

# 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-2003/23-24</b>	Dated <b>16-Aug-23</b>
Buyer (Bill to) <b>COSMOS BANK - DADAR WEST</b> DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note <b>AGAINST REPORT</b>	Reference No. & Date. Other References
Buyer's Order No.	Dated	Dispatch Doc No. <b>002960 / 2302062</b>
Dispatched through	Destination	Terms of Delivery

Sl. 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:**  
 Chandrakant Sudhakar Kawle - Residential Flat No. 803 -A, 8th Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code - 400 028, 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**

*Rattal*  
 Authorized Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Chandrakant Sudhakar Kawle**

Residential Flat No. 803-A, 8<sup>th</sup> Floor, "**Celestial**", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India.

Latitude Longitude - 19°01'23.8"N 72°50'22.0"E

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### Valuation Prepared for:

**Cosmos Bank**

**Dadar (West) Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,  
State – Maharashtra, Country – India



#### Our Pan India Presence at :

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

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

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 803-A, 8<sup>th</sup> Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Chandrakant Sudhakar Kawle**.

### Boundaries of the property.

North	: Sqd. Ldr. M.P. Rane Road
South	: Ramgiri Paradise Building
East	: Internal Road
West	: Gokhale 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 ₹ 1,87,50,000.00 (Rupees One Crore Eighty Seven Lakh Fifty Thousand Only). As per Site Inspection / Site Information, the building is under Construction as on date.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.08.16 13:05:15 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl. Valuation Report



### Our Pan India Presence at :

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

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

Valuation Report of Residential Flat No. 803-A, 8th Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, 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 16.08.2023 for Bank Loan Purpose
2	Date of inspection	07.08.2023
3	Name of the owner/ owners	<b>Chandrakant Sudhakar Kawle</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 803-A, 8 <sup>th</sup> Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India.  <b>Contact Person:</b> Chandrakant Sudhakar Kawle (Owner)
6	Location, street, ward no	G/North Ward, Gokhale Road, Dadar (West), Mumbai
7	Survey/ Plot no. of land	Final Plot No. 201 of TPS IV Mahim Division, C.T.S. No. 1582
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. = 624.00 (Area as per actual site measurement)  <b>MOFA Carpet Area in Sq. Ft. = 625.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 750.00 (Carpet Area as per Agreement + 20%)

13	Roads, Streets or lanes on which the land is abutting	Gokhale Road, Dadar (West), Mumbai
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	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 39,000.00 Expected rental income per month after completion
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Commencement of Construction -

	year of completion	01.02.2019 (As per Commencement Certificate) Year of Completion – December 2023 (As per Site Information)
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.
<p><b>Remark:</b></p> <ol style="list-style-type: none"> <li>As per Site inspection, the building is under construction. But the developer has given possession of bare shell units to few tenant / owners of the old building. Internal work of their property under consideration is done by the flat owner.</li> <li>The details about the Part Occupancy Certificate &amp; Approved Plan are not available.</li> <li>The Building is under Construction. External Development &amp; Final finishing work is on halt since many years (Since 2017).</li> </ol>		
<p><b>Note:</b></p> <p>Property in Dadar West, Gokhale road of such specification are sold in the range of ` 50,000 to ` 55,000/-per sq. ft. rate on Carpet Area. But due to the points mentioned in the remarks, Salability of the property is very low. Hence, Lower Rate of ` 30,000.00 per Sq. Ft. on Carpet Area is considered for valuation.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 16.08.2023 for Residential Flat No. 803-A, 8<sup>th</sup> Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Chandrakant Sudhakar Kawle**.

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

1	Copy of Supplemental Agreement cum Modification Deed dated 09.07.2023
2	Copy of Commencement Certificate No. EB / 798 / GN / A / FCC / 2 / Amend dated 01.02.2019 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at C.T.S. No. 1582, Final Plot No. 201 of TPS IV Mahim Division, G/North Ward, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 850 M. from Dadar railway station.

**BUILDING:**

The building under reference is having Ground + 5 Podiums + 6<sup>th</sup> to 13<sup>th</sup> Upper Residential 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 is used for residential purpose. 8<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 8<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room cum Dinning Area + Kitchen + 2 Toilet (i.e., 2 BHK+ 2 Toilets). Along with One Car Parking Space. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 16<sup>th</sup> August 2023**

<b>MOFA Carpet Area of the Residential Flat</b>	<b>:</b>	<b>625.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	December 2023 Expected date of completion
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	750.00 Sq. Ft. X ₹ 3,000.00 = ₹ 22,50,000.00
Depreciation	:	N.A., as the building is Under Construction
Amount of depreciation	:	Nil
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,44,201.00 per Sq. M. i.e. ₹ 31,977.00 per Sq. Ft.
Guideline rate (after deprecation)	:	N.A.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
<b>Value of property as on 16.08.2023</b>	<b>:</b>	<b>625.00 Sq. Ft. X ₹ 30,000.00 = ₹ 1,87,50,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Total Value of the property as on 16.08.2023</b>	<b>:</b>	<b>₹ 1,87,50,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,68,75,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,50,00,000.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 22,50,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 2,39,82,750.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 803-A, 8<sup>th</sup> Floor, "Celestial", Final Plot No. 201 of TPS IV Mahim Division, Gokhale Road, Dadar (West), Mumbai,



PIN Code – 400 028, State – Maharashtra, Country – India for this particular purpose at ₹ 1,87,50,000.00 (Rupees One Crore Eighty Seven Lakh Fifty Thousand Only). As per Site Inspection / Site Information, the building is under Construction as on date 16th August 2023.

### NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16<sup>th</sup> August 2023 is ₹ 1,87,50,000.00 (Rupees One Crore Eighty Seven Lakh Fifty Thousand Only). As per Site Inspection / Site Information, the building is under Construction as on date.** 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:

**ANNEXURE TO FORM 0-1**

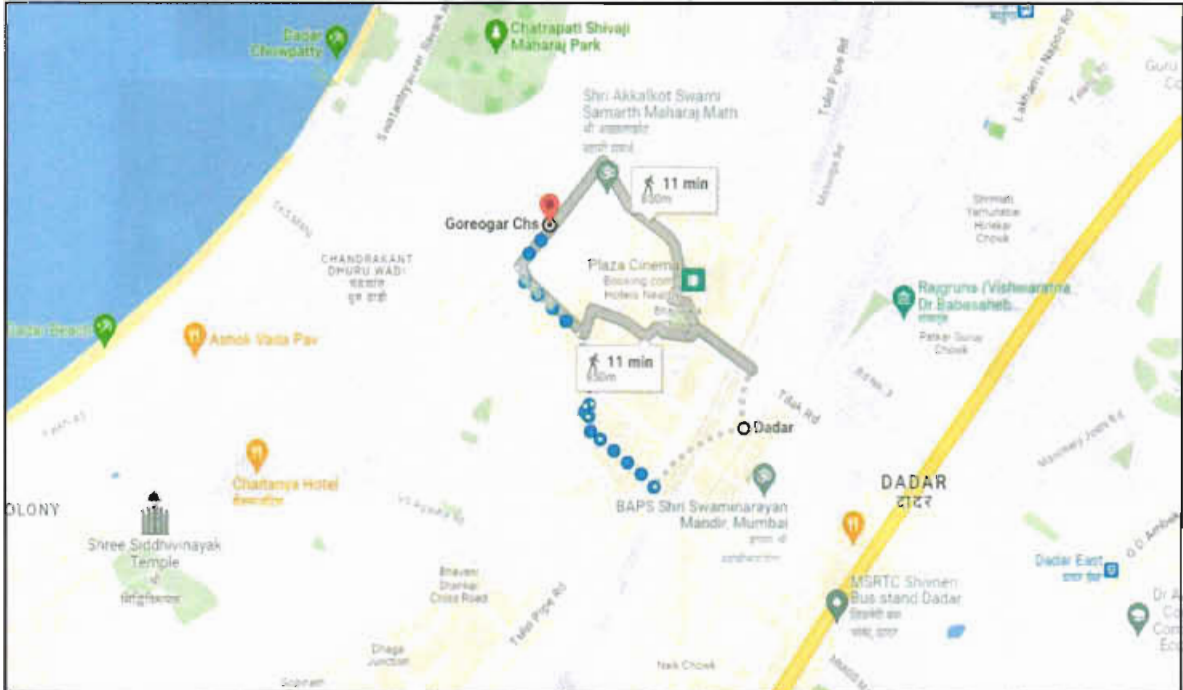
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 Podiums + 6th to 13th Upper Residential Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 <sup>th</sup> Floor
3	Year of construction	December 2023 Expected date of completion
4	Estimated future life	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush door, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Provided
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°01'23.8"N 72°50'22.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar – 850 Mt.)

## Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Gokhale Road (North), Portuguese Church up to Gadkari Chowk.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/111	165670	327810	376980	409760	327810
TPS-IV, Mahim, Final Plot No. 177, 178, 179, 189, 190, 191, 192, 193, 201, 208, 209, 218, 219, 234PT, 241/3, 241, 247, 248, 249, 251, 252, 253, 254, 255, 270, 271, 272, 273, 274, 275, 276, 277, 279, 701, 714, 715, 716, 717, 718, 782, 783, 784, 789, 792, 795, 796, 797, 806, 807, 810, 811, 812  C. S. No. 1/241, 1B/241, 1C/241, 1/323, 1/1549, 1/1642, 1/1681, 1A/1673, 2/241, 2/1571, 2/1671, 2A/241, 3/241, 4/232, 7/241, 1526PT, 1549, 1557, 1580, 1587, 1623, 1642, 1643, 1644, 1646, 1647, 1649, 1660, 1675, 1680, 1683, 1685, 1687, 1831						

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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Real Estate in Mumbai > Real Estate in Dadar West > 3 BHK Real Estate in Dadar West > 1000 Sq.ft

Posted on: 3 Jul 2023 Property ID: 5406185

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**₹2.50 Cr** EMI: ₹1.1 Lacs **Get the best reserved deal** **PREMIUM LOCALITY**

3 BHK Flat for Sale in Kohnoor Apartment Dadar West, Mumbai

**Contact Owner**  
n mehta -9128000000

[Get Phone No](#)

2 Beds 2 Baths 4 Balconies Unfurnished Skyline View Sea facing

Carpet Area 710 sqft #56.27/sqft	Developer <b>Kohnoor Associates</b>	Project <b>Kohnoor Apartment</b>	Floor 10 (Out of 16 Floors)
Transaction Type Resale	Status Ready to Move	Facing South - East	Lifts 2

[Contact Owner](#) [Get Phone No](#) LAST CONTACT made 6 days ago

**HOUSING.COM** Buy in Mumbai Dadar West Download App List Property

Home > Mumbai > Dadar West > Real Estate for Sale in Dadar West > 3 BHK Flat

Posted on: 20 Jul 2023

**3 BHK Flat** ₹5.45 Cr EMI starts at ₹2.71 Lacs  
₹25.12 K/sqft

By **LOONA GROUP**  
Loona Grande, Dadar West, Mumbai

[Contact Seller](#)

Living Room

Living Room

2187 sq.ft Build Up Area ₹24.92 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Middle of 25 floors North facing Facing Unfurnished Furnishing



## Price Indicators

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

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dadar West > 3 BHK Flats for Sale in Dadar West > 10th Floor

Posted on Aug 02, 2018 Property ID: 6028627

₹ 5.80 Cr ~~₹ 6.12 Cr~~ | Get the best deal | Premium Project

3 BHK Flat For Sale in Omkar Woodside, Dadar West, Mumbai

**Contact Owner**  
Shekhar Shetty - 91-98200XXXXX

Book Site Visit

3 Beds, 3 Baths, 1 Balcony, Furnished, Visitor Parking

Carpet Area 1100 sqft - 15.0271sqft	Developer <b>Omkar Realtors and Developers Pvt. Ltd.</b>	Project <b>Omkar Woodside</b>	Floor 10 (Out of 17 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing South - East

Contact Owner Book Site Visit LAST contact made 14 days ago

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

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dadar West > 2 BHK Flats for Sale in Dadar West > 9th Floor

Posted on Jun 22, 2018 Property ID: 6116404

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₹ 3.60 Cr ~~₹ 3.82 Cr~~ | How much loan can I get? | Premium Project

2 BHK Flat For Sale in The Baya Park, Dadar West, Mumbai

**Contact Owner**  
Anuja - 91-98200XXXXX

Get Phone No. Download Brochure

2 Beds, 2 Baths, 2 Covered Parking, Semi-Furnished, Private Cars, Laundry Serv.

Super Built-Up Area 900 sqft - 14.0000sqft	Developer <b>The Baya Company</b>	Project <b>The Baya Park</b>	Floor 17 (Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Facing West	Furnished Status Semi-Furnished

Contact Owner Get Phone No. LAST contact made 29 days ago

## Sale Instances

6437450	सूची क्र. २	दुय्यम निबंधक सह द. नि. मुंबई शहर ३
07-08-2023		दस्तावेज क्रमांक: 6437/2021
Note:-Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.		नोंदणी: Regn:63m
<b>गाव : भाहिम</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)श्रीवटला	24097500	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	27043010.05	
(4)भूमापन, पोटहिसा व परकामांक (असल्यास)	1) सदनिका नं : फ्लॉट नं.1603, माळा नं : 16 वा मजला, इमारतीचे नाव : सेलेस्टील, ब्लॉक नं : गोखले रोड, रोड : दादर पश्चिम मुंबई 400028, इतर माहिती : सी टी एच नं 1582, क्षेत्रफळ 765 चौफुट रेरा कारपेट, साबत 1 कार पाकिंग व इतर माहिती दस्तात नमूद केल्या प्रमाणे	
(5)क्षेत्रफळ	1) 78.25 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेले तब्दी		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास प्रतिबन्दीचे नाव व पत्ता	1) सार्ई सदगुरू जेव्हलपर्स चे भागीदार मदार बळवी तर्फे कुलमुक्त्यार संदेश यशवंत बोराडे -- 44 प्लॉट नं : ऑफिस नं.51/2402 माळा नं : - इमारतीचे नाव : निशिगंधा ब्लॉक नं : एमआर्जुजी क्लबच्या समोर बिसातुज मराठा दरवार रेस्टॉरेट रोड नं : बांद्रा पूर्व मुंबई महाराष्ट्र MUMBAI. 400051	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास प्रतिबन्दीचे नाव व पत्ता	1) नोव्हा स्पॅसेस प्रायव्हेट लिमिटेड चे संचालक नीरज मलिक -- 52 प्लॉट नं : बी-101 माळा नं : - इमारतीचे नाव : नीरव सीएचएस ब्लॉक नं : 90 फीट रोड आशा नगर रोड नं : दादर कॉम्प्लेक्स कादिवली पूर्व मुंबई महाराष्ट्र MUMBAI. 400101	
(9)दस्तावेज करून दिल्याचा दिनांक	31/05/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2021	
(11)अनुकामांक, श्रेष्ठ व पट्टे	6437/2021	
(12)बाजारभावामागे मुद्रक शुल्क	824500	
(13)बाजारभावामागे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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

This exercise is to assess **Fair Market Value** of the property under reference as on **16<sup>th</sup> August 2023**.

The term Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

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

### DECLARATION OF PROFESSIONAL FEES CHARGED

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

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **1,87,50,000.00 (Rupees One Crore Eighty Seven Lakh Fifty Thousand Only)**. As per **Site Inspection / Site Information**, the building is under Construction as on date.

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

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.08.16 13:05:25 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Cosmos Emp. No. H.O./Credit/67/2019-20

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