------|
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 78 | 78/349 | 82130 | 176080 | 202500 | 251200 | 176080 |

C. T. S. No. 639, 775, 776, 777, 792/7, 792/8, 792/10, 793/8, 794A/1, 794A/2, 799, 799B, 799D, 802, 803, 804, 805, 805A, 805C, 806, 807, 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9, 809A/1/1/10, 809A/1/1/11, 809A/1/1/2, 809A/1/1/3, 809A/1/1/10, 809A/1/1/11, 809A/1/1/12, 809A/1/1/13, 811, 812, 813, 814, 815, 816, 817, 818, 818C/2, 818C/5, 818C/6, 818C/7, 819, 836, 837PT, 838, 839, 840A/2, 840B, 840PT, 841, 842

Compare With Previous Year
↓



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Price Indicators

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Post Property

₹1.90 Cr Get ₹57,000 cashback on Home Loan

2 BHK 851 Sq. Ft. Flat For Sale **Thakur Village, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area: **603 sqft** - ₹2,509/sqft

Floor: **3 (Out of 8 Floors)**

Facing: **East**

Lifts: **2**

Developer: **Evershine Builders**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Project: **Evershine Millenium Paradise**

Near By Thakur Vidyamandir High School and Magathane Metro station

Contact Agent
Get Phone No.

Contact Agent

Genesh Patil +91-2700000000

Your Name:

Phone:

Email:

Mobile Number:

I Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup: **₹1.9 Cr | ₹1 Monthly**

Booking Amount: **₹3.0 Lac**

Address: **Kandivall East, Mumbai, Thakur Village, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **Near By Thakur Vidyamandir High School and Magathane Metro station**

Furnishing: **Unfurnished**

magicbricks
Buy Rent Sell Home Loans
Post Property

₹1.90 Cr Get ₹57,000 cashback on Home Loan

2 BHK 1050 Sq. Ft. Flat For Sale **Thakur Village, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: **650 sqft** - ₹29,231/sqft

Floor: **5 (Out of 7 Floors)**

Facing: **East**

Lifts: **2**

Developer: **Evershine Builders**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Project: **Evershine Millenium Paradise**

Nearby Western Express Highway

Contact Agent
Get Phone No.

Contact Agent

Harsh Adhye +91-7000000000

Your Name:

Phone:

Email:

Mobile Number:

I Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup: **₹1.9 Cr | ₹9,50,000 approx. Registration Charges: | ₹7,500 Monthly**

Booking Amount: **₹10.0 Lac**

RERA ID: **A51800040269**

Address: **Kandivall East, Mumbai, Thakur Village, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **Nearby Western Express Highway**

Price Indicators

HOUSING.COM Buy in Mumbai

Overview PROMOTIONS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property location: **Thakur Village, Kandivali East, Mumbai**

Around This Property

Rest and Drink: All Seasons Kitchen & Bar

Healthcare: Mather Diarist

View more on Maps

Overview

Product Name: **Evershine Millennium**

Price: **₹4.15 Cr**

Bedrooms: **2**

Parking: **1 Covered Parking**

School: **More than a month ago**

About this property

Check out this 2 BHK Apartment for sale in Kandivali East, Mumbai. This 2 BHK Apartment is perfect for a modern day lifestyle. Kandivali East is a promising location in Mumbai and this is one

Contact Seller: **Ajay Estate Agency** (+9191270...)

Hi **yashi** (201 estate)

Allow other agents to get in touch

I am interested in Home Loans

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99acres Buy - New Locality / Project / Society / Landmark

Property in Mumbai | Buy in Mumbai | Sale in Mumbai | Rent in Mumbai | Buy in Other Cities | Rent in Other Cities

₹95 Lac | 11.17 per sq.ft. | **1BHK 1Bath**

Estimated EMF ₹75000 | Est. Agent Fee ₹1.5 Lak

Home Loan Available | ₹50 L - 1 Cr

NOT AVAILABLE | Please <https://maharashtra.gov.in>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (1) Society (14)

Super Built up area 555 sq.ft.

Built up area 485 sq.ft.

Carpet area 325 sq.ft.

Price ₹ 95 Lac + Govt Charges & Tax @ 17,117 per sq.ft. (incl. inclusive, negotiable)

Price Summary 4th of 14 Floors

Construction Park/Garden, Main Road, Club, Pool

Configuration 1 Bedroom, 1 Bathroom, 1 Balcony

Address Evershine Millennium Paradise Thakur Village, Mumbai Andheri-Dahisar

Facing South-East

Property Age 10+ Year Old

Places nearby Thakur Village, Mumbai Andheri-Dahisar, Mumbai

Shanta House, Ganesh Temple, Kotak mahindra bank ATM, Hdfc ATM, Hdfc bank ATM, ESIC Hospital, Akuril

Why should you consider this property?

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 1,50,88,920.00 (Rupees One Crore Fifty Lakh Eighty Eight Thousand Nine Hundred Twenty Only).**

Place: Mumbai

Date: 24.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Vidhi
Chalikwar**

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-2/86A/3

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.24 12:05:38 +05'30'

Auth. Sign.

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 of the Branch Manager with Flat Seal)

| Enclosures | | |
|------------|---|----------|
| | Declaration From Valuers (Annexure- II) | Attached |
| | Model code of conduct for valuer - (Annexure III) | Attached |

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma. |
| 2. | Purpose of valuation and appointing authority | As per the request from State Bank of India, 90 Ft. Road, Thakur Complex Branch to assess fair market value of the property for Banking purpose |
| 3. | Identity of the valuer and any other experts involved in the valuation; | Vidhi M. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Aniket Navale – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 17.06.2023 Valuation Date – 24.06.2023 Date of Report – 24.06.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done 17.06.2023 |
| 7. | Nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparison Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | major factors that were taken into account during the valuation; | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th June 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 497.00** in the name of **Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma**. 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 **Mr. Dineshkumar Shantilal Sharma & Mrs. Lilee Dineshkumar Sharma**. 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, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 497.00**.

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 shop and properties that are typically traded on a Flat 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 497.00.**

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 - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi Chalikwar

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.24 12:06:04 +05'30'

Director

Auth. Sign.

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-2/86A/3



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

