

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-2352/23-24	Dated 6-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Bank of Maharashtra-SAMB Branch Fort Janmangal 4 th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai – 400 001, GSTIN/UIN : 27AACCB0774B2Z3 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003459 / 2302426	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) **Indian Rupee Nine Hundred Only**

Remarks:
 Shri. Shaikh Dabir Ahmed Shamsuddin - Residential Flat No. 10, 3rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, 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 : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd



Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Shaikh Dabir Ahmed Shamsuddin**

Residential Flat No. 10, 3rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park,
Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061,
State – Maharashtra, Country – India.

Longitude Latitude: 19°07'41.1"N 72°49'06.8"E




Valuation Done for: **Bank of Maharashtra** **SAMB Branch Fort**

Janmangal 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai – 400 001,
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 property bearing Residential Flat No. 10, 3rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India belongs to **Shri. Shaikh Dabir Ahmed Shamsuddin**.

Boundaries of the property.

North	: Open Plot
South	: Rayalsavid Link Road
East	: Usha Swapna
West	: Sunrise Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 2,03,83,000.00 (Rupees Two Crore Three Lakh Eighty Three Thousand 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06 12:59:32 +05'30'

Sharadkumar B. Chalikwar



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
Encl: Valuation report.



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
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| 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
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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 Maharashtra
SAMB Branch Fort
 Janmangal 4th Floor, 45/47,
 Mumbai Samachar Marg, Fort, Mumbai – 400 001,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Bank of Maharashtra, SAMB Branch Fort to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection	: 30.08.2023
	b)	Date on which the valuation is made	: 06.09.2023
3.	List of documents produced for perusal:		
	1) Copy of Agreement to Assign dated 13.09.1984 Between Smt. Zubeda A. Pettiwalla (the Assignor) and Shri. Shaikh Dabir Ahmed Shamsuddin (the Purchaser). 2) Copy of Society Share Certificate No. 18 transferred on 03.02.2002 in the name of Shri. Shaikh Dabir Ahmed Shamsuddin. 3) Copy of previous valuation report dated 26.08.2022 issued by Sanjiv Hate.		
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)	:	Shri. Shaikh Dabir Ahmed Shamsuddin Address: Residential Flat No. 10, 3 rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India. Contact Person: Mr. Amrit Roy (Tenant) Contact No. 8860880429 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 3rd Floor. As per site inspection, the attached Terrace area is converted into 1 additional Bedroom and covered with A.C. sheet roofing. The composition of flat is 2 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i. e. 2 BHK with WC & Bath). The property is at 650 Mt. walkable distance from nearest metro station Versova.
6.	Location of property	:	

	a)	Plot No. / Survey No.	:	Details not available	
	b)	Door No.	:	Residential Flat No. 10	
	c)	C.T.S. No. / Village	:	Village – Versova	
	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 Building plans were not provided and not verified.	
	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	:	N.A.	
7.		Postal address of the property	:	Residential Flat No. 10, 3 rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.	
8.		City / Town	:	Andheri (West), Mumbai Suburban	
		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 – Versova 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	:	Open Plot	Details not available
		South	:	Rayalsavid Link Road	Details not available
		East	:	Usha Swapna	Details not available
		West	:	Sunrise Building	Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
				A As per the Deed	B Actuals
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 457.00	

			Terrace Area in Sq. Ft. = 197.00 Total Carpet Area in Sq. Ft. = 654.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 680.00 (Area as per Previous valuation report) Built Up Area in Sq. Ft. = 816.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°07'41.1"N 72°49'06.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 680.00 (Area as per Previous valuation report)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mr. Amrit Roy
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Details not available
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Versova Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 10, 3 rd Floor, " Havana ", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1978 (As per previous valuation report)
5.	Number of Floors	:	Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 3 rd Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		

1	The floor in which the flat is situated	:	3 rd Floor
2	Door No. of the flat	:	Residential Flat No. 10
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Partly Marble Flooring & Partly Mosaic flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	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?	:	Normal
7	Sale Deed executed in the name of	:	Shri. Shaikh Dabir Ahmed Shamsuddin
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. = 816.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 457.00 Terrace Area in Sq. Ft. = 197.00 Total Carpet Area in Sq. Ft. = 654.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 680.00 (Area as per Previous valuation report)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied – Mr. Amrit Roy
15	If rented, what is the monthly rent?	:	₹ 42,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
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	:	₹ 28,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet Area

	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)	
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).	: ₹ 32,000.00 per Sq. Ft. on Carpet Area ₹ 29,975.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 29,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 1,98,101.00 per Sq. M. i.e., ₹ 18,404.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,61,057.00 per Sq. M. i.e., ₹ 14,963.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstrn. Fees. Thus, the rates differ 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	: 45 Years
	Life of the building estimated	: 15 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 67.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 975.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 29,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 29,975.00 per Sq. Ft.
	Remark: As property area is not mentioned in the documents provided to us. We have considered the area as per our Presious Valuation Report for the purpose of valuation.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	680.00 Sq. Ft.	29,975.00	2,03,83,000.00
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			
10	Others			
Total Value of the property				2,03,83,000.00
The Realizable value of the property				1,73,25,550.00
Distress value of the property				1,42,68,100.00
Insurable value of the property				24,48,000.00
Guideline Value of the Property				1,22,09,808.00

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 ₹ 28,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment 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 ₹ 29,975.00 per Sq. Ft. on Carpet Area (after depreciation) for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 42,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



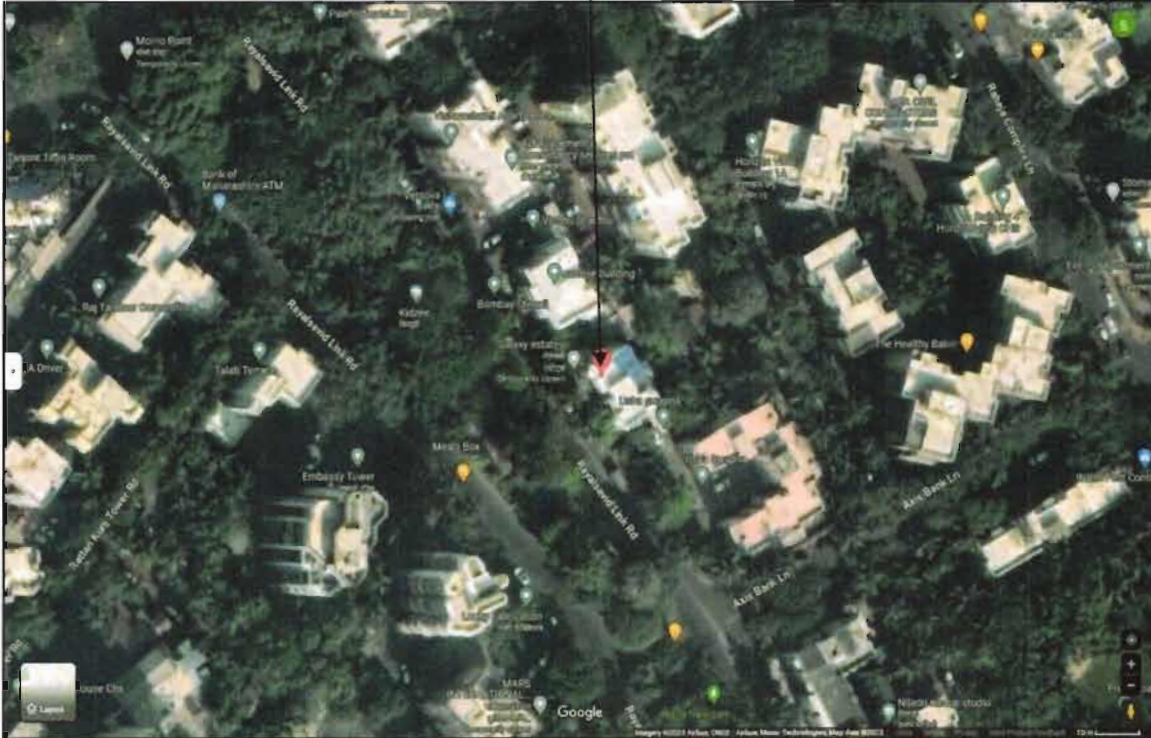
Actual Site Photographs



Think.Innovate.Create

Route Map of the property

(Site)ur



Longitude Latitude: 19°07'41.1"N 72°49'06.8"E

Note: The Blue line shows the route to site from nearest metro station (Versova – 650 Mt.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: मुंबई (उपनगर) Select Village: वरुण (अंधेरी)

Search By: Survey No Location

Select	वपविभाग	कुची बरींग	मिठावी बरानिगर	सीमेंट	दुकाने	सैडॉमिक	एकक (Sq./)
SurveyNo	49/235A-पुंभाप-गांधाज्य दक्षिणेकडील वृहद्दोमगळ्या शीतकपट्टी सवुण्य मिल्काळी	104200	233060	268020	296800	233060	चौरस मीटर
SurveyNo	49/235 -पुंभाप: उदारेकडे अवयवकाळ मार्ग, पुर्व, पश्चिम व दक्षिणेक गांधाची सीमा.	115780	233060	268020	296800	233060	चौरस मीटर
SurveyNo	49/236A-पुंभाप: उदारेकडे सवुण्य, पुर्वेक गांधाची वृहद्द, दक्षिणेक 37.80 मी. जी. पी. रोड, दक्षिणेक जी. पी. रोड बायवरील पुंभाप.	88950	163540	211420	261500	183840	चौरस मीटर
SurveyNo	49/236B-पुंभाप : CRZ - 1 क्षेत्रातील समतल मिल्काळी	33320	0	0	0	0	चौरस मीटर
SurveyNo	49/236C-पुंभाप : CRZ - 1 क्षेत्रातील समतल मिल्काळी	42080	0	0	0	0	चौरस मीटर

1 2 3

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,33,060.00			
Reduced by 15% on Fiat Located on 3 rd Floor	34,959.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,98,101.00	Sq. Mtr.	18,404.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,15,780.00			
The difference between land rate and building rate (A – B = C)	83,321.00			
Depreciation Percentage as per table (D) [100% - 45%] (Age of the Building – 45 Years)	55%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,61,057.00	Sq. Mtr.	14,963.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

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₹ 2.25 Cr EMI: ₹ 1.0L [Get pre-approved loan](#)

2 BHK 1500 Sq Ft Flat For Sale **Andheri West, Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Outdoor Tt Laundry Serv.

Carpet Area 750 sqft * <small>₹ 30,000/sqft</small>	Project Versova Sea Green Apartment	Floor 16 (Out of 21 Floors)	Transaction Type New Property
Status Ready to Move	Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished

East Facing Property Newly Constructed Property

Contact Agent
Get Phone No.
Last contact made 10 days ago

Posted on Sep 01, 22

Property ID: 47086303

Contact Agent

Sanjay Jagtap +91-9XXXXXXX

Get Phone No.

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₹ 2.70 Cr EMI: ₹ 1.2L [Get pre-approved loan](#)

2 BHK Flat For Sale in Trishul Apartment, Raheja Complex Lane, **Seven Bungalows, Mumbai**

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area 980 sqft * <small>₹ 27,357/sqft</small>	Project Trishul Apartment Raheja Complex Lane	Floor 1 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Semi-Furnished		

Contact Owner
Get Phone No.
Last contact made 7 days ago

Posted on Jul 18, 23

Property ID: 6862963

Contact Owner

pradeep Kamar sahuo +91-9XXXXXXX

Get Phone No.

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Price Indicators

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Home | Property for Sale in Mumbai | Flat for Sale in Mumbai | Flat for Sale in Seven Bungalows | 1 BHK Flat for Sale in Seven Bungalows | 880 Sq.ft

Posted on Jul 19, 23 | Property ID: 6893845

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Contact Owner
Dhaval Sutariya

₹1.80 Cr [EMI - ₹ 5k](#) | [Get Visa-approved loan](#)

1 BHK Flat For Sale in Trishul Apartment, Raneja Complex Lane, **Seven Bungalows, Mumbai**

1 Bed **1 Bath** **Semi-Furnished**

Super Built-Up Area 680 sqft ₹26.47/sqft	Project Trishul Apartment Raneja Complex Lane	Floor 1 (Out of 7 Floors)
Transaction Type: Resale	Status: Ready to Move	Furnished Status: Semi-Furnished

[Contact Owner](#) [Get Phone No.](#) Last contact made 11 days ago

More Details

Price Breakup: **₹1.8 Cr**

Booking Amount: **₹1,00,000** [Secure Now](#)

Address: **Raneja Complex Lane, Seven Bungalow, Andheri West, Mumbai, Maharashtra, India., Seven Bungalows, Mumbai - Western Mumbai, Maharashtra**

99acres Buy | Enter Locality | Project | Society | Landmark

Posted on Aug 23, 2023 | Ready to move

₹2.25 Cr [₹32,727 per sq.ft](#) **2BHK 2Baths**

Estimated EMI ₹1.7L, 788

NOT AVAILABLE [View Details](#)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recom](#)

Property (13)

Super Built up area ₹18 [sq.ft](#)

Built Up area: 736 [sq.ft](#)

Carpet area: 612 [sq.ft](#)

Price
₹2.25 Crore+ Govt Charges & Tax
@ 27,506 per sq.ft. (negotiable) [View Price Details](#)

Bedrooms: 2 Bedrooms, 2 Bathrooms, 14x Balcony with Store Room

Floor Number: 10th of 11 Floors

Location: East

Proximity: Main Road

Age: 0 to 1 Year Old

2 people viewed this property this week

Price Indicators

99acres Buy ▾ [Home Loans](#) [Property Safety](#) [LendRent](#) Post property **PRO**

₹1.75 Cr ₹1,75,00,000 **2BHK 2Baths**
Estimated EMI ₹11,86,775 ₹1,75,00,000

INDIA STATUS **NOT AVAILABLE** View on <https://maharajprahaladshah.com/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recome **>**

Property (5)

₹1.75 Crore
 @ 28,889 per sq.ft. (negotiable) View Price

2nd of 4 Floors **10+ Year Old**

2 Bedrooms, 2 Bathrooms, No Balcony

Sameer Building
 Seven Bungalow, Mumbai Andheri-Dahisar

Park/Garden

5 people already contacted this week

Ready to move Property | Posted on Jul 01, 2023

99acres Buy ▾ [Home Loans](#) [Property Safety](#) [LendRent](#) Post property **PRO**

₹1.4 Cr ₹1,40,00,000 **1BHK 2Baths**
Estimated EMI ₹11,11,815 ₹1,40,00,000

INDIA STATUS **NOT AVAILABLE** View on <https://maharajprahaladshah.com/>

Overview Owner Details Price Trends Registry Record Explore Locality Recome **>**

Property (4)

₹1.4 Crore
 @ 35,000 per sq.ft. (negotiable)

Ground of 4 Floors **10+ Year Old**

1 Bedroom, 2 Bathrooms, No Balcony

Versova heavens
 Seven Bungalow, Mumbai Andheri-Dahisar

East

Places nearby
 Seven Bungalow, Mumbai Andheri-Dahisar, Mumbai

View All (58)

Price Indicators

Comparable Properties						
Property Name	Rate <small>(on saleable area)</small>	Value	Total Floors	Status	Distance <small>(From Subject Property)</small>	
7 Bungalow	₹ 25,700	₹ 2,53,40,200	7	ready to move	0.2 km	
Aditi Apartment	₹ 22,600	₹ 2,22,83,600	4	ready to move	0.2 km	
Aditi Chs	₹ 22,600	₹ 2,22,83,600	5		0.2 km	
Ereeze Apartment	₹ 22,700	₹ 2,23,82,200	7	ready to move	0.1 km	
Harsha Apartment 1	₹ 22,700	₹ 2,23,82,200	6	ready to move	0.2 km	
Hicons Sea Crest	₹ 22,700	₹ 2,23,82,200	7		0.1 km	
Horizon View	₹ 22,700	₹ 2,23,82,200	7		0.1 km	
Oasis	₹ 22,600	₹ 2,22,83,600	6		0.2 km	
Padmaja Chs	₹ 22,700	₹ 2,23,82,200	7	ready to move	0.2 km	
Pranashish	₹ 22,700	₹ 2,23,82,200	7		0.2 km	
Saishreeji Chs	₹ 22,600	₹ 2,22,83,600	4		0.2 km	
Saurabh Chs	₹ 22,600	₹ 2,22,83,600	4		0.2 km	
Savera Apartment	₹ 22,700	₹ 2,23,82,200	6	ready to move	0.2 km	



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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 2,03,83,000.00 (Rupees Two Crore Three Lakh Eighty Three Thousand Only).

Place: Mumbai

Date: 06.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06 12:59:54 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date:

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached

(Appendix- 2)

DECLARATION FROM VALUER

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated **06.09.2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 30.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- k. I am the Chairman & Managing Director of the company, who is competent to sign this valuation report.
- l. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Shri. Shaikh Dabir Ahmed Shamsuddin from Smt. Zubeda A. Pettiwalla vide Agreement to Assign dated 13.09.1984.
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, SAMB Branch Fort to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Tushar Bhuvad – 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 – 30.08.2023 Valuation Date – 06.09.2023 Date of Report – 06.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.08.2023
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.	Major factors that were not taken into account during the valuation.	Nil
12.	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



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th September 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 advise 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 **680.00 Sq. Ft. Carpet Area** in the name of **Shri. Shaikh Dabir Ahmed**



Shamsuddin. 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 inputs received from Client's representative and site visit conducted, we understand that the subject property is owned by **Shri. Shaikh Dabir Ahmed Shamsuddin.** 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.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **680.00 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 / Existing 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 flat 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 Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **680.00 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.



(Appendix- 3)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **06th September 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 knowledgeable 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.

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, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 2,03,83,000.00 (Rupees Two Crore Three Lakh Eighty Three Thousand Only)**.

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

**Sharadkumar
B. Chalikwar**

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06 13:00:09 +05'30'



Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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