

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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-1424/23-24</b> Dated <b>6-Jul-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA -SAMB FORT BRANCH</b> SAMB FORT BRANCH Bharat House, Ground floor, 104 M S Marg fort, Mumbai 400001 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date. Other References
	Buyer's Order No. Dated
	Dispatch Doc No. <b>002183 / 2301432</b> Delivery Note Date
	Dispatched through Destination
	Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

Amount Chargeable (in words) **Indian Rupee Five Thousand Nine Hundred Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>


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

**Remarks:**  
 Mr. Manmohan Didwania Residential Flat No. 302, 4th Floor, "Galaxy Royale", Village – Pahadi Goregaon, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104, 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 : **UNION BANK OF INDIA**  
 A/c No. : **635301010050194**  
 Branch & IFS Code : **Bandra East & UBIN0563536**

  
 UPI Virtual ID : Vastukala@icici

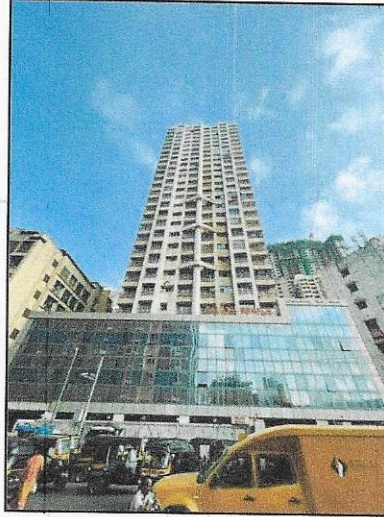
**for Vastukala Consultants (I) Pvt Ltd**

*Ratted*  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manmohan Didwania**

Residential Flat No. 302, 3<sup>rd</sup> Floor, "**Galaxy Royale**", Village – Pahadi Goregaon, Teen Dongri,  
Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104,  
State – Maharashtra, Country – India

Longitude Latitude: 19°10'05.8"N 72°50'30.3"E

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### Valuation Done for:

**Union Bank of India  
SAMB Fort Branch**

Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,  
State - Maharashtra, Country - India.



#### Our Pan India Presence at :

- |             |              |             |          |
|-------------|--------------|-------------|----------|
| 📍 Mumbai    | 📍 Aurangabad | 📍 Pune      | 📍 Rajkot |
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| 📍 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

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, "Galaxy Royale", Village – Pahadi Goregaon, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104, State – Maharashtra, Country – India belongs to **Mr. Manmohan Didwania**.

### Boundaries of the property.

North	: Road & MHADA Building
South	: Under Construction Building
East	: Shree Ram CHSL
West	: SRA Building

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 1,73,39,400.00 (Rupees One Crore Seventy Three Lakh Thirty Nine Thousand Four Hundred 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: 2023.07.06 13:13:17 +05'30

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Auth. Sign.



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- |             |              |             |          |
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| 📍 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.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager  
Union Bank of India  
SAMB Fort Branch**Bharat House, Ground floor, 104, M. S. Marg, Fort,  
Mumbai - 400001, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, SAMB Fort Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a)	Date of inspection	: 23.06.2023
	b)	Date on which the valuation is made	: 06.07.2023
3.	List of documents produced for perusal	:	
			1. Copy of Agreement for Sale dated 07.10.2016 2. Copy of Commencement Certificate No. SRA / ENG / 1545 / PS / MHL / AP dated 01.02.2006 issued by Slum Rehabilitation Authority.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Manmohan Didwania</b>  <b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, "Galaxy Royale", Village – Pahadi Goregaon, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104, State – Maharashtra, Country – India  Contact Person: Mr. Siddharth Mhade (Bank Officer)  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 <sup>rd</sup> Floor. At the time of visit, the flat was locked, internal inspection of the property could not be possible hence our report is based on external site visit and document provided by the bank only. The property is at 1 Km. travelling distance from nearest metro station Lower Malad.
6.	Location of property	:	
	a)	Plot No. / Survey No.	:
	b)	Door No.	: Residential Flat No. 302
	c)	C.T.S. No. / Village	: C.T. S. No. 49 (Part), 50 (Part) & 50-A (Part) of Village – Pahadi Goregaon
	d)	Ward / Taluka	: P/S Ward, Taluka - Borivali



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e)	Mandal / District	:	Mumbai Suburban District
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan were not provided and not verified
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. 302, 3 <sup>rd</sup> Floor, "Galaxy Royale", Village – Pahadi Goregaon, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104, State – Maharashtra, Country – India
8.	City / Town	:	Village – Pahadi Goregaon, Goregaon (West), 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 – Pahadi Goregaon Slum Rehabilitation Authority / Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
			<b>As per Site</b>
			<b>As per Document</b>
	North		Road & MHADA Building
	South		9.15 Mtrs. D.P. Road
			Under Construction
			6.00 Mtrs. Internal Road
			Building
	East		Shree Ram CHSL
	West		Existing Building
			SRA Building
			Existing Rehab Building
			Tiranga Society
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 780.00</b> <b>(Area as per Agreement for sale)</b>  Built up area in Sq. Ft. = 936.00





		(Area as per Agreement for sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°10'05.8"N 72°50'30.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 780.00</b> <b>(Area as per Agreement for sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: External site visit only
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T. S. No. 49 (Part), 50 (Part) & 50-A (Part) of Village – Pahadi Goregaon
	Block No.	: -
	Ward No.	: P/S Ward
	Village / Municipality / Corporation	: Village – Pahadi Goregaon Slum Rehabilitation Authority / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 302, 3 <sup>rd</sup> Floor, <b>"Galaxy Royale"</b> , Village – Pahadi Goregaon, Teen Dongri, Yashwant Nagar, Goregaon (West), Mumbai, PIN Code – 400 104, State – Maharashtra, Country – India
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2017 (Approx.)
5.	Number of Floors	: Ground + 3 level Podium + 24 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Flat in the building	: 6 Flats on 3 <sup>rd</sup> Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 3 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Covered Car Parking space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III FLAT</b>		
1	The floor in which the Flat is situated	: 3 <sup>rd</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 302
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: External site visit only



	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
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?	:	External site visit only
7	Sale Deed executed in the name of	:	<b>Mr. Manmohan Didwania</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 936.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per SRA / MCGM norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 780.00</b> <b>(Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	External site visit only
15	If rented, what is the monthly rent?	:	₹ 36,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 22,000.00 to ₹ 23,000.00 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	:	₹ 22,500.00 per Sq. Ft.



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	under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 19,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 1,60,470.00 per Sq. Ft. i.e. ₹ 14,908.00 per Sq. Ft.
	Guideline rate (After depreciation)	: ₹ 1,55,451.00 per Sq. Ft. i.e. ₹ 14,442.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 6 Years
	Life of the building estimated	: 54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 9.00%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 19,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 22,230.00 per Sq. Ft.</b>
	<b>Remarks –</b>	
	<i>At the time of visit, the flat was locked. internal inspection of the property could not be possible hence our report is based on external site visit and document provided by the bank only.</i>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	780.00 Sq. Ft.	22,230.00	1,73,39,400.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	<b>Total Value of the property</b>			<b>1,73,39,400.00</b>
	<b>The realizable value of the property</b>			<b>1,47,38,490.00</b>
	<b>Distress value of the property</b>			<b>1,21,37,580.00</b>
	<b>Insurable value of the property</b>			<b>28,08,000.00</b>
	<b>Guideline value of the property</b>			<b>1,35,17,712.00</b>



### 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.

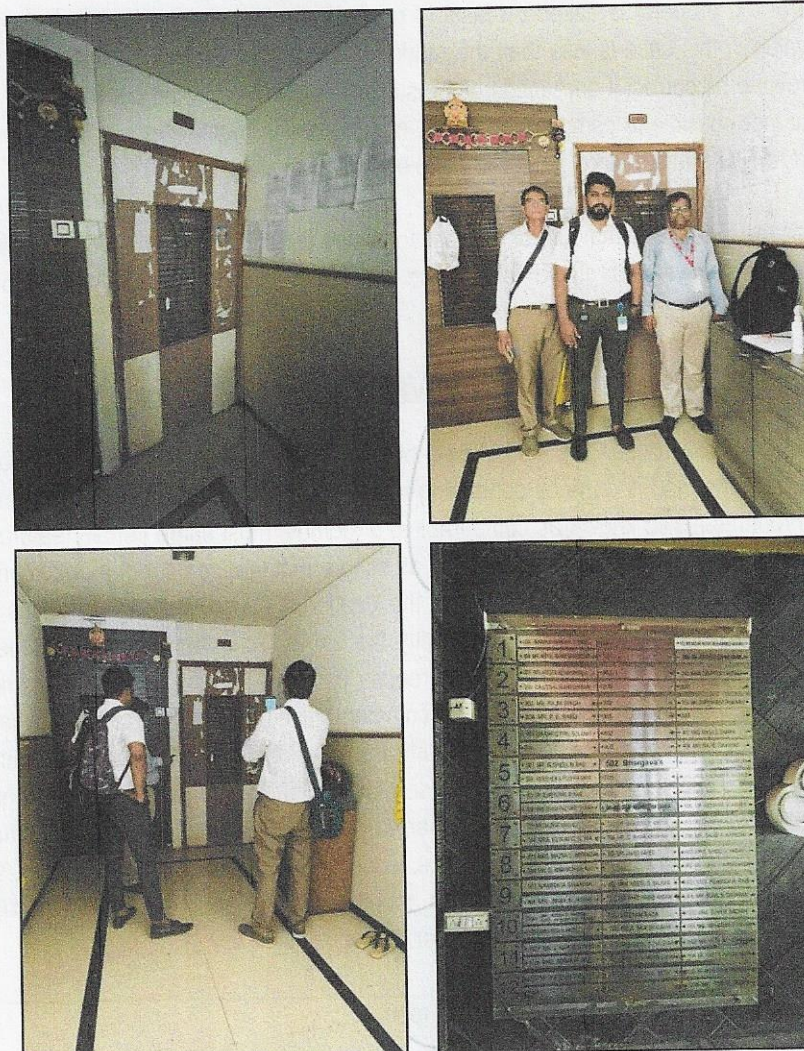
### Method of Valuation / Approach

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 ₹ 22,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 22,230.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

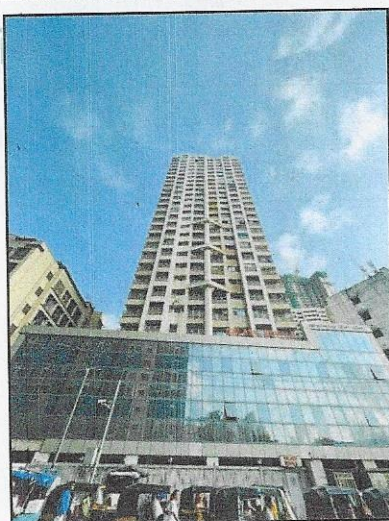
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 36,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



## Actual Site Photographs



Th create



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## Ready Reckoner Rate

DIVISION / VILLAGE : PAHADI GOREGAON WEST 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, Swami Vivekanand Road (S. V. Road) to the East, Village Boundary the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
57	57/265	76820	160470	184550	218300	160470
C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187,						

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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login 90%

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Coregaon West > 3 BHK Flats for Sale in Coregaon West > 1230 Sq.ft

Posted on: Mar 13, 23 Property ID: 61335471

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

**₹1.79 Cr** Get ₹53,700 cashback on Home Loan ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Galaxy Royale, Coregaon West, Mumbai

3 Beds 3 Baths 5 Balconies 1 Covered Parking

Carpet Area: 780 sqft • ₹22.9-₹/sqft

Floor: 11 (Out of 24 Floors)

Facing: North

Developer: M.R Realtors

Transaction Type: Resale

Furnished Status: Unfurnished

Project: Galaxy Royale

Status: Ready to Move

Car Parking: 1 Covered

Contact Owner Swapnil Ovalekar -91-9800000000

Book Site Visit

Download Brochure

Contact Owner Book Site Visit

Last contact made 26 days ago

**NOBROKER**

1 BHK Flat In Galaxy Royale For Sale In Coregaon West

₹1 Crore

₹57,314/Month

695 Sq.ft

Mar 21, 2023

Immediately

Galaxy Royale

Get Owner Details

Price trends by NEEstimate

Report what was not correct in this property

Loaded by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

1 BHK Flat In Silver Sense For Sale In Coregaon West

₹1.18 Cr

650 sqft

14/47

Powered by: NOBROKER

Overview

Age of Building	9-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.5 Per Sq Ft/M	Flooring	Marble Tiles
Build Up Area	695 Sq Ft	Carpet Area	435 Sq Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	11/23	Parking	None
Street Security	No		



## Price Indicators

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon West > 1 BHK Flats in Goregaon West

Posted on Feb 11, 2023 | Ready to move

**₹1.05 Cr** @ 23,333 per sq.ft. **1BHK 2Baths**  
 Estimated EMI ₹83,864  
 Flat/Apartment for Sale  
 in Galaxy Royale, Goregaon West, Mumbai Andheri-Dahisar, Mumbai

REPA STATUS: NOT AVAILABLE Website: <https://mahairerait.mahaonline.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

**Property (6)**

Area: Carpet area: 450 sq.ft. (111.81 sq.m.)

Price: ₹1.05 Crore @ 23,333 per sq.ft. (Negotiable)

Floor Number: 5<sup>th</sup> of 24 Floors

Overlooking: Park/Garden, Others, Main Road

Configuration: 1 Bedroom, 2 Bathrooms, 3 Balconies

Address: Galaxy Royale, Goregaon West, Mumbai Andheri-Dahisar

Facing: West

Property Age: 5 to 10 Year Old

Photos (1/6)

**Places nearby**  
 Fifth Floor, Goregaon West, Mumbai Andheri-Dahisar, Mumbai View All (50)

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**1 BHK Flat in Galaxy Royale for Sale in Goregaon West**  
 Road Number 8, Viharwad Nagar, Goregaon West, Mumbai, Maharashtra 400104 India

₹1.25 Crores Non-negotiable ₹71,643/Month Estimated EMI 700 Sq.Ft. Need home loan? Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon West / 1 BHK Flats for Sale in Goregaon West / Property Details

Photos Location

1 Bedroom 100 sq.foot Jun 6, 2023  
 2 Bathroom 100 sq.foot  
 NA 100 sq.foot  
 Galaxy Royale  
 Apartment

Get Owner Details

Price trends by NB Estimate Check Now

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

**Overview**

Age of Building	0-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.4 Per Sq Ft/M	Flooring	NA
Buildup Area	700 Sq Ft	Furnishing Status	Unfurnished <span style="border: 1px solid black; padding: 2px;">Runkinew</span>
Facing	Don't Know	Floor	T.04
Parking	Car	Gate Security	Yes

**Activity On This Property**

98 Views 0 Shares 17 Contacts

**Similar Properties**

1 BHK Flat in Riddhi Siddhi Complex Goregaon, Goregaon West For...





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 ₹ 1,73,39,400.00 (Rupees One Crore Seventy Three Lakh Thirty Nine Thousand Four Hundred Only). The Realizable Value of the above property is ₹ 1,47,38,490.00 (Rupees One Crore Forty Seven Lakh Thirty Eight Thousand Four Hundred Ninety Only). and the Distress Value is ₹ 1,21,37,580.00 (Rupees One Crore Twenty One Lakh Thirty Seven Thousand Five Hundred Eighty Only).

Place: Mumbai

Date: 06.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.06 13:13:37 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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Signature

(Name of the Branch Manager with Office Seal)

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



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## Annexure – II

### DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 06.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 23.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information:



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mr. Manmohan Didwania from M/s. M.R. Realtors vide Agreement for Sale dated 07.10.2016
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB Fort Branch, Mumbai to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad Chalikwar – Govt. Regd. Valuer Aniket Navale – Valuation Engineer Prajakta Patil – Technical Officer Shobha Kuperkar – Technical Manager
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 – 23.06.2023 Valuation Date – 06.07.2023 Date of Report – 06.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 23.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial 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



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 780.00** in the name of **Mr. Manmohan Didwania**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Manmohan Didwania**. 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. = 780.00.**

### 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. = 780.00.**

### **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.

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## 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.



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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.

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: 2023.07.06 13:13:48 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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