

# 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

Invoice No. <b>PG-1295/23-24</b>	Dated <b>27-Jun-23</b>
Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. <b>002161 / 2301296</b>	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)  
**COSMOS BANK - VILEPARLE EAST**  
 Vile Parle (East) Branch  
 Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel,  
 Nehru Road, Vile Parle (East),  
 Mumbai - 400 057,  
 GSTIN/UIN : 27AAAAT0742K1ZH  
 State Name : Maharashtra, Code : 27

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

Amount Chargeable (in words) **Indian Rupee Four Thousand Seven Hundred Twenty Only** E. & O.E

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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:  
 Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar)  
 - Residential Flat No. 502, 5th Floor, "State Bank of  
 India Employees Devangini Co-op. Hsg. Soc. Ltd.",  
 Shahaji Raje Marg, Vile Parle (East), Mumbai - 400  
 057, 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**  
  
 Authorised Signatory

This is a Computer Generated Invoice



PROFORMA INVOICE

Invoice No: PG-128523-24  
 Delivery Note: 37-JUN-23  
 Reference No & Date: 37-JUN-23  
 Buyer's Order No: 37-JUN-23  
 Delivery Note Date: 37-JUN-23  
 Destination: 37-JUN-23  
 Terms of Delivery: 37-JUN-23

Vendor's Name: Vastokala Consultants (P) Pvt Ltd  
 Address: 51-001 018 FLOOR, BOOMERANG CHANDIVALI FARM ROAD, ANCHER-EAST, 40072, GATTURU, HYDRABAD-500072  
 State Name: Andhra Pradesh Code: 27  
 E-Mail: accounts@vastokala.org  
 Bank (if any): GOSMOS BANK - VILPARALE EAST, Vile Parle (East) Branch, Plot No. 50, Gattur, Hyderabad - 500072  
 State Name: Andhra Pradesh Code: 27

Sl No	Particulars	Amount
1	VALUATION FEE	4,000.00
	Technical Inspection and Condition Report	
	GST	380.00
	GST	380.00
	<b>Total</b>	<b>4,760.00</b>

Sl No	Particulars	Amount
1	VALUATION FEE	4,000.00
	Technical Inspection and Condition Report	
	GST	380.00
	GST	380.00
	<b>Total</b>	<b>4,760.00</b>

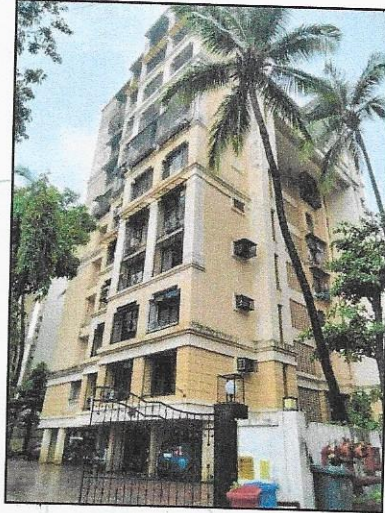
Company's Bank Details:  
 Bank Name: The Central Co-operative Bank Ltd  
 A/c No: 07100102388  
 Branch & IFSC Code: Vijayapada & CO88000017

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE MSME Registration No - 272220112  
 Company's PAN: AADCV432R  
 State - Maharashtra, Country - India  
 GSTIN: 27AADCV432R1Z1  
 For: HOD, Finance Department, M/s. Vastokala Consultants (P) Pvt Ltd, Plot No. 50, Gattur, Hyderabad - 500072  
 Date: 30/06/2023





## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar)**

Residential Flat No. 502, 5<sup>th</sup> Floor, "State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India.

Latitude Longitude - 19°06'34.3"N 72°51'01.3"E

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### Valuation Done for:

**Cosmos Bank**

**Vile Parle Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,  
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](mailto:mumbai@vastukala.org)





## VALUATION OPINION REPORT

The property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, "State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar)**.

### Boundaries of the property.

North	: Laxmi Palace 'B' Wing
South	: Udayanjali Building
East	: Slum Area
West	: Deepanjali Apartment

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 **₹ 2,62,11,444.00 (Rupees Two Crore Sixty Two Lakh Eleven Thousand Four Hundred Forty Four Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

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: 2023.06.27 12:55:10 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-IF-1763

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



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

### Our Pan India Presence at :

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

Regd. Office : 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 Report of Residential Flat No. 502, 5<sup>th</sup> Floor, "**State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.**", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, 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 27.06.2023 for Bank Loan Purpose
2	Date of inspection	27.06.2023
3	Name of the owner/ owners	<b>Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar).</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 502, 5 <sup>th</sup> Floor, " <b>State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.</b> ", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Neeta Bhansali (Owner) Mobile No. 9820350107
6	Location, street, ward no	Shahaji Raje Marg
7	Survey/ Plot no. of land	C.T.S. No. 252/7 of Village - Vile Parle (East)
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 870.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 858.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1022.00 (Area as per Release Deed)
13	Roads, Streets or lanes on which the land is abutting	Shahaji Raje Marg
14	If freehold or leasehold land	Free hold



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	Fully Occupied
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	₹ 55,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Construction – 2004 (As per Documents)
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.
	<b>Remark:</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Vile Parle Branch to assess fair market value as on 27.06.2023 for Residential Flat No. 502, 5<sup>th</sup> Floor, "State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar)**.

**We are in receipt of the following documents:**

1	Copy of Release Deed dated 22.01.2010 b/w Ms. Medha Diwakar Datar (Releasor) and Mrs. Neeta Digant Bhansali (nee Neeta Diwakar Datar) (The Releasee)
	Copy of Agreement for Sale dated 31.12.2009 b/w M/s. Unique Associates (Developer) and Mrs. Neeta Bhansali & Ms. Medha Datar (Member)
2	Copy of Society Maintenance Bill & Receipts No. 154 dated 22.01.2023
3	Copy of Share Certificate No. 31 dated 24.03.2012

**LOCATION:**

The said building is located at C.T.S. No. 252/7 of Village - Vile Parle (East). The property falls in Residential Zone. It is at a travelling distance 1.3 Km. from Gundavali Metro station.

**BUILDING:**

The building under reference is having Stilt + 10 Upper Floors. It is a R.C.C. Framed 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 Good. The building is used for residential purpose. 5<sup>th</sup> Floor is having 3 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 5<sup>th</sup> Floor. The composition of flat is 3 Bedrooms + Living Room cum Dinning Area + Kitchen + 3 Toilets. (i.e. **3 BHK + 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.



**Valuation as on 27<sup>th</sup> June 2023**

The Carpet Area of the Residential Flat	:	858.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2004 (As per Documents)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 years
Cost of Construction	:	1,022.00 Sq. Ft. X ₹ 2,800.00 = ₹ 28,61,600.00
Depreciation $\{(100-10) \times 19 / 60\}$	:	28.50%
Amount of depreciation		₹ 8,15,556.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,26,643.00 per Sq. M. i.e. ₹ 21,056.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,03,068.00 per Sq. M. i.e. ₹ 18,865.00 per Sq. Ft.
Prevaling market rate	:	₹ 31,500.00 per Sq. Ft.
<b>Value of property as on 27.06.2023</b>	:	<b>858.00 Sq. Ft. X ₹ 31,500.00 = ₹ 2,70,27,000.00</b>

(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 27.06.2023	:	₹ 2,70,27,000.00 - ₹ 8,15,556.00 = ₹ 2,62,11,444.00
Total Value of the property	:	₹ 2,62,11,444.00
The Realizable value of the property	:	₹ 2,35,90,300.00
Distress value of the property	:	₹ 2,09,69,155.00
Insurable value of the property	:	₹ 28,61,600.00
Guideline value of the property	:	₹ 1,92,80,030.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 502, 5<sup>th</sup> Floor, "State Bank of India Employees Devangini Co-op. Hsg. Soc. Ltd.", Shahaji Raje Marg, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India for this particular purpose at ₹ 2,62,11,444.00 (Rupees Two Crore Sixty Two Lakh Eleven Thousand Four Hundred Forty Four Only) as on 27<sup>th</sup> June 2023.

**NOTES**

- I, Sharadkumar 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 27<sup>th</sup> June 2023 is ₹ 2,62,11,444.00 (Rupees Two Crore



**Sixty Two Lakh Eleven Thousand Four Hundred Forty Four 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	Stilt + 10 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Fl situated on 5 <sup>th</sup> Floor
3.	Year of construction	2004 (As per Documents)
4.	Estimated future life	41 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	Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	Provided
18.	No. of lifts and capacity	2 Lifts
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	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

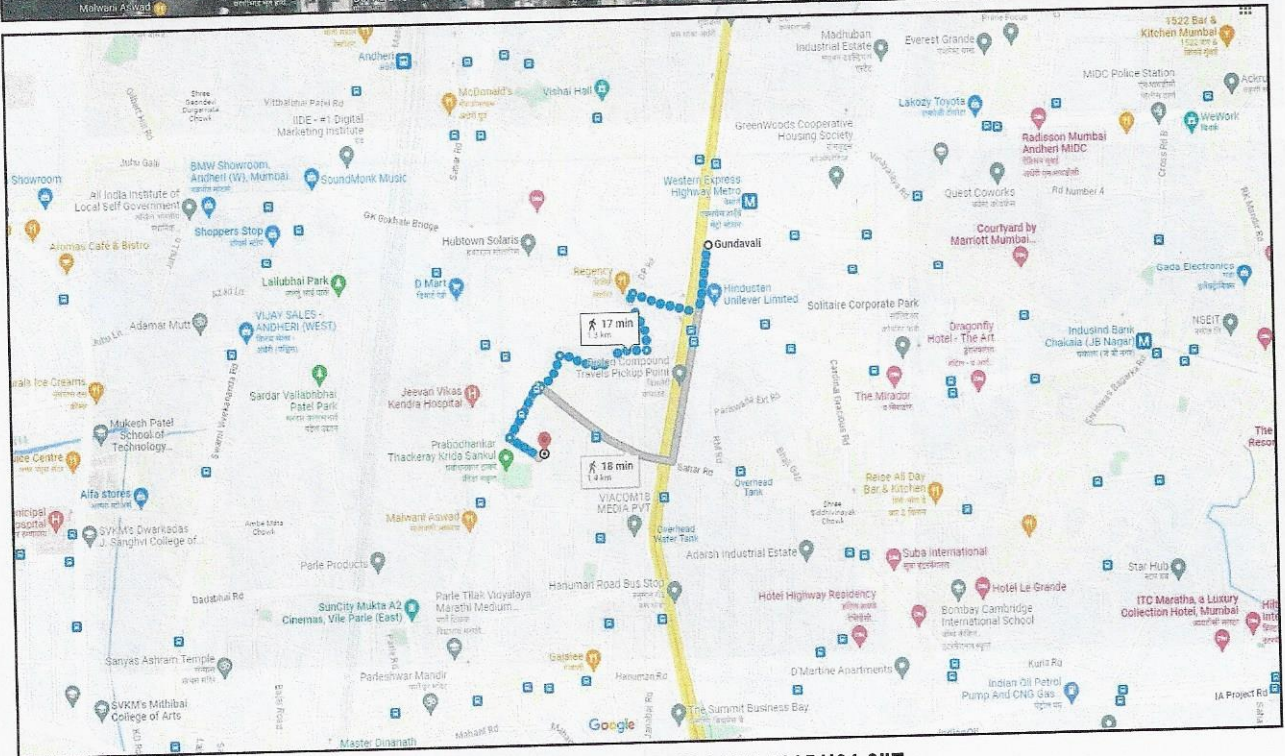






## Route Map of the property

Site u/r



**Latitude Longitude - 19°06'34.3"N 72°51'01.3"E**

**Note: The Blue line shows the route to site from nearest metro station (Gundavali – 1.3 Km.)**



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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Price Indicators

**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**1 BHK Flat In Amogh Ajjore** for Sale in Vile Parle

Sahakar Rd, Vile Parle Prasad Society, Vile Parle East, Vile Parle, Mumbai, Maharashtra-400077, India

**₹ 1.7 Crores**

Unnegotiable

**₹ 97,434/Month**

Estimated EM

**656**

Sq. Ft.

Need Home Loan?

[Apply Loan](#)

**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**NA**

Carpet Area

**Mar 20, 2023**

Posted On

**Immediately**

Possession

**Amogh Ajjore**

Locality

[Get Owner Details](#)

[Price trends by NB Estimate](#)

[Report what was not correct in this property](#)

Linked by Broker | Sold Out | Wrong Info

**Activity On This Property**

**2,496** Unique Views | **0** Shortlists | **0** Contacted

Powered by: NB Estimate

**Similar Properties**

**1 BHK Flat In Galaxy Enclave** for Sale in Vile Parle East

Shrihari Road Flg, Vile Parle East

Price: ₹ 1.68 Crores | Building Area: 341Sqft

**1 BHK Flat In Patel Palace Housing Cooperative So...**

**Overview**

<b>Age of Building</b>	>10 Years	<b>Ownership Type</b>	Self Owned
<b>Maintenance Charges</b>	₹ 6 Per Sq.Ft.M	<b>Flooring</b>	NA
<b>Buildup Area</b>	656 Sq.Ft.	<b>Carpet Area</b>	322 Sq.Ft.
<b>Furnishing Status</b>	Fully Furnished	<b>Facing</b>	West
<b>Floor</b>	2/F	<b>Parking</b>	Bike And Car
<b> gated Security</b>	Yes		

**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**2 BHK Flat In Ishkrupa** For Sale in Vile Parle East

Veer Bajajrath Dakhane Marg, NEM Under Park Of India

**₹ 1.8 Crores**

Negotiable

**₹ 1.02 Lacs/Month**

Estimated EM

**700**

Sq. Ft.

Need Home Loan?

[Apply Loan](#)

**2 Bedroom**

No. of Bedroom

**2 Bathroom**

No. of Bathroom

**2**

Carpet Area

**Bike and Car**

Parking

**May 2, 2023**

Posted On

**Immediately**

Possession

**Ishkrupa**

Locality

**None**

Power Backup

[Get Owner Details](#)

[Price trends by NB Estimate](#)

[Report what was not correct in this property](#)

Linked by Broker | Sold Out | Wrong Info

**Activity On This Property**

**113** Unique Views | **0** Shortlists | **3** Contacted

Powered by: NB Estimate

**Similar Properties**

**2 BHK Flat In Prelima Cooperative Housing Society For Sale in And...**

Ballings Road, East, Pune, Maharashtra-411007

Building Area: 1000 Sq.Ft.

**Overview**

<b>Age of Building</b>	>10 Years	<b>Ownership Type</b>	Self Owned
<b>Maintenance Charges</b>	₹ 3 Per Sq.Ft.M	<b>Flooring</b>	Marble Tiles
<b>Buildup Area</b>	700 Sq.Ft.	<b>Furnishing Status</b>	Fully Furnished
<b>Facing</b>	North	<b>Floor</b>	4/F
<b>Parking</b>	Bike And Car	<b> gated Security</b>	Yes



# Price Indicators

**NOBROKER**

1 BHK Flat In Mandan Van For Sale In Vile Parle East  
Mandan Van 8 Chs Opp Dhruva High School

₹ 2 Crores  
₹ 1.15 Lacs/Month  
750 Sq Ft  
Need Home Loan? [Apply Loan](#)

1 Bedroom  
2 Bathroom  
1BA  
Bike and Car

Apr 27, 2023  
Immediately  
Mandan Van  
Full

Get Owner Details

Price trends by NEstimate  
Report what was not correct in this property  
Liked by Broker Sold Out Wrong Info

Activity On This Property  
70  
Liked by Broker Sold Out Wrong Info

Similar Properties  
1 BHK Flat In Parle Panel Coop Housing Society For Sale In Vile Parle...

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6.7 Per Sq.Ft.M	Flooring	Mosaic
Builtup Area	750 Sq.Ft	Carpet Area	600 Sq.Ft
Furnishing Status	Semi <a href="#">Furnished</a>	Facing	East
Floor	2/7	Parking	Bike And Car

**NOBROKER**

1 BHK Flat In Durwanekar Sra Co Operative Society Vile Parle East For Sale In Durwanekar Society  
Durwanekar Society (Shashi) Ram Nagar, Shriyaji Nagar, Shanti Raj Nagar, Parle Colony, Vile Parle, Mumbai, Maharashtra 400071

₹ 78 Lacs  
₹ 44,705/Month  
380 Sq.Ft  
Need Home Loan? [Apply Loan](#)

1 Bedroom  
1 Bathroom  
2 Bath  
Bike and Car

Jun 16, 2023  
Immediately  
Durwanekar Sra Co ...  
None

Get Owner Details

Report what was not correct in this property  
Liked by Broker Sold Out Wrong Info

Activity On This Property  
540  
Liked by Broker Sold Out Wrong Info

Similar Properties  
1 BHK Flat For Sale In Somanpuri  
1 BHK Flat For Sale In Jaganmohi East

**Overview**

Age of Building	>20 Years	Ownership Type	Self Owned
Flooring	Marbled Tiles	Builtup Area	380 Sq.Ft.
Carpet Area	280 Sq.Ft	Furnishing Status	Semi <a href="#">Furnished</a>
Facing	East	Floor	6/7
Parking	Bike And Car	Good Security	Yes





### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **27<sup>th</sup> June 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 ₹ 2,62,11,444.00 (Rupees Two Crore Sixty Two Lakh Eleven Thousand Four Hundred Forty Four Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.06.27 12:55:24 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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THE UNIVERSITY OF THE SOUTH PACIFIC  
SCHOOL OF DISTANCE EDUCATION

THE UNIVERSITY OF THE SOUTH PACIFIC  
SCHOOL OF DISTANCE EDUCATION  
P.O. BOX 111  
SUVA, FIJI

MEMORANDUM

TO: THE VICE-CHANCELLOR  
FROM: THE DEAN, SCHOOL OF DISTANCE EDUCATION  
SUBJECT: [Illegible]

FOR THE VICE-CHANCELLOR  
[Illegible Signature]  
[Illegible Name]  
[Illegible Title]

