

# 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-1404/23-24</b>	Dated <b>4-Jul-23</b>
Buyer (Bill to) <b>COSMOS BANK- MALAD</b> MALAD WEST BRANCH Shop No 6,7,8, Kewal Towers B.J.Patel Road. Malad West GSTIN/UIN : 27AAAAT0742K1ZH 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>00269 / 2301406</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>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

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

**Indian Rupee Four Thousand Seven Hundred Twenty Only**


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

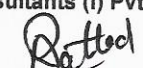
**Remarks:**  
 Mrs. Dimple Bijal Shah & Mr. Bijal Vijay Shah -  
 Residential Flat No. 426, 4th Floor, "Dev Ashish Co-Op.  
 Hsg. Soc. Ltd.", Nahar Nagar, Near Mittal College,  
 Mamlatdar Wadi Ext. Road, Malad (West), Mumbai -  
 400 064, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**

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



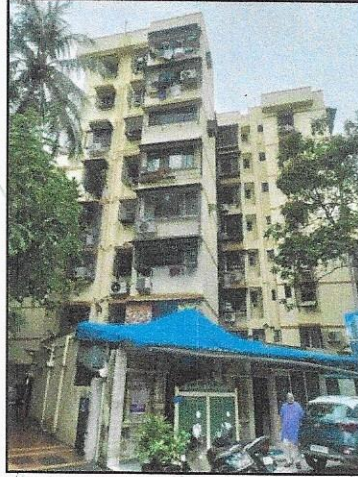
UPI Virtual ID : **Vastukala@icici**

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

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Dimple Bijal Shah & Mr. Bijal Vijay Shah**

Residential Flat No. 426, 4<sup>th</sup> Floor, "**Dev Ashish Co-Op. Hsg. Soc. Ltd.**", Nahar Nagar, Near Mittal College,  
Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'07.3"N 72°50'18.6"E

### Valuation Prepared for:

**Cosmos Bank**

Think **Malad (West) Branch**. Create

Shop No. 6, 7 & 8, Kewal Towers, B. J. Patel Road, Near Liberty Garden, Kanchpada, Malad (West),  
Mumbai – 400 028, 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 Report Prepared For: Cosmos Bank / Malad (West) Branch / Mrs. Dimple Bijal Shah (2269/2301406) Page 2 of 18

Vastu/Mumbai/07/2269/2301406  
04/07-31-PRSH  
Date: 04.07.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 426, 4<sup>th</sup> Floor, "Dev Ashish Co-Op. Hsg. Soc. Ltd.", Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext, Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Mrs. Dimple Bijal Shah & Mr. Bijal Vijay Shah**.

Boundaries of the property.

North : Jay Deep CHSL  
South : Sai Bela CHSL  
East : Navya Nagar Road  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,32,38,478.00 (Rupees One Crore Thirty Two Lakh Thirty Eight Thousand Four Hundred Seventy Eight Only)**.

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

Hence certified

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

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India, email=manoj@vastukala.com, postalCode=400069, serialNumber=15279817, uri=mailto:manoj@vastukala.com, postalCode=400069, cn=Manoj Baburao  
Chalikwar, email=manoj@vastukala.com, postalCode=400069, cn=Manoj Baburao Chalikwar  
Date: 2023.07.04 15:38:48 +0530

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.



[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](mailto:mumbai@vastukala.org)



Valuation of Residential Flat No. 426, 4<sup>th</sup> Floor, "**Dev Ashish Co-Op. Hsg. Soc. Ltd.**", Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064, 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 04.07.2023 for Bank Loan Purpose
2	Date of inspection	03.07.2023
3	Name of the owner/ owners	<b>Mrs. Dimple Bijal Shah &amp; Mr. Bijal Vijay Shah</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 426, 4 <sup>th</sup> Floor, " <b>Dev Ashish Co-Op. Hsg. Soc. Ltd.</b> ", Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Bijal Shah (Owner) Contact No. 9322194924
6	Location, street, ward no	Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064
	Survey/ Plot no. of land	C.T.S No. 1 & 2 of Village – Malad
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. = 473.00 (Area as per Actual Site Measurement) <b>Built Up Area in Sq. Ft. = 627.00</b> <b>(Area as per Agreement)</b>
13	Roads, Streets or lanes on which the land is abutting	Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064



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.
<b>IMPROVEMENTS</b>		
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	Fully occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 33,000.00 Expected rental income per month



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





	(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?	Information not available
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 upon, 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 Completion – 1990 (As per occupancy certificate)
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, Malad (West) Branch to assess fair market value as on 04.07.2023 for Residential Flat No. 426, 4<sup>th</sup> Floor, "**Dev Ashish Co-Op. Hsg. Soc. Ltd.**", Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Mrs. Dimple Bijal Shah & Mr. Bijal Vijay Shah.**

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

1	Copy of Agreement for Sale dated 21.04.2014 Between Shri. Ketan Manilal Chauhan & Shri. Manilal Bhikubhai Chauhan (the Vendor's) and Mrs. Dimple Bijal Shah & Mr. Bijal Vijay Shah (the Purchaser's).
2	Copy of Occupancy Certificate dated 29.01.1990 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at C.T.S No. 1 & 2 of Village – Malad, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 600 Mt. from Malad Metro station.

### BUILDING:

The building under reference is having Part Ground + Part Stilt + 1<sup>st</sup> to 7<sup>th</sup> 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 building external condition is good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 08 Residential Flat. The building is having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (**i.e., 1BHK + WC + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with Solid flush doors, Powder Coated Aluminum sliding windows, Concealed electrification & concealed plumbing etc.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





**Valuation as on 04<sup>th</sup> July 2023**

The Built Up Area of the Residential Flat	:	627.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	33 Years
Cost of Construction	:	627.00 X 2,800.00 = ₹ 17,55,600.00
Depreciation $\{(100-10) \times 33 / 60\}$	:	49.50%
Amount of depreciation	:	₹ 8,69,022.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,34,160.00 per Sq. M. i.e. ₹ 12,464.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,09,242.00 per Sq. M. i.e. ₹ 10,149.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,500.00 per Sq. Ft.
<b>Value of property as on 04.07.2023</b>	:	<b>627.00 Sq. Ft. X ₹ 22,500.00 = ₹ 1,41,07,500.00</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)

<b>Depreciated fair value of the property as on 04.07.2023</b>	:	<b>₹ 1,41,07,500.00 - ₹ 8,69,022.00 = ₹ 1,32,38,478.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,32,38,478.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,19,14,630.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,12,52,706.00</b>
<b>Insurable value of the property (627.00 X 2,800.00)</b>	:	<b>₹ 17,55,600.00</b>
<b>Guideline value of the property (627.00 X 10,149.00)</b>	:	<b>₹ 63,63,423.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 426, 4<sup>th</sup> Floor, "Dev Ashish Co-Op. Hsg. Soc. Ltd.", Nahar Nagar, Near Mittal College, Mamlatdar Wadi Ext. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India for this particular purpose at ₹ 1,32,38,478.00 (Rupees One Crore Thirty Two Lakh Thirty Eight Thousand Four Hundred Seventy Eight Only) as on 04<sup>th</sup> July 2023.



### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **04<sup>th</sup> July 2023 is ₹ 1,32,38,478.00 (Rupees One Crore Thirty Two Lakh Thirty Eight Thousand Four Hundred Seventy Eight 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:

Think.Innovate.Create



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	1990 (As per Occupancy Certificate)
4.	Estimated future life	27 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 Solid flush doors, Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

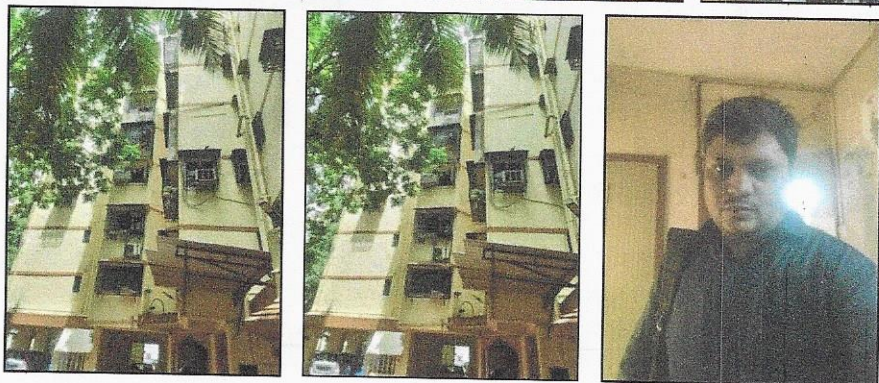
An ISO 9001:2015 Certified Company

www.vastukala.org





### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°11'07.3"N 72°50'18.6"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Malad – 600 M.)



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





## Ready Reckoner Rate

Department of Registration & Stamps  
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग  
महाराष्ट्र शासन

Valuation For Rural Area

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

Location Details

Division Name:  Help on Division

District Name:  Zone Name:  SubZone Name:  1

Open Land	Residence	Office	Shop	Industry	Unit
59650	134160	154280	193400	134160	Square Meter

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Price Indicators

**NOBROKER**

1 BHK Flat In Deep Niketan, Malad West For Sale In Deep Niketan  
NEAR K. G. HITTAL COLLEGE

₹ 95 Lacs  
₹ 54,448 /Month  
453 Sq.Ft

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Malad west / 1bhk Flat for Sale in Malad west / Property Details

Photos Location

1 Bedroom  
1 Bathroom  
NA

Feb 21, 2023  
Rental On  
Immediately  
Deep Niketan, Mala...

Get Owner Details

Price trends by NB Estimate  
Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Activity On This Property  
286

Similar Properties

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹67 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	453 Sq.Ft	Furnishing Status	Fully Furnished
Facing	North	Floor	2/2

**NOBROKER**

2 BHK Flat In Siddhi Apartment For Sale In Malad West  
Cluster\_mumbai Suburban, 70, Cross Road Number 4, Liberty Garden, Navy Colony, Eka Nagar, Malad West, Mumbai, Mah...

₹ 1.65 Crores  
₹ 94,568 /Month  
815 Sq.Ft

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Malad west / 2bhk Flat for Sale in Malad west / Property Details

Photos Location

2 Bedroom  
2 Bathroom  
NA  
Bike and Car

Mar 21, 2023  
Rental On  
Immediately  
Siddhi Apartment  
None

Get Owner Details

Price trends by NB Estimate  
Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Activity On This Property  
131

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹37 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	815 Sq.Ft	Carpet Area	420 Sq.Ft



## Price Indicators

**NOBROKER**

2 BHK Flat in Suruchi Chsl For Sale in Malad West  
Water Nagar Rd, New Smt. J. G. Mittal Institute of Management, Information Technology and Research

₹ 1.75 Crores  
Negotiable

₹ 1 Lacs/Month  
Estimated EMIs

800  
Sq.Ft.

Need Home Loan?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Malad west / 2BHK Flat for Sale in Malad west / Property Details

Photos Location

2 Bedroom  
2 Bathroom  
NA  
Bike and Car

Jun 12, 2023  
Immediately  
Suruchi Chsl  
None

Get Owner Details

Price trends by NB Estimate

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

Overview

Age of Building >20 Years  
Ownership Type Self Owned  
Maintenance Charges ₹ 2.1 Per Sq.Ft.M  
Flooring Marble/Granite  
Builtup Area 800 Sq.Ft.  
Furniture Status Unfurnished

Activity On This Property  
27 Views 0 Shares

Think.Innovate.Create

## Sales Instance

1768324	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. बोरीवली ।
03-07-2023		दस्त क्रमांक : 1768/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5051565	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका नं 32(सोसायटी प्रमाणे सदनिका नं 432),4 था मजला,मसालावाला अपार्टमेंट,ऑफ देव आशिष सीएचएस लिमिटेड,नाहर नगर,मामलतदारवाडी एक्सटेंशन रोड,मालाड पश्चिम,मुंबई 400064... मिळकतीचे क्षेत्रफळ 436 चौ फुट बांधीव आहे... सदर मिळकत सीटीएस नं 1 आणि 2,मौजे मालाड दक्षिण मध्ये आहे...(( C.T.S. Number : 1 आणि 2 ; ))	
(5) क्षेत्रफळ	40.50 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेखा बाबूलाल त्रिवेदी वय:-59 पत्ता:-प्लॉट नं: 32 (सदनिका नं 432), माळा नं: 4 था मजला, इमारतीचे नाव: मसालावाला अपार्टमेंट, ऑफ देव आशिष सीएचएस लिमिटेड, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: नाहर नगर, मामलतदारवाडी एक्सटेंशन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ACYPT7790G 2): नाव:-सचिन बाबूलाल त्रिवेदी वय:-40 पत्ता:-प्लॉट नं: 32 (सदनिका नं 432), माळा नं: 4 था मजला, इमारतीचे नाव: मसालावाला अपार्टमेंट, ऑफ देव आशिष सीएचएस लिमिटेड, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: नाहर नगर, मामलतदारवाडी एक्सटेंशन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AJMPT0402G	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरोक्या स्वामी - वय:-43; पत्ता:-प्लॉट नं: 34, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं सी/6, नाबार्ड स्टाफ काटर्स, ब्लॉक नं: कांदिवली पूर्व, मुंबई, रोड नं: हॉटेल सुरुची च्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BCGPS4181M 2): नाव:-मेरी विमला आरोक्यास्वामी - वय:-42; पत्ता:-प्लॉट नं: 34, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं सी/6, नाबार्ड स्टाफ काटर्स, ब्लॉक नं: कांदिवली पूर्व, मुंबई, रोड नं: हॉटेल सुरुची च्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-BAIPC0269E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1768/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	375000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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

An ISO 9001:2015 Certified Company

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





## Sales Instance

9603324	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 1
03-07-2023		दस्ता क्रमांक : 9603/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	14000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13217856.8	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 603,बिल्डिंग ए, माळा नं: 6 वा मजला, इमारतीचे नाव: पाल्म कोर्ट ए अँड बी को-ऑप हाऊसिंग सोसायटी लि., ब्लॉक नं: मालाड(वेस्ट),मुंबई - 400 064, रोड : पाल्म कोर्ट कॉम्प्लेक्स,लिक रोड, इतर माहिती: क्षेत्रफळ 71.93 चौ मीटर बिल्ट अप( ( C.T.S. Number : 1406A/3/8 ; ) )	
(5) क्षेत्रफळ	71.93 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संतोष बी कुशवाह वय:-44 पत्ता:-प्लॉट नं: 405, के विंग , माळा नं: 4, इमारतीचे नाव: पाल्म कोर्ट , ब्लॉक नं: मालाड वेस्ट , रोड नं: लिंक रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAAMPK9839P 2): नाव:-शक्ती बी कुशवाह वय:-38 पत्ता:-प्लॉट नं: 405, के विंग , माळा नं: 4, इमारतीचे नाव: पाल्म कोर्ट , ब्लॉक नं: मालाड वेस्ट, रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AKAPK3039M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निष्ठा अग्रवाल वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी डी अग्रवाल वार्ड, मुरवारा , रोड नं: कटनी, मधई मंदिर रोड , ंआद्वी प्रदेश, KATNI. पिन कोड:-483501 पॅन नं:-AJTPA6625P	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9603/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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

This exercise is to assess **Fair Market Value** of the property under reference as on **04<sup>th</sup> July 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 knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

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



### DECLARATION OF PROFESSIONAL FEES CHARGED

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

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,32,38,478.00 (Rupees One Crore Thirty Two Lakh Thirty Eight Thousand Four Hundred Seventy Eight Only).**

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

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=MANOJ  
2.5.4.20=8822a6c4e93d03e1c78a21866813491c5d330413331  
15279b17a1955452, postalCode=400099, cn=ManojChalikwar,  
serialNumber=1, emailAddress=manojbaburaochalikwar@vastukala.com, c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LTD,  
4a28f2a2932736238fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.24 15:29:01 +05'30'

*Manoj*  
Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

