

## 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-2065/23-24</b>	Dated <b>21-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	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003144 / 2302128</b>	Delivery Note Date
	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>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

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

*Remarks:*  
 Mrs. Manisha P. Rambhiya (Flat No. 802) & Mr. Chunilal Rambhiya (Flat No. 802A). - Residential Flat No. 802 & 802A, 8th Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar (West), Mumbai - 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



UPI Virtual ID : Vastukala@icici

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

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Manisha P. Rambhiya (Flat No. 802) &  
Mr. Chunilal Rambhiya (Flat No. 802A)**

Residential Flat No. 802 & 802A, 8<sup>th</sup> Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198,  
D. L. Vaidya Road, Dadar (West), Mumbai – 400 028,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°01'23.6"N 72°50'23.7"E

### Valuation Prepared for:

**Cosmos Bank**

**Dadar 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 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

The property bearing Residential Flat No. 802 & 802A, 8<sup>th</sup> Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mrs. Manisha P. Rambhiya (Flat No. 802) & Mr. Chunilal Rambhiya (Flat No. 802A).**

Boundaries of the property.

North	:	Sadadekar Tower
South	:	Sqd. Ldr. M P Rane Road
East	:	D. L. Vaidya Marg
West	:	SBVN Path

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 **₹ 3,72,38,625.00 (Rupees Three Crore Seventy Two Lakhs Thirty Eight Thousand Six Hundred Twenty Five Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
(DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Vastukala, email=manojbaburao@vastukala.com, c=IN)  
Date: 2023.08.21 13:55:27 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.



### 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,  
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Valuation Report of Residential Flat No. 802 & 802A, 8th Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar (West), Mumbai – 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 21.08.2023 for Bank Loan Purpose
2	Date of inspection	16.08.2023
3	Name of the owner/ owners	<b>Mrs. Manisha P. Rambhiya (Flat No. 802) &amp; Mr. Chunilal Rambhiya (Flat No. 802A)</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 802 & 802A, 8 <sup>th</sup> Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Chunilal Rambhiya (Co-Owner) Contact No.: 9323069033
6	Location, street, ward no	Shiv Sena Bhavan Path and at Junction of D. L. Vaidya Road, Dadar, Mumbai
7	Survey/ Plot no. of land	F. P. No. 197/198, C. S. No. 1651, TPS No. IV of Mahim Division
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 and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	



Area as per Agreement for Provision of Permanent Alternate Accommodation –						
Property	Old Block / Room No.	Carpet Area in Sq. Ft.	New Property	Flat No.	As per Society Records	As per Plan
Ground Floor	1-A	291.00	8 <sup>th</sup> Floor	3	802A	Flat No. 2 Carpet Area – 653.00 Sq. Ft. & Balcony Area.
Fourth Floor	17	529.00	8 <sup>th</sup> Floor	2	802	
Area as per Actual Site Measurement –						
Flat No. 802 & 802A		Area in Sq. Ft.				
Carpet Area		709.00				
Balcony Area		53.00				
Total Area		762.00				
Area as per Approved Building Plan –						
Flat No. 2		Area in Sq. Ft.				
Carpet Area		653.00				
Balcony Area		76.00				
Total Area		729.000				
Built-up Area in Sq. Ft. = 842.00 (Carpet Area + 20%)						
13	Roads, Streets or lanes on which the land is abutting		Shiv Sena Bhavan Path and at Junction of D. L. Vaidya Road, Dadar, Mumbai			
14	If freehold or leasehold land		Freehold			
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		Information not available			





	stairs, passage, compound, etc. owner or tenant?	
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 completion	Year of Completion – 2006 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p><u>Remark:</u></p> <ol style="list-style-type: none"> <li>As per site inspection, Flat No. 801 &amp; 802 are internally merged by removing partition wall between living rooms and has two entrances. The Amalgamated flats are consisting of Living with Dining area + 3 Bedrooms + Kitchen + 3 Toilets + Store Room + Flowerbed Area + Covered Balcony Area.</li> <li>Two flats (801 &amp; 802) are internally amalgamated to form a single flat but can be demarcated individually. For the purpose of valuation, we have considered carpet area as per Approved Plan of Flat No. 2 only.</li> <li>As per Approved Building Plan, Flat No. 02 consists of Living Room + Bedroom + Kitchen + 2 Toilets + Encl. Balcony + Balcony Area + Passage (i.e. 1 BHK with 2 Toilets).</li> <li>As per Approved Plan, 8<sup>th</sup> floor is having 3 flats namely flat No. 1, 2, 3 &amp; Refuge area. As per Agreement Sale Plan 8<sup>th</sup> floor was having 4 flats (1,2,3 &amp; D) + Refuge area. As per Society Record Flat No. 3 of sale plan is renumbered as 802A.</li> </ol>	

5. As per actual measurement Carpet area is 762.00 Sq. Ft. (including Balcony Area) is more than carpet area mentioned in the Approved Plan. We have considered the area mentioned in the Approved Plan. Hence to give proper weightage to the value of the property, higher rate i.e. ₹ 51,082.00 per Sq. Ft. Depreciated Rate considered.

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 21.08.2023 for Residential Flat No. 802 & 802A, 8<sup>th</sup> Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar, Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mrs. Manisha P. Rambhiya (Flat No. 802) & Mr. Chunilal Rambhiya (Flat No. 802A).**

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

1	Copy of Agreement for Provision of Permanent Alternate Accommodation dated 16.08.2001 between M/s. Richa realtors Private Limited (the First Part) AND Shri Chunilal B. Rambhiya (the Tenant / Occupant)
2	Copy of Share Certificate Vide No. 028 dated 14.10.2009 in the name of Chunilal Rambhia for Flat No. 802A
3	Copy of Maintenance Bill No. 516 dated 09.03.2023 in the name of Mr. Chunilal Rambhiya for Flat No. 802A
4	Copy of Agreement for Provision of Permanent Alternate Accommodation dated 16.08.2001 between M/s. Richa realtors Private Limited (the First Part) AND Smt. Manisha P. Rambhiya (the Tenant / Occupant)
5	Copy of Share Certificate Vide No. 027 dated 14.10.2009 in the name of Manisha P. Rambhia for Flat No. 802
6	Copy of Electricity Bill, Customer No. 619-084-043*, dated 09.09.2021 for Sept-2021 in the name of Manisha D. Rambhiya for Flat No. 802
7	Copy of Maintenance Bill No. 500 dated 09.03.2023 in the name of Mrs. Manisha P. Rambhia for Flat No. 802
8	Copy of Approved Building Plan No. EEBP / 8411 / GN / A dated 23.05.2006 issued by Municipal Corporation of Greater Mumbai.
9	Copy of Part Occupancy Certificate No. EEBP / 8411 / GN / A dated 13.01.2006 issued by Municipal Corporation of Greater Mumbai.
10	Copy of Building Completion Certificate vide No. EEBP / 8411 / GN / A dated 23.05.2006 issued by MCGM.

### LOCATION:

The said building is located on F. P. No. 197/198 at bearing C. S. No. 1651 of Mahim Division. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Dadar railway station.

### BUILDING:

The building under reference is having Basement + Stilt + 12 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 8<sup>th</sup> Floor is having 3 Residential Flats. The building has 2 Lifts.





**Residential Flat:**

The residential flat under reference is situated on the 8<sup>th</sup> Floor. It consists of Living Room + 2 Bedroom + 2 WC + Store Room + Passage + Flowerbed + Covered Balcony Area (i.e., **1 BHK flat converted in to 2 Bedrooms + 2 Toilets + Store Room**). The residential flat is finished with Marble flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 21<sup>st</sup> August 2023**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>729.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Years
Cost of Construction	:	875.00 X 3,000.00 = ₹ 26,25,000.00
Depreciation $\{(100-10) \times 17 / 60\}$	:	25.50%
Amount of depreciation	:	₹ 6,69,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,37,775.00 per Sq. M. i.e. ₹ 31,380.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 3,04,145.00 per Sq. M. i.e. ₹ 28,256.00 per Sq. Ft.
Prevailing market rate	:	₹ 52,000.00 per Sq. Ft.
<b>Value of property as on 21.08.2023</b>	<b>:</b>	<b>729.00 Sq. Ft. X ₹ 52,000.00 = ₹ 3,79,08,000.00</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>Depreciated fair value of the property as on 21.08.2023</b>	<b>:</b>	<b>₹ 3,79,08,000.00 - ₹ 6,69,375.00 = ₹ 3,72,38,625.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 3,72,38,625.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 3,35,14,763.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 2,97,90,900.00</b>
<b>Insurable value of the property (875 X 3,000.00)</b>	<b>:</b>	<b>₹ 26,25,000.00</b>
<b>Guideline value of the property (875 X 28,256.00)</b>	<b>:</b>	<b>₹ 2,47,24,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 802 & 802A, 8th Floor, "Uttung Co-Op. Hsg. Soc. Ltd.", Plot No. 197/198, D. L. Vaidya Road, Dadar, Mumbai – 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 3,72,38,625.00 (Rupees Three Crore Seventy Two Lakhs Thirty Eight Thousand Six Hundred Twenty Five Only)** as on 21<sup>th</sup> August 2023.



## **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **21<sup>th</sup> August 2023 is ₹ 3,72,38,625.00 (Rupees Three Crore Seventy Two Lakhs Thirty Eight Thousand Six Hundred Twenty Five Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## ***PART III- DECLARATION***

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Stilt + 12 Upper 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	2006 (As per site information)
4.	Estimated future life	43 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Marble flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System





### Actual site photographs





### Actual site photographs

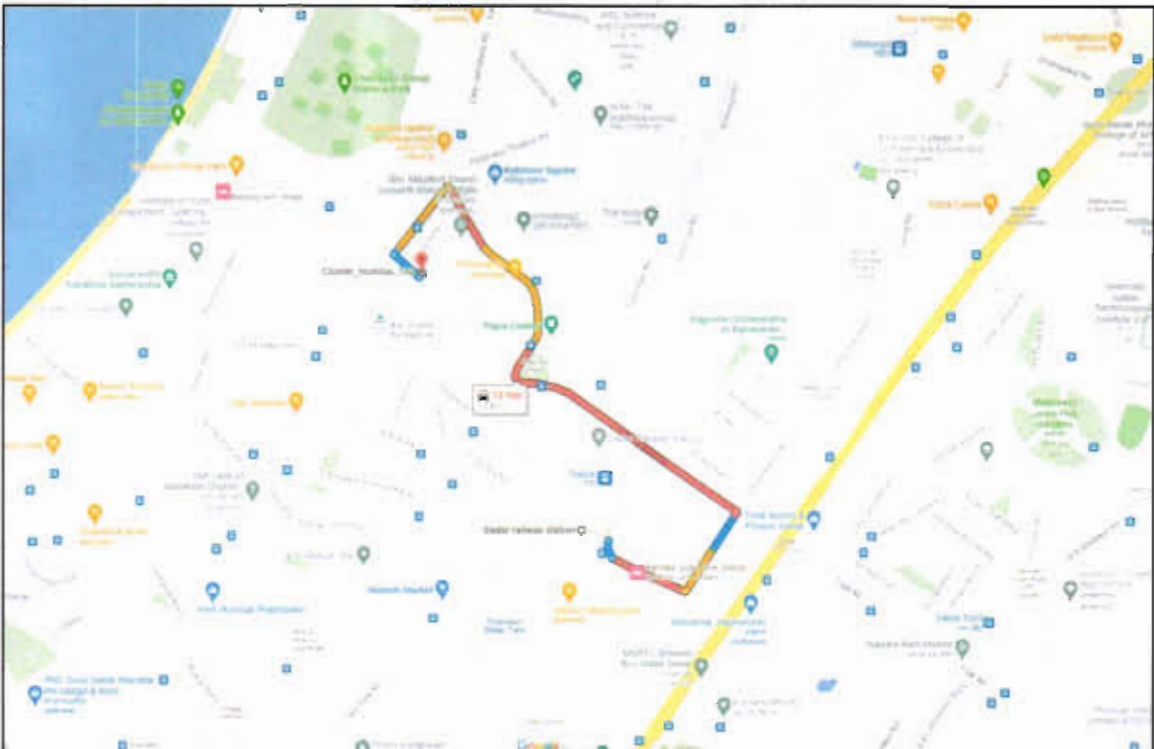


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## Route Map of the property

Site u/r



**Latitude Longitude - 19°01'23.6"N 72°50'23.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar – 1.8 Km.)



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





## 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	Terrain: Triangular portion, to the South Sayani Road and S. K. Bole Marg, Dadar Railway Station to the South up to Bridge, To the South Bridge up to Tilak Bridge, To the North Tilak Bridge up to Gadkari Chowk, Lady Jamshetji Road, and Pandurang Naik Marg and on the West Dadar Chowpati Portion Surrounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/117	139950	321690	369950	437700	315440
1527, 1529, 1530, 1534, 1536, 1538, 1539, 1540, 1544, 1550, 1551, 1552, 1553, 1554, 1562, 1564, 1566, 1567, 1568, 1576, 1577, 1578, 1583, 1584, 1585, 1588, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1606, 1610, 1611, 1614, 1616, 1617, 1622, 1624, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1648, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1662, 1663, 1669, 1671, 1673, 1681, 1682, 1684, 1686, 1688, 1691, 1692, 1693, 1697, 1699, 1700, 1704, 1709, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742.						
<a href="#" style="color: white; text-decoration: none;">⇐ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,21,690.00			
5% increase on Flat Located on 8 <sup>th</sup> Floor	16,085.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>3,37,775.00</b>	<b>Sq. Mt.</b>	<b>31,380.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,39,950.00			
The difference between land rate and building rate (A – B = C)	1,97,825.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>3,04,145.00</b>	<b>Sq. Mt.</b>	<b>28,256.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

**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

**magicbricks** Buy Rent Sell Home Loans

Home > Property in India > Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dadar West > 1BHK Flats for Sale in Dadar West > 1BHK Flats

₹3.25 Cr ₹1.14/sqft [How much loan can I get?](#) [EMI Calculator](#)

1BHK Flat For Sale in Prabhat Apartment, Dadar West, Mumbai

1 Bed 1 Bath 1 Balcony Semi-Furnished

Carpet Area: 560 sqft ₹ 58,206/sqft

Project: Prabhat Apartment

Floor: 1 (Out of 3 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: South

Furnished Status: Semi-Furnished

Type Of Ownership: Co-operative Society

Contact Owner: Pravin Chitre +91-9800000000

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2 BHK Flat in Matoshree Heights For Sale in Dadar West

₹2.18 Cr ₹2.18/lack/Month ₹58/sqft [How much loan can I get?](#) [EMI Calculator](#)

2 Bedrooms

2 Bathrooms

1 Balcony

Aug 16, 2021

Aug 21, 2021

Matoshree Heights

Verified Property

Price trends by H2Estimate

Report what was not correct in this property

Used by Broker Sold Out Wrong Info

Overview

Apartment Building: 107 Years

Ownership Type: Full Owned

Maintenance Charges: 46

Flooring: Marble/Graffiti

Surroundings: 1000 sqft

Carpet Area: 1073 sqft

Activity On This Property

₹ 546

₹ 1

₹ 8

Similar Properties



## Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK flat for sale in Dadar West, Mumbai, priced at ₹3.25 Cr. The property features 2 beds, 2 baths, 1 covered parking, and is furnished. It is located on the 6th floor of an 8-story building, facing North. The listing is ready to move and includes a water front and visitor parking. The contact agent is Bipin Panchal.

**₹3.25 Cr** EMI: ₹1.45L [Get Loan offers from 5+ Banks](#) **PREMIUM REALTY**

2 BHK 1000 Sq-ft Flat For Sale in **Dadar West, Mumbai**

**2 Beds** **2 Baths** **1 Covered Parking** **Furnished** **Water Front** **Visitor Parking**

Carpet Area 645 sqft - ₹50.38/sqft	Floor 6 (Out of 8 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	W/Fs 2	Furnished Status Furnished	Car Parking 1 Covered

**Contact Agent**  
Bipin Panchal +91 22 11 11 11 11  
[Get Phone No.](#)

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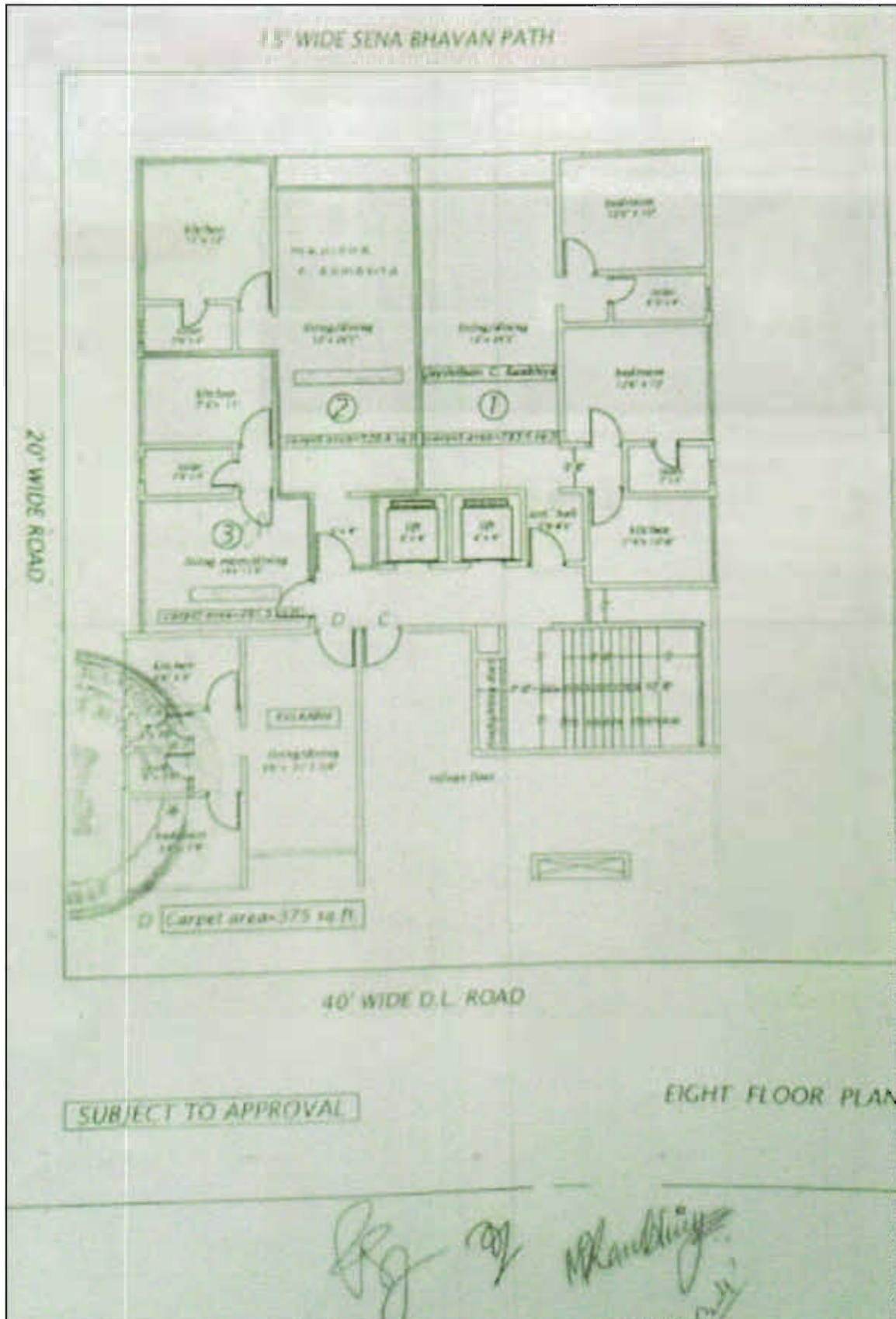


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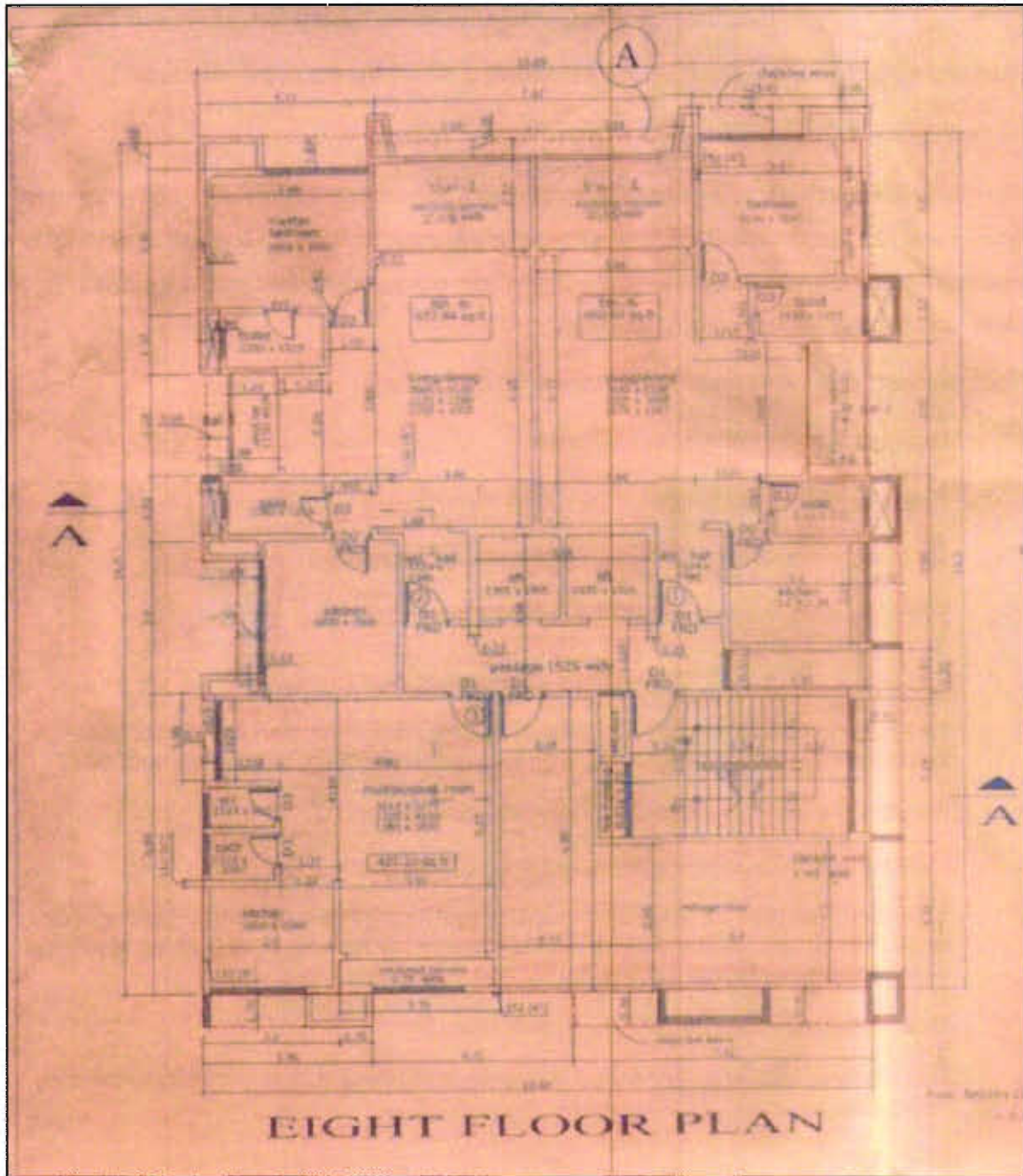
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**Sale Plan Attached with Agreement for Provision of Permanent Alternation Accommodation**



**Approved Building Plan**



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

This exercise is to assess **Fair Market Value** of the property under reference as on **21<sup>st</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 ₹ 3,72,38,625.00 (Rupees Three Crore Seventy Two Lakhs Thirty Eight Thousand Six Hundred Twenty Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
c=IN, email=manojbaburaochalikwar@vastukala.com,  
serialNumber=1, uri=mailto:manojbaburaochalikwar@vastukala.com,  
#n=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.22 15:55:43 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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