

## 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.	Dated
	<b>PG-1597/23-24</b>	<b>17-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/ UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>002376 / 2301631</b>	
	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>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**

" Surekha Ajay Satpute - Residential Flat No. 2801, 28th Floor, Building No T-7, ""Walnut Runwal Forests"", Runwal Forest Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Village - Kanjur, Taluka - Kurla, District - Mumbai, Bhandup (West), PIN - 400 078, State - Maharashtra, India"

Company's PAN : **AADCV4303R**

**Declaration**

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Surekha Ajay Satpute**

Residential Flat No. 2801, 28<sup>th</sup> Floor, Building No T-7, "**Walnut Runwal Forests**", Runwal Forest Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Village - Kanjur, Taluka - Kurla, District - Mumbai, Bhandup (West), PIN - 400 078, State - Maharashtra, India.

Latitude Longitude : 19°8'15.9"N 72°55'57.8"E

### Valuation Prepared for:

**State Bank of India  
RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District - Thane, 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 Farn 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. 2801, 28<sup>th</sup> Floor, Building No T-7, "**Walnut Runwal Forests**", Runwal Forest Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Village - Kanjur, Taluka - Kurla, District - Mumbai, Bhandup (West), PIN - 400 078, State - Maharashtra, India belongs to **Surekha Ajay Satpute**.

Boundaries of the property

North	: Jai Hind Oil Company
South	: Gundecha Altura Complex
East	: Railway Track
West	: LBS Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,49,01,000.00 (Rupees Two Crore Forty Nine Lakh One Thousand 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 report.

Hence certified

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

**MANOJ BABURAO**

**CHALIKWAR**

**Director**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=9822b6c4fad35dc03e0f39e26865913490cf3333d41333  
115209617a18b5652, postalCode=400009, st=Maharashtra,  
serialNumber=01a36436da8b8c898602335a8f6a3c86591f31bd2e  
94e287a29a127b62386c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.17 11:45:44 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants India Pvt. Ltd.**

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

To,

**The Branch Manager,****State Bank of India****RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No

65, Sector-11, CBD Belapur, Navi Mumbai, Taluka &amp; District -

Thane, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 11.07.2023
	b) Date of which the valuation is made : 17.07.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Dated 15.12.2017 between Wheelabrator Alloy Casings Limited(The Promoter) And Surekha Ajay Satpute(The Allottee). II) Copy of RERA Certificate Registration No.P51800001838 Dated 09.09.2021. III) Copy of Commencement Certificate No.CHE / ES / 1458 / S / 337 (NEW) / FCC / 4 / Amend Dated 22.12.2017 issued by Municipal Corporation Of Greater Mumbai. IV) Copy of Approved Building Plan No.CE / 1375 / BPES / AS Dated 01.07.2021 issued by Municipal Corporation Of Greater Mumbai. V) Copy of Occupancy Certificate No.CHE / ES / 1458 / S / 337 (New) / OCC / 3 / New Dated 31.05.2021 issued by Municipal Corporation Of Greater Mumbai. VI) Copy of Society Registration Certificate No.MUM / WS / HSG / TC / 11266 / 2020-21 / 2021 Dated 09.12.2020.
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>Surekha Ajay Satpute</b> Residential Flat No. 2801, 28 <sup>th</sup> Floor, Building No T-7, "Walnut Runwal Forests", Runwal Forest Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Village - Kanjur, Taluka - Kurla, District - Mumbai, Bhandup (West), PIN - 400 078, State - Maharashtra, India.  Contact Person : Surekha Ajay Satpute (Owner) Mobile No. 9867328748  Sole Ownership



5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 28 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet + Store Room + Dining. <b>(2 BHK)</b> The property is at 1.5 Km. distance from Railway Station Bhandup.
6	Location of property	:	
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 2801
c)	C.T.S. No. / Village	:	CTS No - 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607, 607/1-31, 607A, 607D , Village - Kanjur
d)	Ward / Taluka	:	Taluka - Kurla
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per sanctioned plan.
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	:	No
7	Postal address of the property	:	Residential Flat No. 2801, 28 <sup>th</sup> Floor, Building No T-7, <b>"Walnut Runwal Forests"</b> , Runwal Forest Towers 5, 6 & 7 Co-op. Hsg. Soc. Ltd., Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Village - Kanjur, Taluka - Kurla, District - Mumbai, Bhandup (West), PIN - 400 078, State - Maharashtra, India.
8	City / Town	:	City - Bhandup (West)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rura	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kanjur Municipal Corporation of Greater Mumbai (MCGM)
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

12	Boundaries of the property	:	As per site	As per Document
	North	:	Jai Hind Oil Company	Details not available
	South	:	Gundecha Altura Complex	Details not available
	East	:	Railway Track	Details not available
	West	:	LBS Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 740.25 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 771.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 925.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°8'15.9"N 72°55'57.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 771.00</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.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607, 607/1-31, 607A, 607D	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Kanjur, Municipal Corporation of Greater Mumbai (MCGM)	



	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Surekha Ajay Satpute</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 925.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 740.25</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 771.00</b> <b>(As Per Area Agreement For Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 52,000/- (Expected rented income as per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring 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)	:	₹ 28,000/- to ₹ 31,600/- per Sq. Ft. on Carpet Area ₹ 23,300/- to ₹ 28,700/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 29,000/- per Sq. Ft.





3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 26,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,71,316/- per Sq. M. i.e. ₹ 15,916/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 26,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 29,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	771.00 Sq. Ft.	29,000.00	<b>2,23,59,000.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			

6	Interior Decorations	771.00	2000.00	15,42,000.00
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			10,00,000.00
	<b>Total value of the property</b>			<b>2,49,01,000.00</b>
	<b>Insurable value of the property (925.20 X 3,000.00)</b>			<b>27,75,600.00</b>
	<b>Guideline value of the property (925.20 X 15,916.00)</b>			<b>1,47,25,483.00</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.

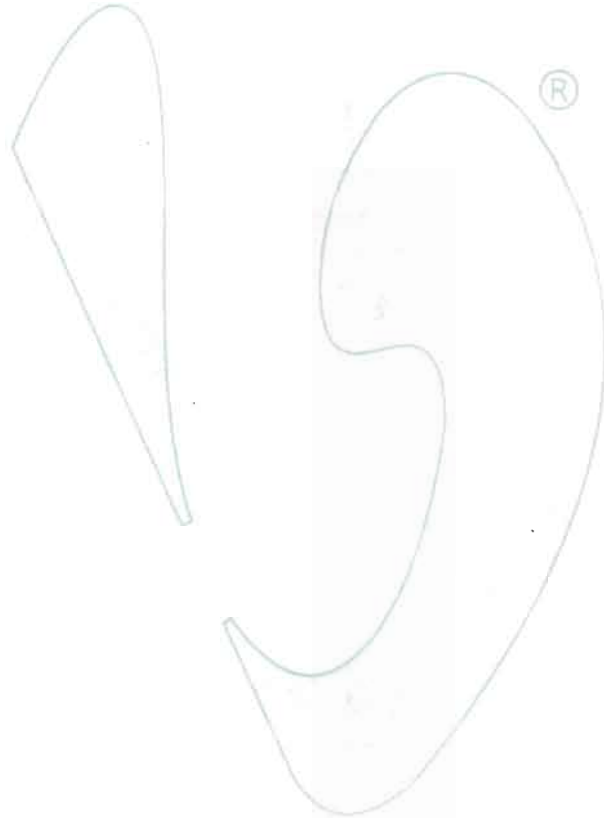
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### 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 ₹ 28,000.00 to ₹ 31,600.00 per Sq. Ft. on Carpet Area / ₹ 23,300.00 to ₹ 28,700.00 per Sq. Ft. on BuiltUp 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 ₹29,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 52,000/- (Expected rented income as per month)

Any likely income it may generate	Rental Income
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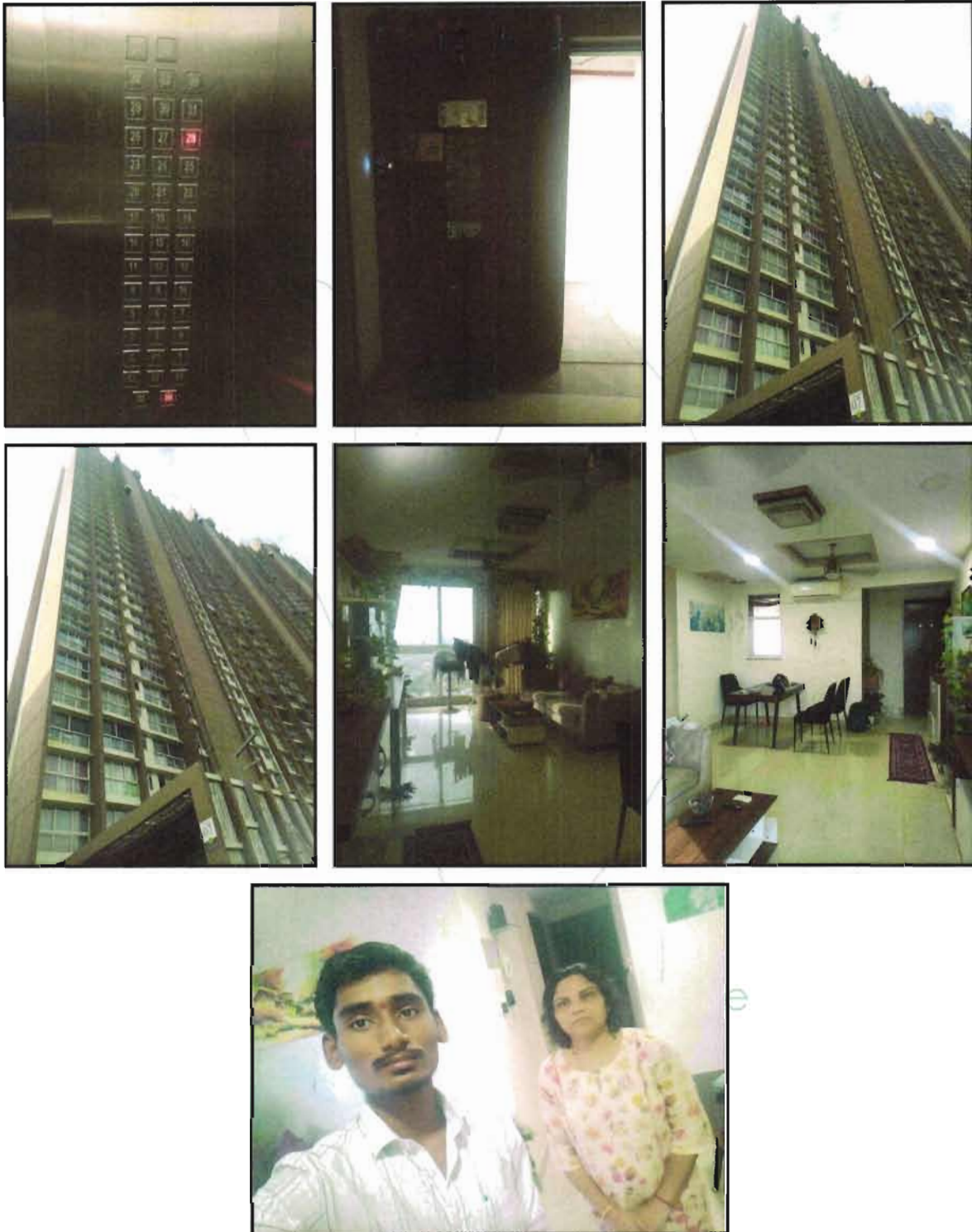
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## Actual Site Photographs





## Actual Site Photographs



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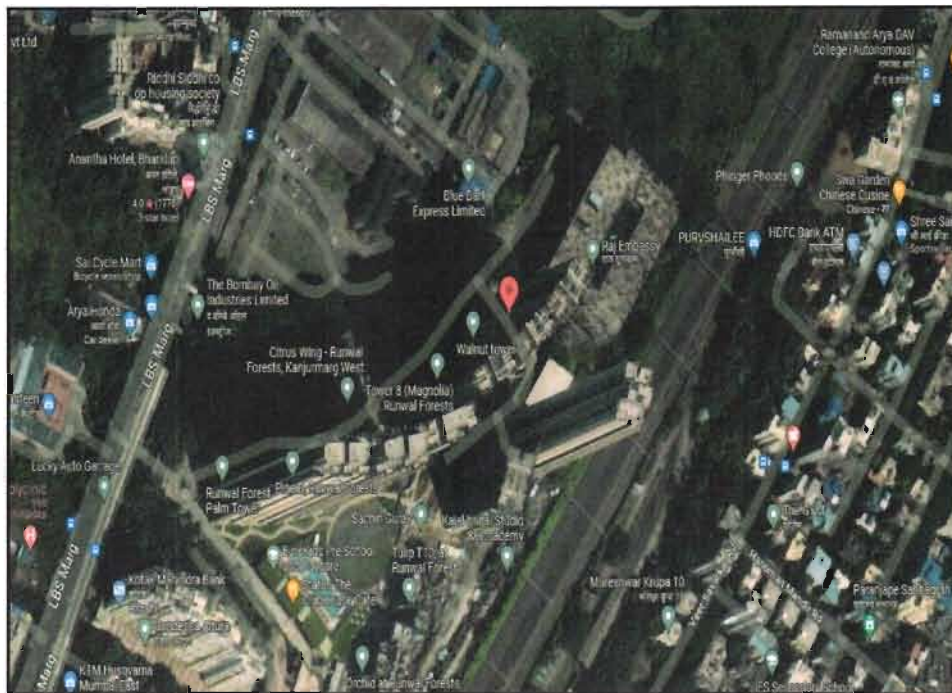


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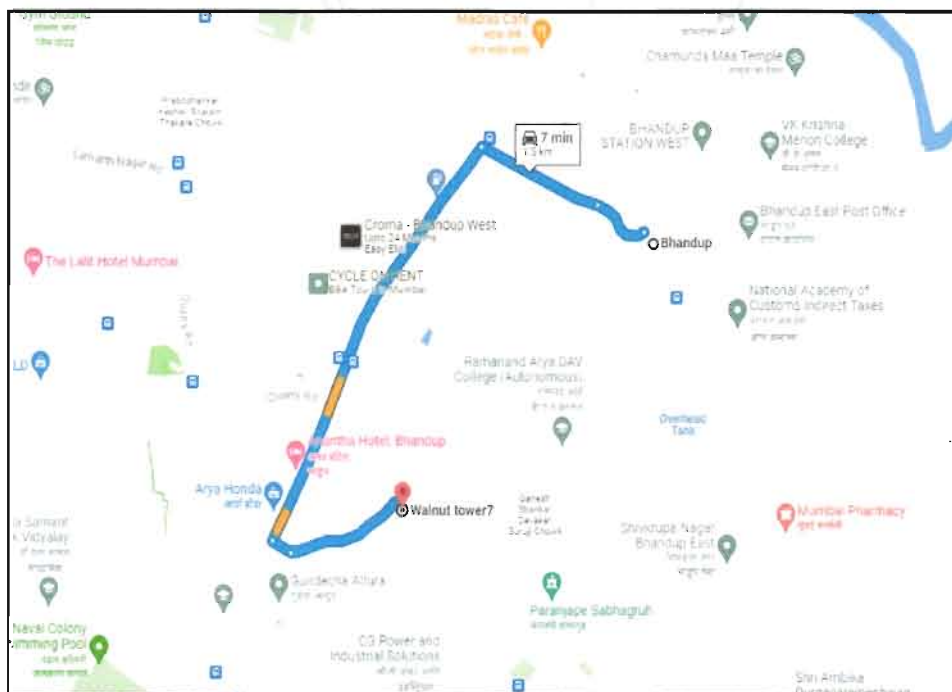




## Route Map of the property




**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°8'15.9"N 72°55'57.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhandup - 1.5 Km.).

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 2023/2024 Language: English

Selected District: मुंबई (उपनगर)

Select Village: कांजूर - कुर्ला

Search By:  Survey No  Location

Enter Survey No: 601 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
120/551 - रस्ता: लाल बहादुर शास्त्री मार्ग (मौजे हरियाली गावाच्या हद्दीपासून ते धातुप गावाच्या हद्दी पर्यंत)	77410	148970	171310	189700	148970	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	148970			
Increase by 15% on Flat Located on 28 <sup>th</sup> Floor	22345.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>171,315.50</b>	<b>Sq. Mtr.</b>	<b>15,915.75</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	77410			
The difference between land rate and building rate(A-B=C)	93,905.50			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,71,316.00</b>	<b>Sq. Mtr.</b>	<b>15,916.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

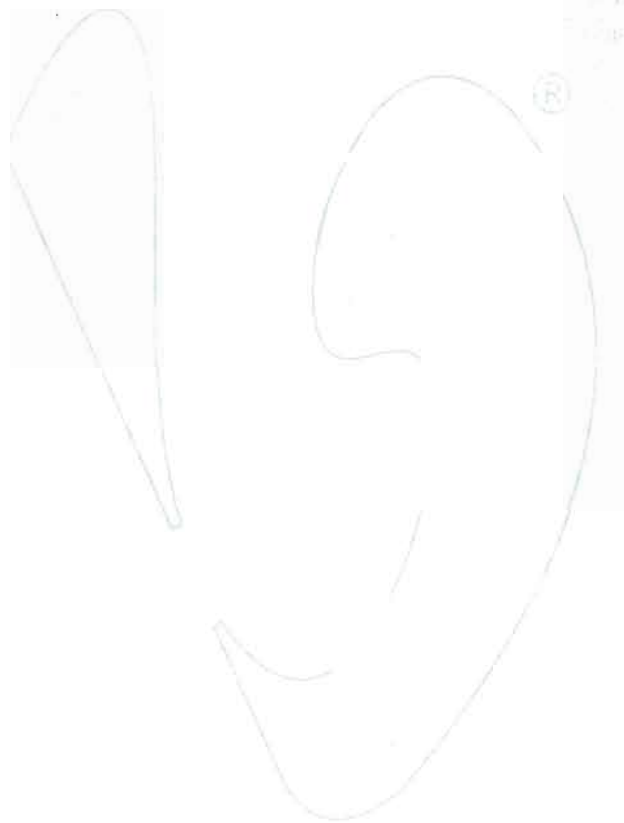
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%



Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate
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## Price Indicator

Property	Runwal Forest, Bhandup West
Source	https://www.99acres.com/
Area Type	Carpet
Area	661 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 23,323/-
Floor	28th

The screenshot displays a property listing on the 99acres website. The main details include:

- Price:** ₹1.85 Cr (Estimated EMR ₹ 1,47,760)
- Property Type:** 2BHK 2Baths (Flat/Apartment) for Sale
- Location:** Runwal Forest, Kanjur Marg West, Central Mumbai suburbs, Mumbai
- Area:** Carpet area: 661 sq.ft.
- Floor:** 28<sup>th</sup> of 35 Floors
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony
- Other Features:** Park/Garden, 1 to 5 Year Old
- Viewing Activity:** 4 people viewed this property yesterday
- Places nearby:** Neptune Magnet Mall, Galleria Shopping Mall, R City Mall, Lal Bahadur Shastri Rd, Eastern Express Hwy, IIT Bomb.



Property	Runwal Forest, Mulund East
Source	magic bricks
Area Type	Carpet
Area	661 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 27,507/-
Floor	20th

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hanuman Tekdi > 2 BHK Flats for Sale in Hanuman Tekdi > 1050 Sq Ft

Posted on: Sep 07, 25 Property ID: 660297347

₹2.0 Cr EMI: ₹3,90k Get Loan offers from 34+ banks ✓ VERIFIED ON SITE

2 BHK 1050 Sq Ft Flat For Sale: Hanuman Tekdi, Mumbai

**Contact Agent**  
 Certified Agent  
 Nilesh Patil -91-98XXXXXXX  
 Get Phone No.

Download Brochure

2 Beds 2 Baths 1 Covered Parking Furnished Jogging an. Outdoor Ter.

Carpet Area 661 sqft - ₹30,257/sqft	Developer Runwal Developers	Project Runwal Forests	Floor 20 (Out of 36 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4

East Facing Property

Contact Agent Get Phone No.

**More Details**

Price Breakup ₹2 Cr | ₹10,00,000 Approx. Registration Charges | ₹6,000 Monthly



Property	Runwal Forest, Mulund East
Source	magic bricks
Area Type	Carpet
Area	753 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 28,734/-
Floor	35th

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for Sale in Kanjurmarg West > 2 BHK Flats for Sale in Kanjurmarg West > 100 to 500

Posted on: Aug 29 21 Property ID: 65329905

₹2.38 Cr EMI: ₹1071 | Get pre-approved loan

2 BHK Flat For Sale in Runwal Forests, Kanjurmarg West, Mumbai

2 Beds 2 Baths Unfurnished Fingerprint... Health club...

Carpet Area 753 sqft ₹31,607/sqft	Developer Runwal Developers	Project Runwal Forests	Floor 35 (Out of 38 Floors)
Transaction Type Resale	Status Ready to Move	Facing North - West	Furnished Status Unfurnished

Near Kanjur Marg Station.

Contact Owner Book Site Visit Last contact made 6 days ago

Why buy in this project?

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,49,01,000.00 (Rupees Two Crore Forty Nine Lakh One Thousand Only).**

Place : Mumbai

Date : 17.07.2023

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

**MANOJ BABURAO  
CHALIKWAR**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9022b64f4a33dcd1a6c739e26865913490f3c33447331152  
7961731865672, postalCode=400009, st=Maharashtra,  
serialNumber=41556556646c89d682655a8f7e3c6b31931b426394  
28f2a29a327b625bf, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.17 11:46:10 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Think.Innovate.Create

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





No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Surekha Ajay Satpute from Wheelabrator Alloy Casings Limited vide Agreement for sale dated 15.12.2017.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Shobha Kuperkar - Technical Manager Shamal Bodke - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 07.07.2023 Valuation Date - 17.07.2023 Date of Report - 17.07.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.07.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales 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 commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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





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 **771.00 Sq. Ft. Carpet Area.**

## 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 Highest and Best Use model is used for analysing development potential.

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 Flat and properties that are typically traded on a unit 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.





(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
2.5.4.20=982286c1a25dc03e0c39e20865913490cf433491333115279  
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serialNumber=41456a56a6d0c2988b2c53aff0a146b31711b23e19e2ff  
2429a3276d2554c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2021.07.17 11:46:25 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3