

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-2463/23-24	Dated 14-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Bank Of India - Ghatkopar (West) Ghatkopar (West) Branch Desai Niwas, M.G. Road, Ghatkopar (West) Mumbai - 400 086, GSTIN/UIN : 27AAACB0472C6Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 3739 /2302541	Delivery Note Date
	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 %	3,500.00
	CGST			315.00
	SGST			315.00
	Total			₹ 4,130.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand One Hundred Thirty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
Total	3,500.00		315.00		315.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **123105000319**

Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

Remarks:

Mr. Pranay Puneshwar Mesharam & Mrs. Vanita
 Puneshwar Mesharam - Residential Flat No. 704, 7th
 Floor, Building No. C-2, "Implosion Co-op. Hsg. Soc. Ltd.
 ", Sri. Sankara Colony, P. L. Lokhande Marg, Opp. RBK
 International Academy, Govandi, Mumbai – 400 043,
 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

Gitanjali Kulaye

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam**

Residential Flat No. 704, 7th Floor, Building No. C-2, "**Implosion Co-op. Hsg. Soc. Ltd.**", Sri. Sankara Colony,
P. L. Lokhande Marg, Opp. RBK International Academy, Govandi, Mumbai – 400 043,
State – Maharashtra, Country – India.

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Longitude Latitude: 19°03'43.7"N 72°54'46.2"E

Valuation Done for:

Bank of India

Ghatkopar (West) Branch

Desai Niwas, M. G. Road, Ghatkopar (West), Mumbai – 400 086,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 81-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Valuation Report Prepared For: Bank of India / Ghatkopar (West) Branch / Vanita Puneshwar Mesharam (3739/2302541) Page 2 of 23

Vastu/Mumbai/09/2023/3739/2302541
14/13-185-SBSH
Date: 14.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 704, 7th Floor, Building No. C-2, "Implosion Co-op. Hsg. Soc. Ltd.", Sri. Sankara Colony, P. L. Lokhande Marg, Opp. RBK International Academy, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India belongs to **Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam.**

Boundaries of the property.

North : Internal Road & Ground
South : Building No. A
East : Universal Majestic
West : Building No. G

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 this particular purpose at **₹ 1,45,04,875.00 (Rupees One Crore Forty Five Lakh Four Thousand Eight Hundred Seventy 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=india,
2.5.4.20=842396c9e4835d3b1e1c2f9e268597349c2531c4738
1115279817a18d3652, postalCode=400089, st=Maharashtra,
serialNumber=41456a566ab6c8948b2a55ab6a3c6b31f510224
394e28f2e29a3276a253fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:16:45 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010
Encl. Valuation Report



Our Pan India Presence at :

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

Regd. Office : B1-001, IU/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
Ghatkopar (West) Branch
 Desai Niwas, M. G. Road,
 Ghatkopar (West), Mumbai – 400 086,
 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 : 12.09.2023				
	b)	Date on which the valuation is made : 14.09.2023				
3.	List of documents produced for perusal: 1) Copy of Release Cum Relinquishment Deed dated 01.08.2023 Between Mrs. Jagruti Shekhar Kamble (the Releasers) and Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam (the Releasee). 2) Copy of Death Certificate dated 05.09.2022 in the name of Mr. Puneshwar Nagoji Mesharam issued by Municipal Corporation of Greater Mumbai. 3) Copy of Society NOC Letter dated 30.08.2021 issued by Implosion Co-op. Hsg. Soc. Ltd. 4) Copy of Society Share Certificate No. 12 transferred on 12.11.2005 in the name of Mr. Puneshwar Nagoji Mesharam. 5) Copy of Agreement dated 15.07.2005 Between Dr. Sridhar Ganapathy & Mrs. Indira Ganapathy (the Vendors) and Mr. Puneshwar Nagoji Mesharam (the Purchaser). 6) Copy of Commencement Certificate No. CE / 4316 / BPES / AM for the year 1994 issued by Municipal Corporation of Greater Mumbai. 7) Copy of Occupancy Certificate No. CE / 4311 / BPES / AM Dated 21.04.2011 issued by Municipal Corporation of Greater Mumbai					
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. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam Address: Residential Flat No. 704, 7 th Floor, Building No. C-2, " Implosion Co-op. Hsg. Soc. Ltd. ", Sri. Sankara Colony, P. L. Lokhande Marg, Opp. RBK International Academy, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India. Contact Person: Mrs. Vanita Mesharam (Owner) Contact No. 8657462655 Joint Ownership (As per Document details of ownership share) <table border="1" data-bbox="842 1945 1417 2027"> <thead> <tr> <th>Owner Name</th> <th>Share (%)</th> </tr> </thead> <tbody> <tr> <td>Mr. Pranay Puneshwar Mesharam</td> <td>50%</td> </tr> </tbody> </table>	Owner Name	Share (%)	Mr. Pranay Puneshwar Mesharam	50%
Owner Name	Share (%)					
Mr. Pranay Puneshwar Mesharam	50%					

			Mrs. Vanita Puneshwar Mesharam	50%
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 7 th Floor. At the time of site inspection, Flat No. 703 & 704 are internally amalgamated to form a single flat having separate entrance. Both the flats can easily demarcate. As per agreement floor plan, the composition of Flat No. 704 is 2 Bedrooms + Living Room + Kitchen + WC + Bath + Passage. But as per site inspection, Kitchen area of Flat No. 704 is converted into a Pooja Room. At present the composition of Flat No. 704 is 2 Bedrooms + Living Room + Pooja Room + WC + Bath + Passage. (i.e., 2 BH with Pooja Room + WC & Bath). The property is at 1.2 Km. travelling distance from nearest railway station Govandi.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 96, Hissa No. 1(Pt.)	
	b) Door No.	:	Residential Flat No. 704	
	c) C. T.S. No. / Village	:	CTS No. 4(Pt) of Village – Borla	
	d) Ward / Taluka	:	Ward – 'M', Taluka – Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Full Occupancy Certificate No. CE / 4311 / BPES / AM Dated 21.04.2011 issued by Municipal Corporation of Greater Mumbai	
	g) Approved map / plan issuing authority	:	Corporation of Greater Mumbai	
	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. 704, 7 th Floor, Building No. C-2, "Implosion Co-op. Hsg. Soc. Ltd.", Sri. Sankara Colony, P. L. Lokhande Marg, Opp. RBK International Academy, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India.	
8.	City / Town	:	Govandi, 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 – Borla 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	:	Internal Road & Ground	Details not available
	South	:	Building No. A	Details not available
	East	:	Universal Majestic	Details not available
	West	:	Building No. G	Details not available
13	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	Building Side Marginal Space
	South	:	-	Lift & Flat No. 701
	East	:	-	Passage
	West	:	-	Building Side Marginal Space
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 567.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 685.00 (Area as per Agreement)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°03'43.7"N 72°54'46.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 685.00 (Area as per Agreement)	
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.	:	Survey No. 96, Hissa No. 1(Pt.), CTS No. 4(Pt.)	
	Block No.	:	-	
	Ward No.	:	Ward – 'M'	
	Village / Municipality / Corporation	:	Village – Borla Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 704, 7 th Floor, Building No. C-2, "Implosion Co-op. Hsg. Soc. Ltd.", Sri. Sankara Colony, P. L. Lokhande Marg, Opp. RBK International Academy, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1998 (As per Agreement)	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 7 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available	:		
	Lift	:	1 Lift	



	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking	:	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	:	7 th Floor
2	Door No. of the flat	:	Residential Flat No. 704
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP falls ceiling
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?	:	Good
7	Sale Deed executed in the name of	:	Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam
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. = 685.00 (Area as per Agreement)
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. = 567.00 (Area as per Actual Site Measurement)
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?	:	₹ 30,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring 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	:	₹ 20,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up Area



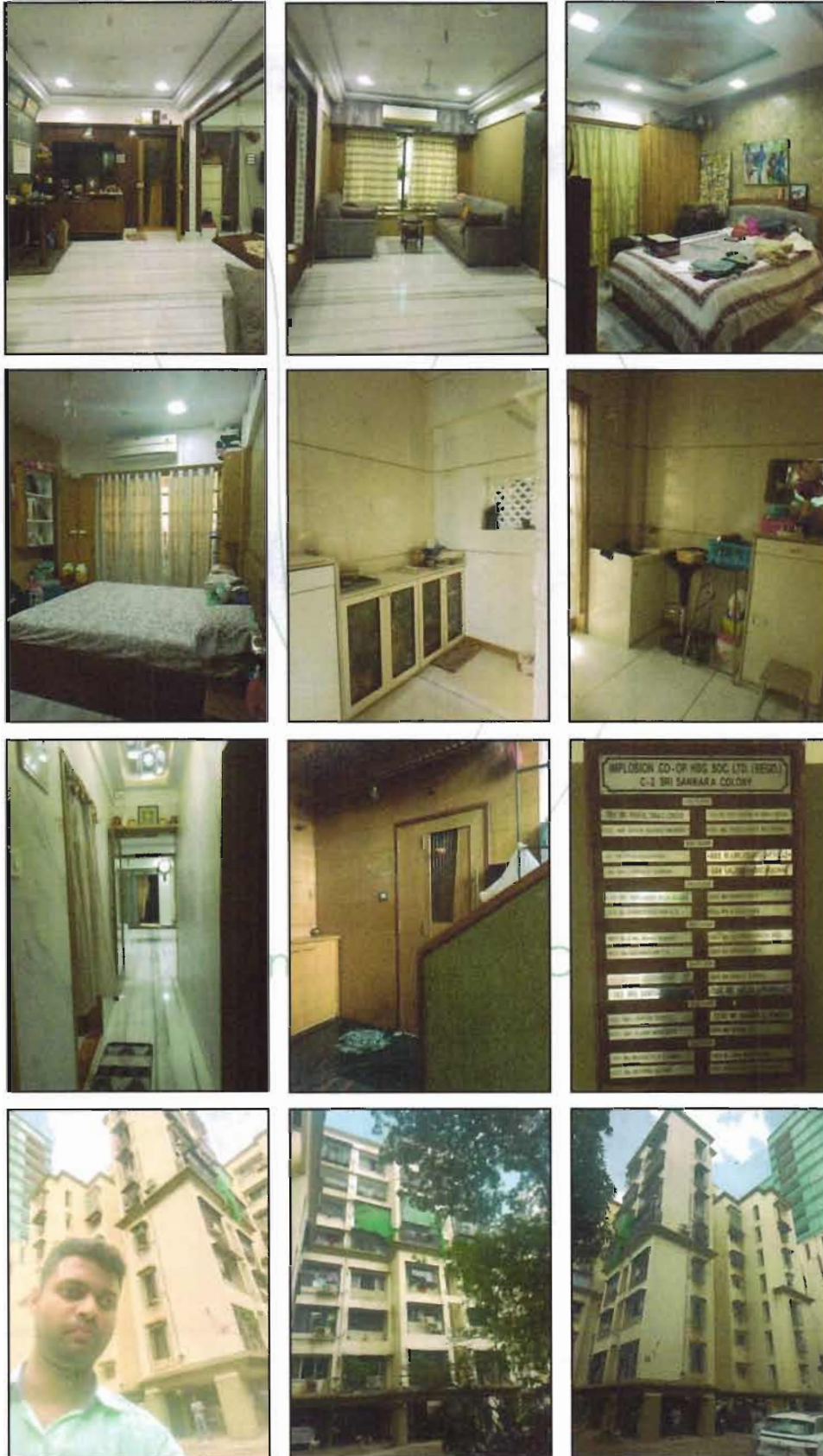
	similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 22,300.00 per Sq. Ft. on Built Up Area ₹ 21,175.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 19,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,22,199.00 per Sq. M. i. e. ₹ 11,353.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,05,309.00 per Sq. M. i. e. ₹ 9,783.00 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	: 25 Years
	Life of the building estimated	: 35 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 37.50%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,875.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 19,300.00 per Sq. Ft.
	Total Composite Rate	: ₹ 21,175.00 per Sq. Ft.
	Remark: At the time of site inspection, Flat No. 703 & 704 are internally amalgamated to form a single flat having separate entrance. Both the flats can easily demarcate. As per bank request, we have done the separate valuation. For the purpose of valuation, we have considered the area as per agreement for sale for flat no. 704 only.	

Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up 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 ₹ 21,175.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 30,000.00 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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Ready Reckoner Rate

DIVISION / VILLAGE: BORLA 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 Map	Terrain: Ghatkopar-Mankhurd Link Road to the North, Vaman Tukaram Pathi Marg to the East, Harbor Rail 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
99	99/457	54640	116380	140700	172400	125250
C.T.S.No. 1upt, 2upt, 3upt, 4upt, 4A/14, 4A/13, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 5/10, 6, 7						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,380.00			
Increase by 5% on Flat Located on 7 th Floor	5,819.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,22,199.00	Sq. Mtr.	11,353.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	54,640.00			
The difference between land rate and building rate (A – B = C)	67,559.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,05,309.00	Sq. Mtr.	9,783.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

1 BHK Flat In Implosion Chs For Sale In Chedda Nagar
 (Chedda Nagar) Area: 555 Sq.ft. (Approx.) | 1.1 Crores

₹ 60,045/Month
 Estimated EMI

555 sq.ft.

1 Bedroom
 1 Bathroom
 555 sq.ft. Area
 Car

10th, 2022
 Immediately
 Implosion Chs
 Full

Price trends by NB Estimate
 Report what was not correct in this property:
 Listed by Broker - Sold Out - Wrong Info

Overview			
Age of Building	4-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4 Per Sq.Ft/M	Floors	Multiple Floors
Built-up Area	555 Sq.Ft	Carpet Area	480 Sq.Ft

Activity On This Property
 354 Views | 1 Favorite

Similar Properties

99acres

Buy - Enter Locality / Project / Society / Landmark

₹ 1.2 Cr
 Estimated EMI ₹ 61,844

2BHK 2Baths
 Flat/Apartment for Sale

550 sq.ft. Area

₹ 2.2 Crore
 @ 21,818 per sq.ft.

3rd of 4 Floors

2 Bedrooms, 2 Bathrooms, No Balcony

Address: Shivams CHS, Chembur West, Mumbai Harbour

Property Age: 5 to 10 Year Old

Places nearby
 Chembur West, Mumbai Harbour, Mumbai

- Hanuman & Sani Temple
- Shiv Mandir Kharghar
- Ganpati Mandir
- Deshpande Children's Hospital
- Sakrut Maternu

Price Indicators

₹2.20 Cr [View Floor Plan](#) [Call Agent](#)

3 BHK 100 Sq-Ft Flat For Sale - Chembur West, Mumbai

Contact Agent
Rehit +91 98000XXXX

[Call 9743901100](#)

3 Beds 2 Baths 1 Covered Parking Semi-Furnished Jogging and Services/Club

Carpet Area 900 sqft • ₹2.44/sqft	Developer Cooperative Group Housing Society	Project Implosion CHS	Floor 1 (Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lift 1

[Contact Agent](#) [Get Phone No](#) Last contact made 19 days ago

More Details

Price Breakup	₹ 2.2 Cr ₹11,000 Quarterly
Booking Amount	₹ 5.0 Lac
Address	Chembur, Mumbai, Chembur West, Mumbai - Harbour Line, Maharashtra

1 BHK Flat **₹1.0 Cr** (Est. worth at ₹1.0 Cr)

504 sq ft ₹20,000/sq ft 6 Year Old Ready to move Middle of 1 floor East Facing 10 Furnished

Property Overview

Carpet Area	504 sq ft	Price	₹1.0 Cr
Price/sq ft	₹20,000/sq ft	Age of project	6 Year Old
Status	Ready to move	Facing	East Facing
Transaction Type	Resale	Furnishing	10 Furnished

[Contact Seller](#)



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,45,04,875.00 (Rupees One Crore Forty Five Lakh Four Thousand Eight Hundred Seventy Five Only). The Realizable Value of the above property is ₹ 1,30,54,388.00 (Rupees One Crore Thirty Lakh Fifty Four Thousand Three Hundred Eighty Eight Only). The Distress Value is ₹ 1,16,03,900.00 (Rupees One Crore Sixteen Lakh Three Thousand Nine Hundred Only).

Place: Mumbai

Date: 14.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=astukal,
2.5.4.20=98228A-Mad35d-03e0f13e2685915490cf6d3364133111
279b17a1815652, postalCode=400069, st=Maharashtra,
serialNumber=41356456abdc990262ca8fe4d6b11f11bd2e38
e2f2e29a370625d4, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:18:57 +05'30'

Auth. Sign.

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 of the Branch Manager with flat Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 14.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. My Engineer (Mr. Dashrath Jasiwar) has personally inspected the property on dated 12.09.2023. The work is not sub-contracted to any other valuer & 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency without reference to the subject property unless prior arrangements and consent have been made.
- n. 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 owned by Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Ghatkopar (West) 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 Barkat Hodekar – 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 – 12.09.2023 Valuation Date – 14.09.2023 Date of Report – 14.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.09.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **14th 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 **685.00 Sq. Ft. Built Up Area** in the name of **Mr. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam**. 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. Pranay Puneshwar Mesharam & Mrs. Vanita Puneshwar Mesharam**. 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 **685.00 Sq. Ft. Built Up 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 **685.00 Sq. Ft. Built Up 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 **14th 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.

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 ₹ 1,45,04,875.00 (Rupees One Crore Forty Five Lakh Four Thousand Eight Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.22099622206c46ad75dc038e0c739e2685913490c71c33-d813
33115279b12a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a366416cc89d862a55a6f6e31deb31f81ud2
e394e28f2029a327b6238fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:18:47 +05'30'

Auth. Sign.

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An ISO 9001:2015 Certified Company

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