

## 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 Buyer (Bill to) <b>STATE BANK OF INDIA</b> Bharat Diamond Branch Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex, Mumbai – 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1877/23-24</b> Dated <b>7-Aug-23</b> Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>2768 / 2301936</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>10,000.00</b>
	<b>CGST</b>			<b>900.00</b>
	<b>SGST</b>			<b>900.00</b>
<b>Total</b>				<b>11,800.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Eleven Thousand Eight Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
<b>Total</b>	<b>10,000.00</b>		<b>900.00</b>		<b>900.00</b>	<b>1,800.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

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

Remarks:

Mr. Mukesh Kanaiyalal Shah - Residential Flat No. A  
 -901, 9th Floor, "Tirupati Apartment", Tirupati  
 Mahalaxmi Co-op. Hsg. Soc. Ltd., Bhulabhai Desai  
 Road, Mumbai - 400 026, State – Maharashtra, Country  
 – India

Company's PAN : **AADCV4303R**

Declaration

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

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

*Ratted*  
 Authorized Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mukesh Kanaiyalal Shah**

Residential Flat No. A-901, 9<sup>th</sup> Floor, "Tirupati Apartment", Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd.,  
Bhulabhai Desai Road, Mumbai - 400 026, State – Maharashtra, Country – India

Latitude Longitude: 18°58'33.6"N 72°48'30.3"E

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### Valuation Prepared for:

**State Bank of India  
Bharat Diamond Branch**

Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex,  
Mumbai – 400 051, 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, G/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: SBI / Bharat Diamond Branch / Mr. Mukesh Kanaiyalal Shah (2768/2301936) Page 2 of 18

Vastu/Mumbai/08/2023/2768/2301936  
07/14-82-JASKM  
Date: 07.08.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-901, 9<sup>th</sup> Floor, "Tirupati Apartment", Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd., Bhulabhai Desai Road, Mumbai - 400 026, State – Maharashtra, Country – India belongs to **Mr. Mukesh Kanaiyalal Shah**.

Boundaries of the property.

North	:	Warden Road
South	:	Mount Eminence Building
East	:	HP Petrol Pump
West	:	Navroze Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **10,89,36,300.00 (Rupees Ten Crore Eighty Nine Lakh Thirty Six Thousand Three 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.**

**MANOJ BABURAO  
CHALIKWAR**

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,  
ou=CHALIKWAR,  
2.5.4.320080226e070e1f4d031d0f39ed68656349010e330a2d7  
11279122a389552, postalCode=400047, st=Maharashtra,  
serialNumber=4785269990, c=IN, email=manojchalikwar@vstukala.org,  
14c0f2a79b0279c324bc115cMANOJ BABURAO CHALIKWAR  
Date: 2023.08.07 13:50:17 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

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

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Branch Manager**  
**State Bank of India**  
**Bharat Diamond Branch**  
 Tower D – 3, Ground Floor  
 Bharat Diamond Bourse  
 'G' Block, Bandra Kurla Complex  
 Mumbai – 400 051  
 State – Maharashtra, Country – India

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

I	General	
1.	Purpose for which the valuation is made	: To assess Value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 25.07.2023
	b)	Date on which the valuation is made : 07.08.2023
3.	<b>List of documents produced for perusal</b>	
	1. Copy of Release Deed dated 29.12.2022 between Mr. Bharat Kanaiyalal Shah, Mr. Atul Kanaiyalal Shah & Mrs. Bharti Samir Shah nee Ms. Bharti Kanaiyalal Shah (the Releasors) AND Mr. Mukesh Kanaiyalal Shah (the Releasee). 2. Copy of Agreement for Sale dated 15.10.2011 between Mr. Harish M. Patel (the Transferor) AND Mrs. Dinaben Kanaiyalal Shah & Mr. Mukesh Kanaiyalal Shah (the Transferees). 3. Copy of Occupancy Certificate No. EB / 3436 / A dated 26.07.1979 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Property Tax Assessment No. DX1900200080026 dated 01.10.2022 in the name of Mrs. Dinaben Kanaiyalal Shah issued by Municipal Corporation of Greater Mumbai. 5. Copy of Electricity Bill Consumer No. 466-751-001*0 dated 09.08.2023 in the name of Mrs. Dinaben K. Shah & Mr. Mukesh K. Shah issued by BEST. 6. Copy of Maintenance Bill No. 6966 dated 01.07.2023 in the name of Mrs. Dinaben K. Shah & Ors issued by Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd.	
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. Mukesh Kanaiyalal Shah</b>  <b>Address:</b> Residential Flat No. A-901, 9 <sup>th</sup> Floor, "Tirupati Apartment", Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd., Bhulabhai Desai Road, Mumbai - 400 026, State – Maharashtra, Country – India.  <b>Contact Person:</b> Ms. Nidhi Shah (Owner's Representative) Contact No.: 022 – 42873999  Sole Ownership



5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is Residential Flat located on 9 <sup>th</sup> Floor. The composition of flat is having Living with Dining Area + 3 Bedrooms + Kitchen + 3 Toilets + WC + Toilet for Servant + Cupboard Area + Passage (i.e., <b>3 BHK with 4 Toilets + WC</b> ). The property is at 1.9 Km. travelling distance from Mumbai Central Railway Station.  <b>Nearest Landmark:</b> Mahalaxmi Chambers
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.S. No. 4/755 (R)
	b) Door No.	:	Residential Flat No. A-901
	c) C.T.S. No. / Village	:	C.S. No. 4/755, Division – Malabar / Cumballa Hill
	d) Ward / Taluka	:	Taluka – Mumbai
	e) Mandal / District	:	District – Mumbai City
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. EB / 3436 / A dated 26.07.1979 issued by Municipal Corporation of Greater Mumbai.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. A-901, 9 <sup>th</sup> Floor, “ <b>Tirupati Apartment</b> ”, Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd., Bhulabhai Desai Road, Mumbai - 400 026, State – Maharashtra, Country – India.
8.	City / Town	:	Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	-
	i) High / Middle / Poor	:	Higher Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Malabar / Cumballa Hill Division 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		Warden Road                      Details not available
	South		Mount Eminence Building      Details not available
	East		HP Petrol Pump                      Details not available
	West		Navroze Apartment                Details not available
13.	Dimensions of the site	:	N. A. as property under consideration is Residential

		Flat in a building.	
		A (As per the Deed)	B (Actuals)
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	Carpet Area in Sq. Ft. = 1,494.00 (Area as per actual site measurement)  <b>Built-up Area in Sq. Ft. = 1,815.00</b> <b>(Area as per Agreement for Sale)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat	18°58'33.6"N 72°48'30.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>Built-up Area in Sq. Ft. = 1,815.00</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 APARTMENT BUILDING</b>			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	C.S. No. 4/755, Division – Malabar / Cumballa Hill	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Malabar / Cumballa Hill Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. A-901, 9 <sup>th</sup> Floor, "Tirupati Apartment", Tirupati Mahalaxmi Co-op. Hsg. Soc. Ltd., Bhulabhai Desai Road, Mumbai - 400 026, State – Maharashtra, Country – India., State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	1979 (As per Occupancy Certificate)	
5.	Number of Floors	Ground + 14 upper floors	
6.	Type of Structure	R.C.C framed structure	
7.	Number of Dwelling units in the building	3 Flats on 9 <sup>th</sup> floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		
	Lift	2 Lift(s)	
	Protected Water Supply	Municipal Water supply	
	Underground Sewerage	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	Open Car Parking	
	Is Compound wall existing?	Yes	
	Is pavement laid around the building	Yes	

III FLAT		
1	The floor in which the Flat is situated	: 9 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. A-901
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak wood door frame with solid flush shutters
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. & Concealed Electrical Wiring
	Finishing	: Cement Plastering with POP finished
4	House Tax	:
	Assessment No.	: Property Tax Assessment No. DX1900200080026
	Tax paid in the name of:	: Mrs. Dinaben Kanaiyalal Shah
	Tax amount:	: ₹ 17,986.00
5	Electricity Service connection No.:	: Electricity Bill Consumer No. 466-751-001*0
	Meter Card is in the name of:	: Mrs. Dinaben K. Shah & Mr. Mukesh K. Shah
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: Mr. Mukesh Kanaiyalal Shah
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: <b>Built-up Area in Sq. Ft. = 1,815.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 1,494.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Upper Middle Class
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?	: ₹ 2,27,000.00 Expected rental income per month
IV MARKETABILITY		
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
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 59,500.00 to ₹ 62,500.00 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).	:	₹ 62,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 59,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 8,71,731.00 per Sq. M. i.e., ₹ 80,986.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	₹ 6,64,276.00 per Sq. M. i.e., ₹ 61,713.00 per Sq. Ft.
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 / Rgstn. 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)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	44 Years
	Life of the building estimated	:	16 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	66.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,020.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 59,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>		<b>₹ 60,020.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the property	1,815.00 Sq. Ft.	60,020.00	10,89,36,300.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			



10	Others		
	<b>Fair Market Value of the property</b>		<b>10,89,36,300.00</b>
	<b>Realizable value of the property</b>		<b>9,80,42,670.00</b>
	<b>Distress value of the property</b>		<b>8,71,49,040.00</b>
	<b>Insurable value of the property (1,815.00 X ₹ 3,000.00)</b>		<b>54,45,000.00</b>
	<b>Guideline value of the property (1,815.00 X ₹ 61,713.00)</b>		<b>11,20,09,095.00</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 ₹ 59,500.00 to ₹ 62,500.00 per Sq. Ft. on Built-up 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 commercial and residential application in the locality etc. We estimate ₹ 60,020.00 per Sq. Ft. on Built-up Area (after depreciation) 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	There is no threat of acquisition by Govt. by road widening/ public service purposes. The land is levelled and there is no threat of submerging. The land falls under category CRZ-II and there is no adverse effect of the same on existing building structure. The building is located about 300 M from Sea Coast/ tidal level.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 2,27,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs

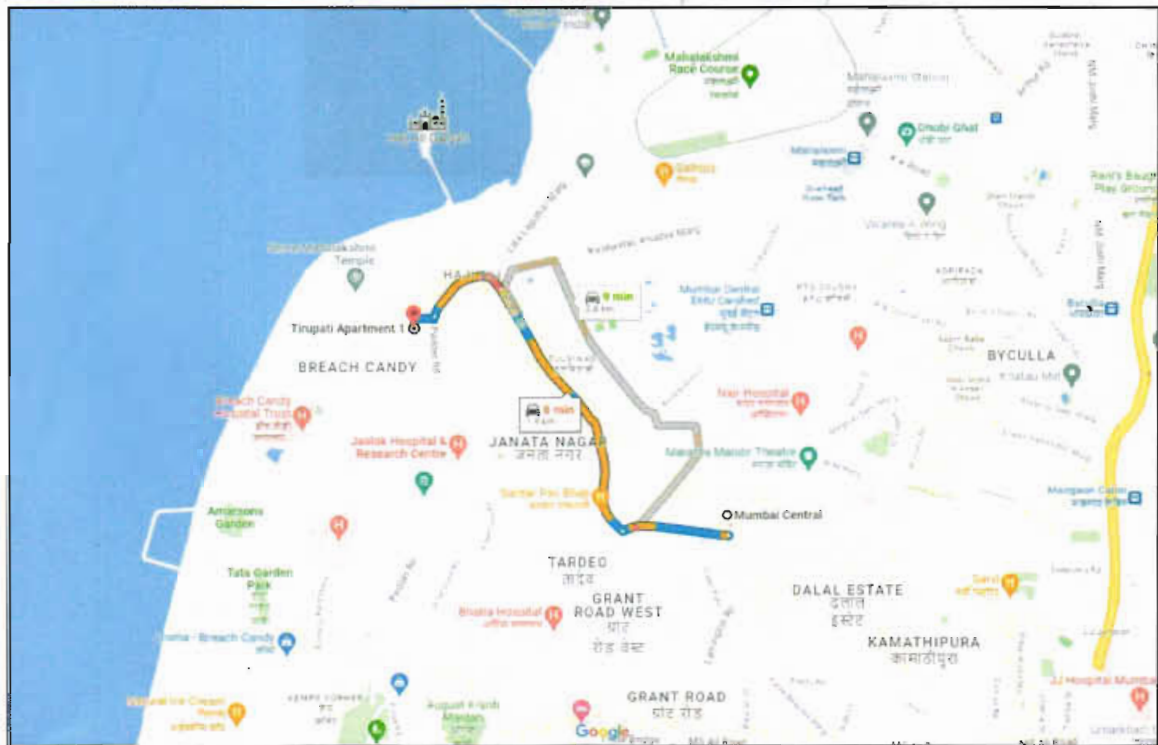
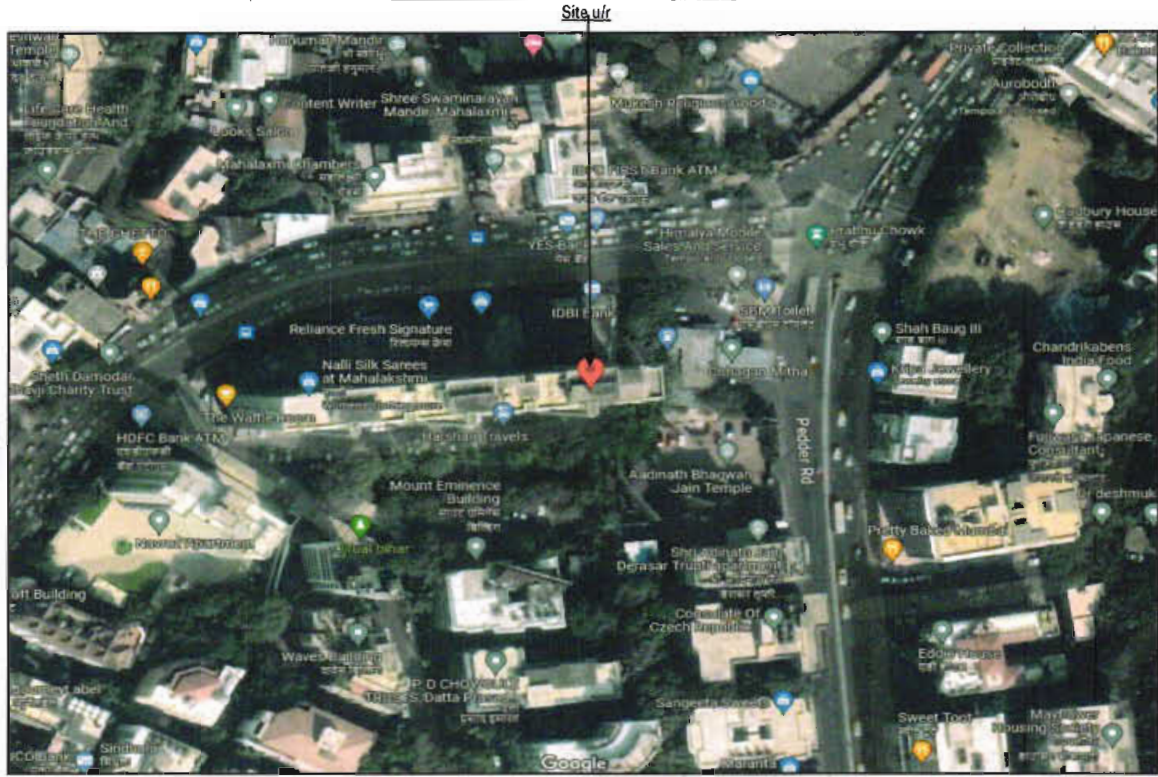


## Actual Site Photographs



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## Route Map of the property



Latitude Longitude: 18°58'33.6"N 72°48'30.3"E

**Note:** The Blue line shows the route to site from nearest railway station (Mumbai Central – 1.9 Km.)

## Ready Reckoner Rate

Home		Valuation Rules		User Manual		Class		Arms	
Annual Statement of Rates									
Year	2023/2024								
Selected District	मुंबई(पैल)								
Select Village	मलबार व मंगळगा दिवा विभागीय								
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location								
Select	वर्णिकरण	सुरी अधीन	विवादी सदिका	शेडीत	दुपार	शेडीत	एकक (Pta.)		
SurveyNo	7/59 -रस्ता : शेवती मुंगळगाड रोड रोड जोडि चौक ते शेडीत रस्ताई रोड मालापोरी.	185010	337900	441800	514400	337900	चौरस मीटर		
SurveyNo	7/60-रस्ता : विवादास पादकर मार्गे (दुपरीस रोड) - (किना करीत ते वडिनेर विवादास दुपरीस)	317450	828380	786000	908500	663610	चौरस मीटर		
SurveyNo	7/61A-रस्ता : नवनादास मेहता मार्गे व एन.अमरींदुलनाथ मार्गे (विवादी रोड) - मुंबई चौक ते सी. डी. रोड मालापोरी.	417050	854000	882100	1067500	868610	चौरस मीटर		
SurveyNo	7/61-रस्ता : मुंगळगाई रस्ताई रोड ( मंगिना सी रोड) मलबारवाडी रस्ताई चौक ते मुंबई चौकपोरी	410720	830220	956250	1137620	868610	चौरस मीटर		
SurveyNo	7/62-रस्ता : पादनेर रोड. शावती पादारी रोड ( मागा चौक पासुन हावीशवी चौकपोरी )	173830	320820	485900	584600	346290	चौरस मीटर		
1 2 3 4									
Survey Number	505 , 506 , 005 , 006 , 007 , 008 , 009 , 000 , 001 , 002 , 004 , 006 , 700 , 706 , 707 , 708 , 700 , 704 , 705 , 706 , 707 , 770 , 776 , 777 , 707 , 702 , 703 , 704 , 705 , 828 , 829 , 830 , 831 , 832 , 833 , 836 , 858 , 867 , 002 , 003 , 004 , 005 , 009 , 008 , 1/500 , 1/503 , 1/504 , 1/504 , 1A/504 , 1/006 , 1/006 , 1/007 , 1A/008 , 1A/755 , 1/750 , 1/777 , 1/787 , 1A/707 , 1/707 , 1/839 , 1/851 , 2/504 , 2/505 , 2/006 , 2/004 , 2A/006 , 2/007 , 2/008 , 2C/755 , 2/700 , 2A/770 , 2/770 , 2/707 , 2/706 , 2/839 , 2/861 , 3/006 , 3/007 , 3B/755 , 3A/770 , 3/834 , 4/007 , 4A/007 , 4/255 , 4/834 , 4/837 , 5/505 , 5/007 , 6/007 , 6/738 , 7/007 , 7/738 , 8/738 , 9/007 , 0/738 , 10/750 , 11/755 , 12/506 , 1A/506 , 12/506 , 10A/506 , 10/506								

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## Price Indicators

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

₹8.25 Cr @ 45,833 per sq.ft. **3BHK 3Baths**  
Flat/Apartment for Sale  
In Trupti Apartment Breach Candy, South Mumbai, Mumbai

**REERA STATUS** NOT AVAILABLE Website: <https://maharera.maharera.gov.in/>

**Overview** Dealer Details Price Trends Explore Locality Recommendations Article >

**Property (0)**

- Area**
  - Super Built up area: 1800 sq.ft. (159.23 sq.m.)
  - Built Up area: 1550 sq.ft. (142.84 sq.m.)
  - Carpet area: 1150 sq.ft. (106.46 sq.m.)
- Configuration**
  - 3 Bedrooms, 3 Bathrooms, No Balcony
- Price**
  - ₹ 8.25 Crore
  - @ 45,833 per sq.ft. [View Price Details](#)
- Address**
  - Trupti Apartment
  - Breach Candy, South Mumbai
- Floor Number**
  - 10<sup>th</sup> of 15 Floors
- Facing**
  - South-East

[Request Photos](#)

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

₹12 Cr @ 80,000 per sq.ft. **3BHK 3Baths**  
Flat/Apartment for Sale  
In Trupti Apartment Breach Candy, South Mumbai, Mumbai

**REERA STATUS** NOT AVAILABLE Website: <https://maharera.maharera.gov.in/>

**Overview** Dealer Details Price Trends Explore Locality Recommendations Article >

**Property (0)**

- Area**
  - Carpet area: 1500 sq.ft. (139.35 sq.m.)
- Configuration**
  - 3 Bedrooms, 3 Bathrooms, No Balcony
- Price**
  - ₹ 12 Crore
  - @ 80,000 per sq.ft. (avg/assess) [View Price Details](#)
- Address**
  - on request
  - Breach Candy, South Mumbai
- Floor Number**
  - 0<sup>th</sup> of 15 Floors
- Property Age**
  - 10+ Year Old

[Request Photos](#)

## Sales Instance

27/07/2023, 18:30	सूची क्र.2	दुय्यम निबंधक सह दु.नि.मुंबई शहर 2
11341319		दस्त क्रमांक : 11341 2023
27-07-2023		नोंदणी :
Note -Generated Through eSearch Module, For original report please contact concern SRO office		Regn 63m
<b>गावाचे नाव : मलबार</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	85000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	89738080.8	
(4) भू-मापन/पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं बी-1201.12 वा मजला.तिरुपती अपार्टमेंटस.तिरुपती महालक्ष्मी को ऑप हौ सो लि..25-25 ए.भुलाभाई देसाई रोड.मुंबई-400026.सोबत 1 गॅरेज नंबर 40.इतर माहिती दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : 4/755 : ) )	
(5) क्षेत्रफळ	143.40 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	<p>1) नाव -स्वरूपा सुरेश पटेल वय.-58 पत्ता.-प्लॉट नं: बी/1201, माळा नं 12, इमारतीचे नाव: तिरुपती अपार्टमेंटस, ब्लॉक नं: 25/25 ए. भुलाभाई देसाई रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई पिन कोड:-400026 पॅन नं:-DJOP8267E</p> <p>2) नाव -प्रतिक अरुणकुमार उर्फ अरुणकुमार उर्फ अरुण पटेल तर्फे कु.मु.स्वरूपा सुरेश पटेल वय.-58 पत्ता.-प्लॉट नं: बी/1201, माळा नं 12, इमारतीचे नाव: तिरुपती अपार्टमेंटस, ब्लॉक नं: 25/25 ए. भुलाभाई देसाई रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई पिन कोड:-400026 पॅन नं:-AABPP3807H</p> <p>3) नाव -आशिष कुमार उर्फ अरुणकुमार उर्फ अरुण पटेल तर्फे कु.मु.स्वरूपा सुरेश पटेल वय.-58 पत्ता.-प्लॉट नं: बी/1201, माळा नं 12, इमारतीचे नाव: तिरुपती अपार्टमेंटस, ब्लॉक नं: 25/25 ए. भुलाभाई देसाई रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई पिन कोड:-400026 पॅन नं:-DJBPP4890N</p>	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	<p>1) नाव -अनिलकुमार श्यामसुंदर सौधालिया वय.-52, पत्ता.-प्लॉट नं: ए/1202, माळा नं 12, इमारतीचे नाव: तिरुपती अपार्टमेंट, ब्लॉक नं: 25/25 ए. भुलाभाई देसाई रोड, महालक्ष्मी मंदिर समोर, पेडर रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई पिन कोड:-400026 पॅन नं:-AADPS7362L</p> <p>2) नाव -रोनक अनिलकुमार सौधालिया वय.-27, पत्ता.-प्लॉट नं: ए/1202, माळा नं 12, इमारतीचे नाव: तिरुपती अपार्टमेंट, ब्लॉक नं: 25/25 ए. भुलाभाई देसाई रोड, महालक्ष्मी मंदिर समोर, पेडर रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई पिन कोड:-400026 पॅन नं:-DVEP88114M</p>	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	11341/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5437200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
<a href="https://freesearchigservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx">https://freesearchigservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx</a>		

As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 10,89,36,300.00 (Rupees Ten Crore Eighty Nine Lakh Thirty Six Thousand Three Hundred Only).

Place: Mumbai

Date: 07.08.2023

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manojchalikwar@gmail.com, postalCode=400006, st=Maharashtra, serialNumber=414066304a23bc0f88322a554db91811111, cn=Manoj Baburao Chalikwar, o=SBI Bharat Diamond Branch, postalCode=400006, serialNumber=2768/2301936, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.07 11:06:36 +05'30'

*(Handwritten Signature)*

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI 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)

Enclosures	
Model code of conduct for valuer (Annexure - I)	Attached



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(Annexure – I)

## 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. 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.

### 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR  
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serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
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ou=Admin,  
Date: 2023.08.07 11:56:37 +05'30'



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