

PROFORMA INVOICE

| | | |
|---|--|--|
| Vastukala Consultants (I) Pvt Ltd 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. PG-1940/23-24 | Dated 10-Aug-23 |
| Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kirol Road,Off L.B.S.Marg,Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery | Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|--|---------|----------|-----------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| | Total | | | 2,950.00 |

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 |
| Total | 2,500.00 | | 225.00 | | 225.00 | 450.00 |

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

Remarks:
 Mrs. Mamta Vohra - Residential Flat No. 2001, 20th Floor, Tower No. 1A, "Siddha Sky Phase - I", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai - 400 037, 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 : **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

Rattoel
 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Mamta Vohra**

Residential Flat No. 2001, 20th Floor, Tower No. 1A, "Siddha Sky Phase – I", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai – 400 037, State – Maharashtra, Country – India.

Latitude Longitude: 19°02'08.9"N 72°52'09.8"E

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Valuation Done for:

State Bank of India

RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2001, 20th Floor, Tower No. 1A, "Siddha Sky Phase – I", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai – 400 037, State – Maharashtra, Country – India belongs to **Mrs. Mamta Vohra.**

Boundaries of the property.

North : Mukundrao Ambedkar Raod
South : Under Construction Building
East : Mara Singh Marg
West : Raoli Camp Municipal Maternity Home

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 ₹ 1,01,00,000.00 (Rupees One Crore One Lakh Only). As per Site Inspection 71% Construction Work is Completed.

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.

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=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=manojb@vastukala.com, c=IN, postalCode=400066,
2.5.4.20.1842286c48c10c11b1e3b2208051399a31813881
33315278b17a14b16163, postalCode=400066,
cn=ManojBChalikwar,
serialNumber=4245436461609486205481613881384,
2e394e282e29a3278a25281, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.10 14:45:50 +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 Assistant General Manager,**State Bank of India****RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1

6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

| General | |
|---------|---|
| 1. | Purpose for which the valuation is made : To assess value of the property for Bank Loan Purpose. |
| 2. | a) Date of inspection : 09.08.2023 |
| | b) Date on which the valuation is made : 10.08.2023 |
| 3. | Copy of documents produced for perusal: 1. Copy of Agreement for Sale dated 24.01.2022 Between Sejal Shakti Realtors LLP (the Promoters) and Mrs. Mamta Vohra (the Purchaser) (4 pages from documents) 2. Copy of RERA Certificate No. P51900021027 dated 27.05.2019. 3. Copy of Commencement Certificate No. F-N / STGOVT / 0064 / 20140719 / AP / SB – 2 dated 11.01.2023 issued by Slum Rehabilitation Authority. (As downloaded from RERA site) 4. Copy of Approved Plan Vide No. SRA / ENG / F-N / STGOVT / 0064 / 20140719 / AP / SB – 2 dated 16.11.2021 issued by Slum Rehabilitation Authority. (As downloaded from RERA site) |
| 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) : Mrs. Mamta Vohra Address: Residential Flat No. 2001, 20 th Floor, Tower No. 1A, " Siddha Sky Phase – I ", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai – 400 037, State – Maharashtra, Country – India. Contact Person: Mr. Chaitanya (Sales Executive) Contact No. 8976972424 Single Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential flat in under construction building. The flat is located on 20 th Floor in the said under construction building. As per site inspection / appovoed pain the composition of residential flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 1 BHK + 2 Toilets). The property is at 1.1 KM. distance from nearest railway station GTB Nagar. |



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| Stage of Construction | | | | |
|---|---|--|--------------------------------|--|
| If under construction, extent of completion | | | | |
| | Foundation | Completed | RCC Plinth | Completed |
| | Basement | Completed | Ground/Stilt Floors | Completed |
| | Floors | Completed | Internal & External Brick Work | Completed |
| | Internal & External Plastering | Completed | Total | 71% work completed |
| 6. | Location of property | | : | |
| | a) | Plot No. / Survey No. | : | City Survey No. 6(Pt), 12(Pt), 16(P), 17(P), 18(P), 19(P), 20(P), 21(Pt) |
| | b) | Door No. | : | Residential Flat No. 2001 |
| | c) | C.T.S. No. / Village | : | Village – Sion Division |
| | d) | Ward / Taluka | : | Ward – F/N |
| | e) | Mandal / District | : | District – Mumbai City |
| | f) | Date of issue and validity of layout of approved map / plan | : | Copy of Approved Plan Vide No. SRA / ENG / F-N / STGOVT / 0064 / 20140719 / AP / SB – 2 dated 16.11.2021 issued by Slum Rehabilitation Authority. (As downloaded from RERA site) |
| | 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 | : | Building under Construction |
| 7. | Postal address of the property | | : | Residential Flat No. 2001, 20 th Floor, Tower No. 1A, "Siddha Sky Phase – I", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai – 400 037, State – Maharashtra, Country – India. |
| 8. | City / Town | | : | Sion Koliwada, Mumbai |
| | Residential area | | : | Yes |
| | Commercial area | | : | No |
| | Industrial area | | : | No |
| 9. | Classification of the area | | : | |
| | i) High / Middle / Poor | | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | | : | Urban |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | | : | Sion Division SRA / 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 | | | As per actual site As per document |
| | North | | : | Mukundrao Ambedkar Raod Details not available |
| | South | | : | Under Construction Details not available |

| | | | |
|------------------------------|--|----------------------|---|
| | | Building | |
| | East | : | Mara Singh Marg Details not available |
| | West | : | Raoli Camp Municipal Maternity Home Details not available |
| | Dimensions of the site | | N. A. as property under consideration is a flat in an apartment building. |
| | | A As per the Deed | B Actual |
| | North | : | - |
| | South | : | - |
| | East | : | - |
| | West | : | - |
| 13. | Extent of the site | : | Carpet Area in Sq. Ft. = 404.00 (Area as per Index II) Built Up Area in Sq. Ft. = 444.00 (Carpet Area + 10%) |
| 14. | Latitude, Longitude & Co-ordinates of flat | : | 19°02'08.9"N 72°52'09.8"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 404.00 (Area as per Index II) |
| 16. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Building is under construction |
| II APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | : | |
| | C.T.S. No. | : | City Survey No. 6(Pt), 12(Pt), 16(P), 17(P), 18(P), 19(P), 20(P), 21(Pt) |
| | Block No. | : | - |
| | Ward No. | : | Ward – F/N |
| | Village / Municipality / Corporation | : | Sion Division SRA / Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 2001, 20 th Floor, Tower No. 1A, " Siddha Sky Phase – I ", Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai – 400 037, State – Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | Building is under construction |
| 5. | Number of Floors | : | 2 Basement + Stilt + 1 st to 39 th Upper Floor |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | Proposed 10 Flats on 20 th Floor |

| | | | |
|-----|---|---|--|
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Building is under construction |
| 10. | Maintenance of the Building | : | Building is under construction |
| 11. | Facilities Available | : | |
| | Lift | : | Proposed 6 Lifts |
| | Protected Water Supply | : | Proposed Municipal Water supply |
| | Underground Sewerage | : | Proposed Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Proposed Along with One Car Parking Space |
| | Is Compound wall existing? | : | Building is under construction |
| | Is pavement laid around the building | : | Building is under construction |
| III | FLAT | | |
| 1 | The floor in which the flat is situated | : | 20 th Floor |
| 2 | Door No. of the flat | : | Residential Flat No. 2001 |
| 3 | Specifications of the flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Proposed Vitrified tiles flooring |
| | Doors | : | Proposed Teak wood door frame with flush doors |
| | Windows | : | Proposed Powder Coated Aluminum Sliding Windows |
| | Fittings | : | Proposed Concealed plumbing with C.P. fittings. Proposed wiring with Concealed. |
| | Finishing | : | Proposed Cement Plastering |
| 4 | House Tax | : | |
| | Assessment No. | : | Details not available |
| | Tax paid in the name of: | : | Details not available |
| | Tax amount: | : | Details not available |
| 5 | Electricity Service connection No.: | : | Details not available |
| | Meter Card is in the name of: | : | Details not available |
| 6 | How is the maintenance of the flat? | : | Building is under construction |
| 7 | Sale Deed executed in the name of | : | Mrs. Mamta Vohra |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| | What is the plinth area of the flat? | : | Built Up Area in Sq. Ft. = 444.00 (Carpet Area + 10%) |
| 10 | What is the floor space index (app.) | : | As per SRA norms |
| 11 | What is the Carpet Area of the flat? | : | Carpet Area in Sq. Ft. = 404.00 (Area as per Index II) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Building is under construction |
| 15 | If rented, what is the monthly rent? | : | ₹ 25,000.00 Expected rental income per month after completion. |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |



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| | | | |
|-----------|--|---|---|
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| 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) | : | ₹ 24,000.00 to ₹ 26,000.00 per Sq. Ft. on Carpet Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details). | : | ₹ 25,000.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 22,000.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 1,55,375.00 per Sq. M. i.e. ₹ 14,435.00 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 / 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. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | |
| | Replacement cost of flat with Services (v(3)i) | : | ₹ 3,000.00 per Sq. Ft. |
| | Age of the building | : | Building is under construction |
| | Life of the building estimated | : | 60 years (after completion) subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | Building is under construction |
| | Depreciated Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 3,000.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 22,000.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 25,000.00 per Sq. Ft. (Including parking) |
| | Remarks: Builders has not allowed for site inspection & Internal Photographs. The details about the work progress status has been provided by Mr. Chaitanya (Sales Executive). | | |

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 ₹ 25,000.00 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 | |
| i) Saleability | Good |
| ii) Likely rental values in future in | ₹ 25,000.00 Expected rental income per month after completion. |
| iii) Any likely income it may generate | Rental Income |

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Actual site photographs



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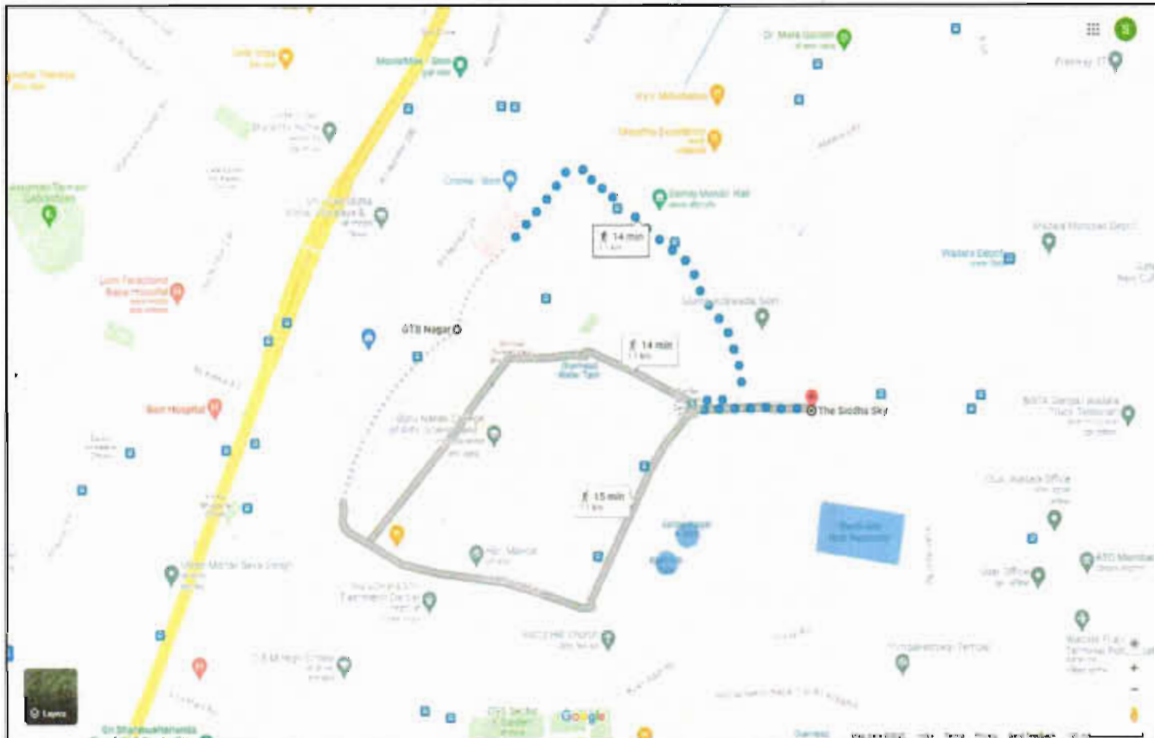
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Route Map of the property

Site/u/r



Latitude Longitude: 19°02'08.9"N 72°52'09.8"E

Note: The Blue line shows the route to site from nearest railway station (GTB Nagar – 1.1 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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Year 2023/2024 **Language** English

Selected District मुंबई (वेस्ट)

Select Village सायन डिस्ट्रीक्ट

Search By Survey No Location

| Select | उपविभाग | प्लॉट नं. (अ.) | निवासी संपत्ति | अंश | कुल | संपत्ति | रफ्त (रि.ए.) |
|----------|---|----------------|----------------|--------|--------|---------|--------------|
| SurveyNo | 19/120 -रफ्त - विंग सईन पुसायामुल सायन मंडल पर्वत. | 105760 | 219790 | 285400 | 330900 | 224430 | चौदर मीटर |
| SurveyNo | 19/124 -मुभाग : सायन डिस्ट्रीक्ट मधील हावर्ड रोजे मार्गमध्या पूर्वेकडील सईन भाग. | 58200 | 141250 | 162440 | 183100 | 141250 | चौदर मीटर |
| SurveyNo | 19/125-मुभाग : पश्चिमेक मध्य रोजे मार्ग, उपरोक्त सायन मंडल पश्चिम ओरिजिनल रफ्तमधील सायन पर्वत (रफ्तमधील सईन विंगमधील पर्वत) पश्चिमेक हावर्ड रोजे मार्ग, पूर्वेक ओरिजिनल रफ्त. | 97710 | 228190 | 282420 | 299300 | 226190 | चौदर मीटर |
| SurveyNo | 19/126A -मुभाग : पूर्वेक हावर्ड रोजे मार्ग व पूर्वेक कुलमधील महागार, पश्चिमेक मध्य रोजे मार्ग, उत्तरेक विभाग हट, मुंबई मह हट, पश्चिमेक सायन मंडल रोजे. | 84820 | 207860 | 238810 | 269000 | 207860 | चौदर मीटर |
| SurveyNo | 19/126 -मुभाग : पूर्वेक हावर्ड रोजे मार्ग, पश्चिमेक सईनमार्ग कॅम्प, हावर्ड महागार, पश्चिमेक विंग सईनमार्ग सायन हावर्ड मार्ग, विभाग हट. | 102420 | 242110 | 278420 | 302690 | 242110 | चौदर मीटर |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,41,250.00 | | | |
| Increase by 10% on Flat Located on 20 th Floor | 14,125.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,55,375.00 | Sq. Mtr. | 14,435.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 00.00 | | | |
| The difference between land rate and building rate (A – B = C) | 00.00 | | | |
| Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years) | 00% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 00.00 | Sq. Mtr. | 00.00 | Sq. Ft. |

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 |

Table – D: 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 |

Price Indicators

2 BHK Apartment **₹1.09 Cr**

780 sq ft Built Up Area | 821.87 sq ft Avg. Price | 2 BHK Configuration | 2nd Jan 2023 Possession Date | Lower of 33 floors | North-East Facing | 1B+2B+Study

Siddha Sky Phase 1, Sion East, Sion, Mumbai

Overview: Siddha Sky East? | 711 Lacs | 844 sq ft

2BHK 2Baths **₹1.85 Cr**

601 sq ft Carpet Area | 700 sq ft Built Up Area | 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room | ₹1.85 Cr+ Govt Charges & Fee @ 26,772 per sq.ft. (avg) | Sajal Siddha Sky, Worli, Mumbai Harbour | 10th of 40 floors | East Facing | Main Road, Club, Park, Garden, Pool, Others | Mar 2026

Sajal Siddha Sky, Worli, Mumbai Harbour

Places nearby: Hemant Mangekar Market, Seby Market, Gandhi Market, Bramhand Sai Temple, annapill church, Sunris...

Price Indicators

magicbricks Buy Sell Home Loans

Home > Property for Sale in Mumbai > Flat for Sale in Mumbai > Flats for Sale in Western Sub > 2BHK Flats for Sale in Western Sub > Buy Sell

Posted on: May 28, 23 Property ID: 46055042

₹1.70 Cr Get ₹55,000 cashback on home loan

2 BHK 644 Sq. Ft Flat For Sale Wadala East, Mumbai

2 Beds 2 Baths 1 Balcony 200 Covered Parking

Super Start Up Area
644 sqft - ₹28,39/sqft

Developer: Siddha Group Project: Siddha Sky

Floor: 18 (Out of 45 Floors) Transaction Type: New Property Facing: South-West

Lifts: 5 Furnished Status: Semi-Furnished Car Parking: 200 Covered

Contact Agent: Ankit Parmar (98880XXXXX)

Your Name: Email: (IND +91) Mobile Number: Agree to Magicbricks Terms of Use

Contact Agent Get Phone No. Last contact made 23 days ago Get Contact Details

Download Brochure

More Details

Price Breakup: ₹1.7 Cr | ₹8,50,000 Approx Registration Charges | ₹6,000 Monthly

Booking Amount: ₹11.0 Lac

RERA ID: 51900021027

Address: Near Auxilium Convent High School, Wadala East, Mumbai - South Mumbai, Maharashtra

Landmarks: Auxilium Convent High School 10 mnDon Bosco 15 mins

Furnishing: Semi-Furnished

99acres Buy

Property ID: 46055042

Posted on: April 27, 2023

₹1.8 Cr Estimated EMI ₹7,135/MT

2BHK 2Baths

Carpet area: 691 sq.ft.

₹1.8 Cr + Govt Charges & Tax @26,049 per sq.ft. (avg) (avg)

11' of 40 Floors

2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room

Sejal Siddha Sky, Wadala, Mumbai Harbour

Pool/Park/Garden Club Main Road, Others

Mar 2026

Places nearby: Hemant Manprekar Market, Salya Market, Gandhi Market, Bramhendi Sai Temple, antophill church, Sunil m...

Sales Instance

| | | |
|--|--|--|
| 3069508 09-08-2023 Note-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office. | सूची क्र. २ | दुय्यम निबंधक सह दु.नि.मुंबई शहर 4 बनारसपत्र क्रमांक:3069/2023 नोंदणी. Regn:63m |
| गाव : सायन | | |
| (1) प्रस्तावित प्रकार | करारनामा | |
| (2) मोजकदला | 10401000 | |
| (3) बाजारभाव (भाडेपट्टेदाराच्या बाबतीत पट्टेदारा आकारणी देतो कि पट्टेदार ते नमूद करावे) | 7907881.25 | |
| (4) असापन, पॉट्टिदिस्या व शक्यतांक (असल्यास) | 1) इतर माहिती : इतर माहिती : सदनिका नं.एमएमडब्ल्यू/टी।बी/3109,31वा मजला,टावर नं.1बी,फ्लॉ 2,सिध्दा स्काय,शुक्ला हॉटेल समोर, राजळी कॅम्प सोकीस आगर न्यू 90 फीट रोड,हमंत मांजरेकर रोड,सगदार नगर नं.4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 404 चौ.फुट कार्पेट अधिक 24 चौ.फुट बाल्कनीचे क्षेत्रफळ,1 कार पार्किंग स्पेस. | |
| (5) क्षेत्रफळ | 1) 43.75 चौ.मीटर | |
| (6) आकारणी किंवा जुडी दिग्दर्शन असेल तेव्हा | | |
| (7) प्रस्तावित करार देणाऱ्या / विक्रेत्याचे वारसाचे नाव किंवा विक्रीची स्थापानाचा हक्कनामा किंवा आदेश असेल्यास प्रतिसादीचे नाव व पत्ता | 1) मेसर्स सेजल शक्ती रियल्टर्स एल.एन.बी. चि अधिकृत स्वाक्षरीकार / कुलमुखत्यागी म्हणून इशिनयाक अहमद अब्दुल वहीद अन्सारी - 40 फ्लॉट नं : आंकीस नं. 173/174 माळा नं : - इमारतीचे नाव : सेजल ए काम ब्लॉक नं : एम.सी.रोड रोड नं : कादिवली पश्चिम मुंबई महाराष्ट्र मुंबई. 400067 | |
| (8) प्रस्तावित करार देणाऱ्या वारसाचे नाव किंवा विक्रीची स्थापानाचा हक्कनामा किंवा आदेश असेल्यास प्रतिसादीचे नाव व पत्ता | 1) गायत्री विजय शाह -- 31 फ्लॉट नं : सदनिका क्र. 5/208 माळा नं : - इमारतीचे नाव : मीना सदन को. ऑप.ही.सो. ब्लॉक नं : तामिळ सगम रोड रोड नं : सायन मुंबई महाराष्ट्र मुंबई. 400022 2) रमेश आर. -- 32 फ्लॉट नं : सदनिका क्र. 5/208 माळा नं : - इमारतीचे नाव : मीना सदन को. ऑप.ही.सो. ब्लॉक नं : तामिळ सगम रोड रोड नं : सायन मुंबई महाराष्ट्र मुंबई. 400022 | |
| (9) प्रस्तावित करार दिल्याचा दिनांक | 24/02/2023 | |
| (10) हमल नावणी केल्याचा दिनांक | 24/02/2023 | |
| (11) प्रस्तावित करार व पृष्ठ | 3069/2023 | |
| (12) बाजारभावाप्रमाणे मूद्रांक शुल्क | 624100 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14) शेरग | | |
| मुद्रांकनामादी विभागात बोगलेला तपशील :- | | |



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Sales Instance

| | | |
|---|--|---|
| 8000508 09-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office. | सूची क्र. २ | दुय्यम निबंधक-सदर दु.वि.मुंबई शहर 4 दस्तावेज क्रमांक:8000/2023 नोंदणी : Regn:63m |
| गाव : सायन | | |
| (1)दस्तावेज प्रकार | करारनामा | |
| (2)नोंदणी क्रमांक | 10500000 | |
| (3)जागरभाग (साडेपादट्याच्या बाबतीतपट्टकार आकाराची देतो कि पट्टेदार ते नमूद करावे) | 7612951.25 | |
| (4)शासन, पोटहिस्सा व परकामांक (अमल्यास) | 1) इतर माहिती : सदरनामनं एसएसडब्ल्यू/टी2बी/3606,36वा मजला टॉवर नं.2बी,फ्लॉ 3,सिध्दा स्काय,शुक्रना हॉटेल समोर, राऊली कॅम्प खाकरी आगर न्यू 90 फीट रोड,हेमंत माजरेकर रोड,सयदाग नगर नं. 4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 395 चौ. फुट कार्पेट,एन्कनोर्ड वान्कनी स्पेस क्षेत्रफळ 16 चौ.फुट कार्पेट. तसेच सोबत एक कारपार्किंग स्पेस सहित **** मोर्टीफिकेशन क्रमांक - शासन आदेश क्रमांक मुद्रांक 2021/अनों.स.कं.12/प्र.क्र.107/म-1(धोरणा दि.31.3.2021 अन्वये महिलांसाठी 1 टक्के सुट | |
| (5)क्षेत्रफळ | 1) 42.01 चौ.मीटर | |
| (6)आकाराची किंवा चुकी देण्यात आलेले तपकर | | |
| (7)दस्तावेज करून देणाऱ्या / मिळून देणाऱ्या परकामांचे तपकर किंवा विवाची न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता | 1) मेमर्स मेजल शक्ती ग्विन्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार / कुलमुखत्यागी म्हणून इशितयाक अहमद अब्दुल वहीद अन्सारी - 41 प्लॉट नं : ऑफीस नं. 173/174 माळा नं. - इमारतीचे नाव : सजल एकास ब्लॉक नं : एम. व्ही. रोड रोड नं : कादियली पश्चिम मुंबई महाराष्ट्र मुम्बई. 400067 | |
| (8)दस्तावेज करून घेणाऱ्या परकामांचे नाव किंवा विवाची न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता | 1) गलीना माईकल डीसौझा - - 47 प्लॉट नं : - माळा नं : - इमारतीचे नाव : बी.आय.टी. ब्लॉक 5/23 ताडवाडी ब्लॉक नं : - रोड नं : सेंट मेरी रोड माझगांव कोर्ट समोर मुंबई महाराष्ट्र मुम्बई. 400010 | |
| (9)दस्तावेज करून दिल्याचा दिनांक | 19/05/2023 | |
| (10)दस्तावेज करून घेण्याचा दिनांक | 19/05/2023 | |
| (11)अनुसमय क्षेत्र व पृष्ठ | 8000/2023 | |
| (12)जागरभाषाप्रमाणे मुद्रांक शुल्क | 525000 | |
| (13)जागरभाषाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मूल्यांकनासाठी विवागत घेतलेला तपशील :- | | |

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by Mrs. Mamta Vohra from Sejal Shakti Realtors LLP vide Agreement for Sale dated 24.01.2022. |
| 2. | Purpose of valuation and appointing authority | As per the request from State Bank of India, RACPC Sion Branch to assess value of the property for Bank Loan purpose |
| 3. | Identity of the valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswar – 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 – 09.08.2023 Valuation Date – 10.08.2023 Date of Report – 10.08.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on 09.08.2023 |
| 7. | Nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • 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 Comparison 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 residential application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **404.00 Sq. Ft. Carpet Area** in the name of **Mrs. Mamta Vohra**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **404.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

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.



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

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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