

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. | Dated |
| | PG-2230/23-24 | 29-Aug-23 |
| | Delivery Note | Mode/Terms of Payment |
| Buyer (Bill to) BANK OF INDIA - RBC BELAPUR BANK OF INDIA BUILDING GROUND FLOOR SECTOR-11 PLOT NO.11, CBD BELAPUR NAVI MUMBAI GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 3331 / 2302297 | |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|--------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 12,000.00 |
| | CGST | | | 1,080.00 |
| | SGST | | | 1,080.00 |
| Total | | | | ₹ 14,160.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee Fourteen Thousand One Hundred Sixty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|-----------------|-----------|-----------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 12,000.00 | 9% | 1,080.00 | 9% | 1,080.00 | 2,160.00 |
| Total | | | 1,080.00 | | 1,080.00 | 2,160.00 |

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

Remarks:
 Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh &
 Mr. Rahul Paresh Parekh - Residential Flat No. 1301,
 13th Floor (11th Habitable Floor as per plan), "Liva
 Roca", Asha Co-op. Hsg. Soc. Ltd., Plot No. 14, MHADA
 Layout, Gulmohar Cross Road No. 12, JVPD Scheme,
 Juhu, Vile Parle (West), Mumbai - 400 049, 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 : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukaia@icici

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

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh**

Residential Flat No. 1301, 13th Floor (11th Habitable Floor as per plan), "Liva Roca", Asha Co-op. Hsg. Soc. Ltd.,
Plot No. 14, MHADA Layout, Gulmohar Cross Road No. 12, JVPD Scheme, Juhu, Vile Parle (West),
Mumbai – 400 049, State – Maharashtra, Country – India.

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Longitude Latitude: 19°06'49.8"N 72°49'50.6"E

Valuation Done for:

Bank of India

Retail Business Centre Belapur Branch

Bank Of India, RBC, CBD Belapur, Bank of India Building, Ground Floor, Sector – 11, Plot No. 11,
CBD Belapur, Navi Mumbai – 400 614, 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

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

To,
The Branch Manager,
Bank of India
Retail Business Centre Belapur Branch
 Bank Of India RBC CBD Belapur,
 Bank Of India Building Ground Floor,
 Sector – 11, Plot No. 11, CBD Belapur,
 Navi Mumbai – 400 614,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

| I | | General | |
|----|---|-------------------------------------|--|
| 1. | Purpose for which the valuation is made | : | To assess fair market value of the property for Bank Loan Purpose. |
| 2. | a) | Date of inspection | : 23.08.2023 |
| | b) | Date on which the valuation is made | : 29.08.2023 |
| 3. | List of documents produced for perusal: 1) Copy of Agreement for Sale dated 18.12.2020 Between Ms. Sunita Chamaria, Mr. Niraj Chamaria & Mr. Amrit Nirmal Chamaria (the Transferors) and Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh (the Transferees). 2) Copy of Full Occupancy Certificate No. MH / EE / (BP) / GM / MHADA-104 / 418 / 2019 dated 21.11.2019 issued by Building Permission Cell, Greater Mumbai / MHADA. 3) Copy of Commencement Certificate No. CHE / WS / 0399 / K / 337 / (New) dated 28.12.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site) 4) Copy of Approved Plan Vide No. CHE / WS / 0399 / K / 337 / (New) dated 14.12.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site) 5) Copy of RERA Registration Certificate No. P51800001785 dated 18.05.2020 (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) | : | Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh <u>Address:</u> Residential Flat No. 1301, 13 th Floor (11 th Habitable Floor as per plan), "Liva Roca", Asha Co-op. Hsg. Soc. Ltd., Plot No. 14, MHADA Layout, Gulmohar Cross Road No. 12, JVPD Scheme, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India. <u>Contact Person:</u> Daughter in-law Joint Ownership Details of ownership share is not available |
| 5. | Brief description of the property (Including | : | The property is a Residential Flat located on 13 th Floor |

| | | | |
|-----|---|---|---|
| | Leasehold / freehold etc.) | | (11 th Habitable Floor as per plan). The composition of flat is having 5 Bedrooms + Living Room + Kitchen + 2 5 Toilets + Passage + Store Room (i.e., 5BHK with 5 Toilets). The property is at 1.9 Km. travelling distance from nearest D. N. Nagar Metro Station. |
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | - |
| | b) Door No. | : | Residential Flat No. 1301 |
| | c) C. T.S. No. / Village | : | CTS No. 20-A (Pt) of Village – Vile Parle (West) |
| | d) Ward / Taluka | : | Taluka – Andheri |
| | e) Mandal / District | : | District – Mumbai Suburban |
| | f) Date of issue and validity of layout of approved map / plan | : | Copy of Approved Plan Vide No. CHE / WS / 0399 / K / 337 / (New) dated 14.12.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM 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 | : | No |
| 7. | Postal address of the property | : | Residential Flat No. 1301, 13 th Floor (11 th Habitable Floor as per plan), "Liva Roca", Asha Co-op. Hsg. Soc. Ltd., Plot No. 14, MHADA Layout, Gulmohar Cross Road No. 12, JVPD Scheme, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India. |
| 8. | City / Town | : | Vile Parle (West), 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 | : | Village – Vile Parle (West) MHADA / 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 Site As per Documents |
| | North | : | Under Construction Building Details not available |
| | South | : | Mangal Milap Building Details not available |
| | East | : | Gulmohar Cross Road No. 12 Details not available |
| | West | : | Rustomjee Ashiana Details not available |
| 13 | Dimensions of the site | : | N. A. as property under consideration is a Residential |

| | | Flat in a building. | |
|------------------------------|--|---|--------------|
| | | A As per the Deed | B Actuals |
| | North | - | - |
| | South | - | - |
| | East | - | - |
| | West | - | - |
| 14. | Extent of the site | Carpet Area in Sq. Ft. = 2,256.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 2,346.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 2,816.00 (Area as per Agreement for sale) | |
| 14.1 | Latitude, Longitude & Co-ordinates of flat | 19°06'49.8"N 72°49'50.6"E | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | Carpet Area in Sq. Ft. = 2,346.00 (Area as per Agreement for sale) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | Owner Occupied | |
| II APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | Residential | |
| 2. | Location | | |
| | C. T.S. No. | CTS No. 20-A (Pt.) | |
| | Block No. | - | |
| | Ward No. | - | |
| | Village / Municipality / Corporation | Village – Vile Parle (West) MHADA / Municipal Corporation of Greater Mumbai | |
| | Door No., Street or Road (Pin Code) | Residential Flat No. 1301, 13 th Floor (11 th Habitable Floor as per plan), "Liva Roca", Asha Co-op. Hsg. Soc. Ltd., Plot No. 14, MHADA Layout, Gulmohar Cross Road No. 12, JVPD Scheme, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India. | |
| 3. | Description of the locality Residential / Commercial / Mixed | Residential | |
| 4. | Year of Construction | 2019 (As per Occupancy Certificate) | |
| 5. | Number of Floors | Pit Parking + Stilt + Gym Floor + 1 st to 12 th Upper Floors (As per OC) | |
| 6. | Type of Structure | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | 2 Flats on 13 th Floor (11 th Habitable Floor as per plan) | |
| 8. | Quality of Construction | Good | |
| 9. | Appearance of the Building | Good | |
| 10. | Maintenance of the Building | Good | |
| 11. | Facilities Available | | |

| | | | |
|------------|---|---|---|
| | Lift | : | 2 Lifts |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal sewer |
| | Car parking | : | Along with Three Car Parking Space |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |
| III | FLAT | | |
| 1 | The floor in which the flat is situated | : | 13 th Floor (11 th Habitable Floor as per plan) |
| 2 | Door No. of the flat | : | Residential Flat No. 1301 |
| 3 | Specifications of the flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Italian Marble flooring |
| | Doors | : | Teak Wood door frame |
| | Windows | : | Anodized Aluminum Sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with Concealed |
| | Finishing | : | Cement Plastering with POP false ceiling finished |
| 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? | : | Excellent |
| 7 | Sale Deed executed in the name of | : | Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the flat? | : | Built Up Area in Sq. Ft. = 2,816.00 (Area as per Agreement for sale) |
| 10 | What is the floor space index (app.) | : | As per MHADA norms |
| 11 | What is the Carpet Area of the flat? | : | Carpet Area in Sq. Ft. = 2,256.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 2,346.00 (Area as per Agreement for sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 3,20,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favoring for an extra | : | Located in developed area |

| | | |
|-----------|--|---|
| | Potential Value? | |
| 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) | ₹ 48,000.00 to ₹ 55,000.00 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). | ₹ 55,000.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | |
| | I. Building + Services | ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | ₹ 52,000.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | ₹ 3,24,434.00 per Sq. M. i. e. ₹ 30,141.00 per Sq. Ft. |
| | 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. 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 | 04 Years |
| | Life of the building estimated | 56 Years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | N.A., as the property age is below 5 years. |
| | 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 | ₹ 52,000.00 per Sq. Ft. |
| | Total Composite Rate | ₹ 55,000.00 per Sq. Ft. (Including Interior) |
| | Remark: | |



Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|------------------|-------------------|------------------------|
| 1 | Present value of the flat | 2,346.00 Sq. Ft. | 55,000.00 | 12,90,30,000.00 |
| 2 | Wardrobes | | | |
| 3 | Showcases | | | |
| 4 | Kitchen arrangements | | | |
| 5 | Superfine finish | | | |
| 6 | Interior Decorations | | | |
| 7 | Electricity deposits / electrical fittings, etc. | | | |
| 8 | Extra collapsible gates / grill works etc. | | | |
| 9 | Potential value, if any | | | |
| | Present market value of the property | | | 12,90,30,000.00 |
| | The Realizable value of the property | | | 11,61,27,000.00 |
| | The Distress value of the property | | | 10,32,24,000.00 |
| | Insurable value of the property (2,816.00 Sq. Ft. X 3,000.00) | | | 84,48,000.00 |
| | Govt. Value of the property (2,816.00 Sq. Ft. X 30,141.00) | | | 8,48,77,056.00 |

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values **change** every month.

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 48,000.00 to ₹ 55,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached



report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 55,000.00 per Sq. Ft. on Carpet Area (Including Interior) 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 | ₹ 3,20,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

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Actual Site Photographs



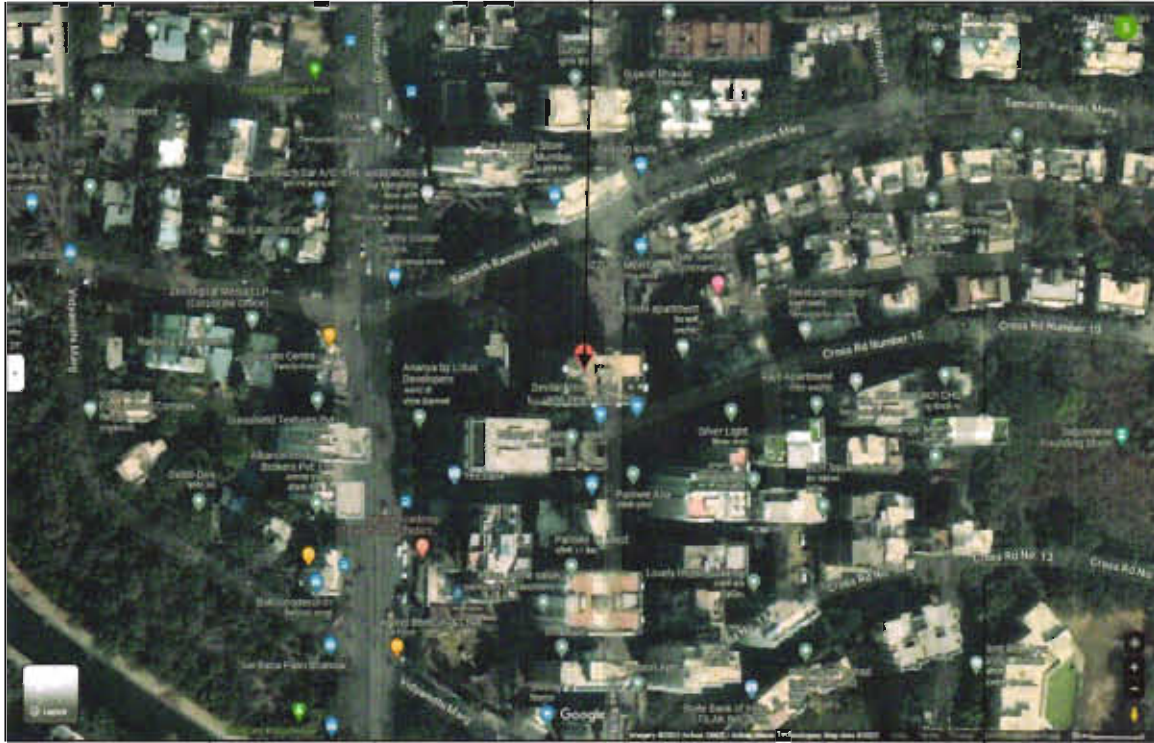
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Route Map of the property Site,u/r



Longitude Latitude: 19°06'49.8"N 72°49'50.6"E

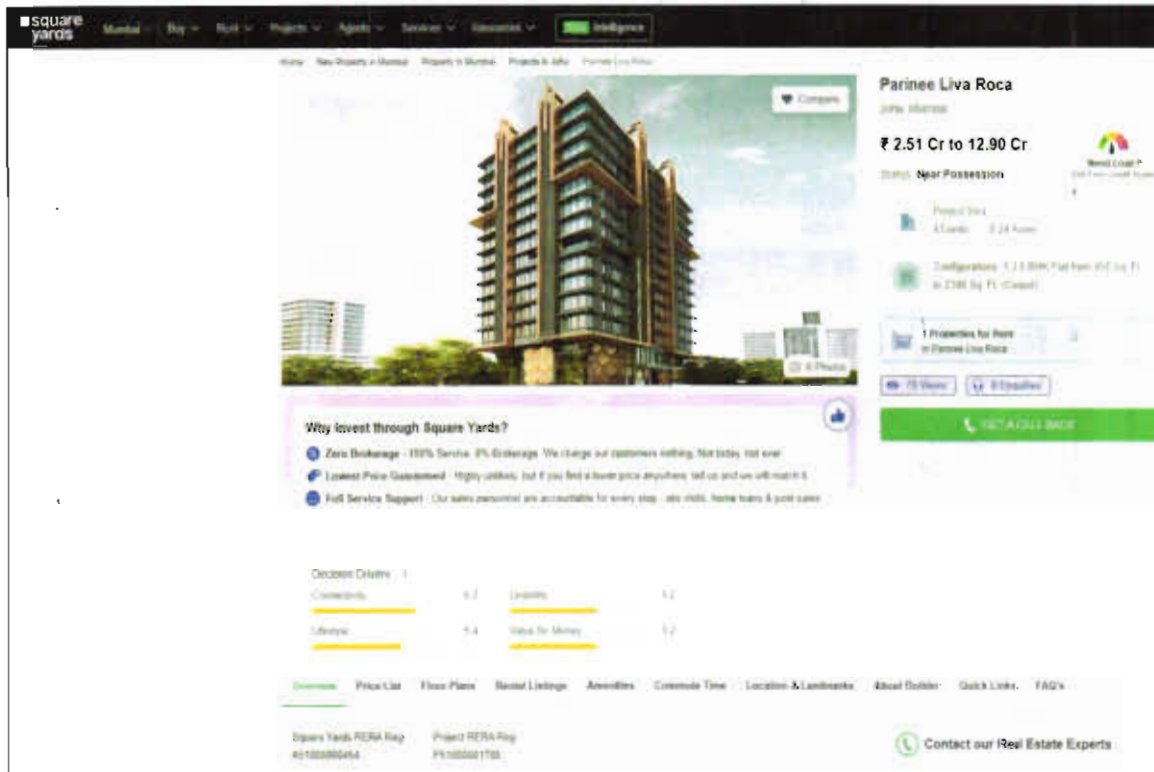
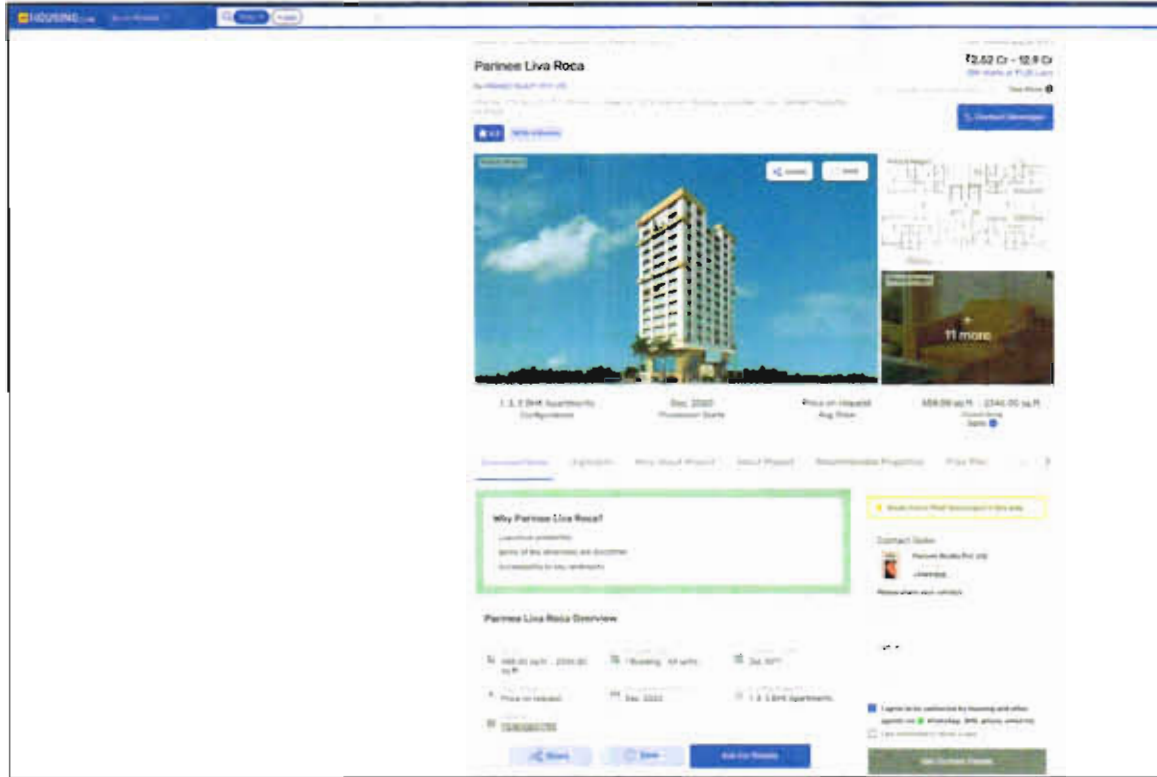
Note: The Blue line shows the route to site from nearest station (D. N. Nagar Metro Station – 1.9 Km.)

Ready Reckoner Rate

| DIVISION / VILLAGE - VILE PARLE WEST Commence From 1st April 2023 To 31st March 2024 | | | | | | |
|--|--|--------|-----------------|-----------------------|--------|------------|
| Type of Area | Urban | | Local Body Type | Corporation 'K' Class | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrace Village Boundary to the North, Swami Vivekanand Road / S. V Road, to the East, Vallabhrao Mehta Marg to the South, Village Boundary to the West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 37 | 37/190 | 153550 | 294940 | 309100 | 368670 | 294940 |
| <small>C.T.S.No. 1, 2, 3, 6A/1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275.</small> | | | | | | |
| Compare With Previous Year | | | | | | |

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Price Indicators



Price Indicators

Parinee Liva Roca
By Parinee Realty Pvt Ltd in Juhu

₹2.51 Cr onwards Request a Call Back

OVERVIEW LOCATION BUY RENT

Gallery

1, 3, 5 BHK
458 - 2346 sq ft
Dec-2020 (Ready to Move)
Apartment
Jul-2017

Unit Configuration

| Unit Types | Super Built Up Area | Carpet Area | Price | Floor Phase (Live-in Total) |
|-----------------|---------------------|-------------------|-----------------------|-----------------------------|
| 1 BHK Apartment | NA | 458 - 671 sq ft | ₹ 2.51 Cr - 3.69 Cr | NA / NA |
| 3 BHK Apartment | NA | 11.75 sq ft | ₹ 6.46 Cr | NA / NA |
| 5 BHK Apartment | NA | 2085 - 2346 sq ft | ₹ 11.48 Cr - 12.90 Cr | NA / NA |

magicbricks

₹13.0 Cr (₹11.15 Cr) Get the special deal

4 BHK for sale in LIVA ROCA, Juhu, Mumbai

4 Beds, 5 Baths, 4 Balconies, 3 Covered Parking

Super Built Up Area: 4000 sq ft
Carpet Area: 1250 sq ft
Transaction Type: Resale
Ready to Move

Project: LIVA ROCA
Floor: 24 (Out of 24 Floors)

Contact Owner | Get Phone No.

Price Indicators

square yards Mumbai | Buy | Rent | Projects | Agents | Services | Resources | Intelligence

Home > Property in Mumbai > Projects in Juhu > Parinee Liva Roca | 5 BHK 2346 Sq. Ft. Apartment in Parinee Liva Roca

5 BHK 2346 Sq. Ft. Apartment in Parinee Liva Roca
Juhu, Mumbai

₹ 12.90 Cr

100% Near Possession

1285 Views | 9 Enquiries

[GET A CALL BACK](#)

1 BHK | 2 BHK | 3 BHK Apartment from 302 Sq. Ft. to 2346 Sq. Ft. | Contact

Carpet Area: 2346 Sq. Ft. (100%) | See more

Parinee Liva Roca
Near Possession | Mumbai

₹ 2.51 Cr to 12.90 Cr

Near Possession

[Contact our Real Estate Experts](#)

Name: _____
Email ID: _____
Phone Number: _____
Mumbai: _____

Enable updates through [WhatsApp](#)

[Get a call back](#)

About Parinee Liva Roca - 5 BHK 2346 Sq. Ft. Apartment

PROPTIGER Mumbai | Enter a location to search property in 9933 81 | [Get a Home Loan](#)

Buy Property | Property in Mumbai | Property in Juhu

Interested to buy property in **Juhu?**

Name: _____
Age: _____ | Married: _____

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc.

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Get an assured Callback in 5 mins from your expert (9.30 AM - 6 PM IST)

[WhatsApp](#)

Contact Helpline on **+91-96939-69347**
WhatsApp/Chat (Daily)

Parinee Liva Roca
By Parinee Realty Pvt. Ltd.

Juhu, Mumbai | [View on map](#)

3.3.5 BHK | 458 - 2,346 sq ft | **₹ 12.90 Cr**

[View Project](#)

Overview | Floor Plan | Amenities | Gallery | Neighbourhood



Price Indicators

square yards

Parinee Liva Roca Govt. Registered Recent Transactions
Showing Last 12 Transactions

AD New Date Reset Clear

| Project Name | Date | Floor/Unit | Tower/Wing | Area | Value | Rate/Sq. Ft. |
|--|------------|---------------------------------------|------------|--------------|------------|--------------|
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2022-12-28 | Floor 5, Unit 503 | - | 1152 Sq. Ft. | ₹ 4.9 Cr. | ₹ 42,351 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2022-12-28 | Floor 4, Unit 401 | A, D | 1190 Sq. Ft. | ₹ 4.8 Cr. | ₹ 42,504 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2022-03-23 | Floor 9, Unit 902 | - | 2587 Sq. Ft. | ₹ 6 Cr. | ₹ 23,193 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-12-02 | Floor 13, Unit 1302 | B | 3480 Sq. Ft. | ₹ 11.5 Cr. | ₹ 48,506 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-08-12 | Floor 3, Unit 301A, 301B, 302 A, 302B | - | 2348 Sq. Ft. | ₹ 9.15 Cr. | ₹ 39,002 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-06-24 | Floor 8, Unit 802 | - | 2587 Sq. Ft. | ₹ 9.5 Cr. | ₹ 36,722 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-04-27 | Floor 8, Unit 802 | - | 2587 Sq. Ft. | ₹ 6.66 Cr. | ₹ 25,744 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-04-02 | Floor 19, Unit 1901 | - | 2000 Sq. Ft. | ₹ 2.1 Cr. | ₹ 109 |
| Parinee Liva Roca Sharda Colony - Vile Pagar West | 2021-03-16 | Floor 4 - UMR A, D-402 | - | 1273 Sq. Ft. | ₹ 4.38 Cr. | ₹ 36,810 |

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| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property under consideration was purchased by Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh from Ms. Sunita Chamaria, Mr. Niraj Chamaria & Mr. Amrit Nirmal Chamaria vide Agreement for sale dated 18.12.2020. |
| 2. | purpose of valuation and appointing authority | As per the request from Bank of India, RBC – Belapur 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 Jasiwar – Valuation Engineer Shobha Kuperkar – Technical Manger 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 – 23.08.2023 Valuation Date – 29.08.2023 Date of Report – 29.08.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 23.08.2023 |
| 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 Commercial 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 **29th 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,346.00 Sq. Ft. Carpet Area** in the name of **Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client's representative, we understand that the subject property is owned by **Mr. Paresh Liladhar Parekh, Mrs. Mita Paresh Parekh & Mr. Rahul Paresh Parekh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **2,346.00 Sq. Ft. Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,346.00 Sq. Ft. Carpet Area.**

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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 **29th August 2023**.

The term **Fair Market 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.

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.

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 this particular purpose at ₹ 12,90,30,000.00 (Rupees Twelve Crore Ninety Lakh Thirty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400009, serialNumber=1, uri=http://www.vastukala.org, cn=MANOJ BABURAO CHALIKWAR, email=manoj@vastukala.org, c=IN, postalCode=400009, serialNumber=1, uri=http://www.vastukala.org, cn=MANOJ BABURAO CHALIKWAR, email=manoj@vastukala.org, c=IN, postalCode=400009, serialNumber=1, uri=http://www.vastukala.org

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&I:Valuers:2019-20. 010

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