

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-2526/23-24</b>	<b>18-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003785 / 2302604</b>	
	Dispatched through	Destination
	Terms of Delivery	

S/No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>8,000.00</b>
	<b>CGST</b>			<b>720.00</b>
	<b>SGST</b>			<b>720.00</b>
<b>Total</b>				<b>9,440.00</b>

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

**Indian Rupee Nine Thousand Four Hundred Forty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	8,000.00	9%	720.00	9%	720.00	1,440.00
<b>Total</b>			<b>720.00</b>		<b>720.00</b>	<b>1,440.00</b>


Tax Amount (in words) : **Indian Rupee One Thousand Four Hundred Forty Only**

**Remarks:**  
 "Mr. Bambhaniya Babulal Laxman- Amalgamated Residential Flat No. 713 & 714, 7th Floor, Wing - D, "Lok Sarita Co-op. Hsg. Soc. Ltd.", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, 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 : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

**for Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
 Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=asmita.rathod@vastukala.org, ou=Vastukala Consultants (I) Pvt. Ltd., c=IN  
 Date: 2023.09.10 10:55:22 +0530  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Bambhaniya Babulal Laxman**

Amalgamated Residential Flat No. 713 & 714, 7th Floor, Wing - D, "**Lok Sarita Co-op. Hsg. Soc. Ltd.**", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, State - Maharashtra, Country – India.

Latitude Longitude - 19°07'14.3"N 72°53'05.1"E

### Valuation Prepared for:

**Cosmos Bank**

**Vile Parle Branch**

Pratik Avenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

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

## VALUATION OPINION REPORT

The property bearing Amalgamated Residential Flat No. 713 & 714, 7<sup>th</sup> Floor, Wing - D, "**Lok Sarita Co-op. Hsg. Soc. Ltd.**", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, State - Maharashtra, Country - India belongs to **Mr. Bambhaniya Babulal Laxman**.

### Boundaries of the property.

North	:	Complex Road
South	:	E Wing
East	:	Complex Road & Building
West	:	Open Area

Considering various parameters **recorded**, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹2,12,88,456.00 (Rupees Two Crore Twelve Lakh Eighty-Eight Thousand Four Hundred Fifty-Six 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**  
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: 2023.09.18 11:16:34 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



### 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 28371 325/24  
mumbai@vastukala.org

Valuation Report of Amalgamated Residential Flat No. 713 & 714, 7<sup>th</sup> Floor, Wing - D, "Lok Sarita Co-op. Hsg. Soc. Ltd.", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059,

State - Maharashtra, Country - India.

*Form 0-1*

*(See Rule 8 D)*

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 16.09.2023 for Bank Loan Purpose								
2	Date of inspection	15.09.2023								
3	Name of the owner/ owners	<b>Mr. Bambhaniya Babulal Laxman.</b>								
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership Details of ownership share is not available								
5	Brief description of the property	<b>Address:</b> Amalgamated Residential Flat No. 713 & 714, 7 <sup>th</sup> Floor, Wing - D, "Lok Sarita Co-op. Hsg. Soc. Ltd.", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Ajit Gupta (Owner Employee)								
6	Location, street, ward no	Military Road								
7	Survey/ Plot no. of land	Survey No. 8, 16, 17, Hissa No. 4, 5, 9 & 10 (pt), CTS No. 284/1 to 8, 138, 139 & Others of Village - Marol								
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area								
9	Classification of locality-high class/ middle class/poor class	Middle Class								
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity								
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars								
	<b>LAND</b>									
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Amalgamated flat Carpet Area in Sq. Ft. = 785.00 + 13.00 - Dry area (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft.</b> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>713</td> <td>265.00</td> </tr> <tr> <td>714</td> <td>525.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>790.00</b></td> </tr> </tbody> </table> (Area as per Agreement for sale)	Flat No.	Carpet Area in Sq. Ft.	713	265.00	714	525.00	<b>Total Area</b>	<b>790.00</b>
Flat No.	Carpet Area in Sq. Ft.									
713	265.00									
714	525.00									
<b>Total Area</b>	<b>790.00</b>									

		<b>Built up Area in Sq. Ft.</b>	
		<b>Flat No.</b>	<b>Built up Area in Sq. Ft.</b>
		713	352.00
		714	698.00
		<b>Total Area</b>	<b>1,050.00</b>
		<b>(Area as per Agreement for sale)</b>	
13	Roads, Streets or lanes on which the land is abutting	Military Road	
14	If freehold or leasehold land	Free Hold	
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.	
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents	
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available	
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available	
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available	
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification	No	
21	Attach a dimensioned site plan	N.A.	
<b>IMPROVEMENTS</b>			
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available	
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached	
24	Is the building owner occupied/ tenanted/ both?	Self-Occupied - Mr. Bambhaniya Babulal Laxman	
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied	
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available	

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Not applicable
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 17,000.00 Expected rental income per month – For Flat No. 713 ₹ 34,500.00 Expected rental income per month – For Flat No. 714
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	<b>SALES</b>		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is

		considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> As per inspection, the flat no. 713 & 714 are internally amalgamated having Single entrance. For the purpose of valuation, we have considered area as per the agreement.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle Branch to assess fair market value as on 18.09.2023 for Amalgamated Residential Flat No. 713 & 714, 7<sup>th</sup> Floor, Wing - D, "**Lok Sarita Co-op. Hsg. Soc. Ltd.**", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, State - Maharashtra, Country – India belongs to **Mr. Bambhaniya Babulal Laxman**

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

1	Copy of Agreement for Sale dated 24.05.2011 between M/s. Lok Housing and Constructions Ltd. (The Developers) and Mr. Bambhaniya Babulal Laxman (The Purchaser) - For Flat No. 713 & 714
2	Copy of Share Certificate dated 23.09.2020 No. 165 from 826 to 830 in the name on Mr. Bambhaniya Babulal Laxman issued by Lok Sarita Co-op. Hsg. Soc. Ltd – For Flat No. 713.
3	Copy of Commencement Certificate ref. no. CE / 5641 / BSII / AK dated. 16.04.2001 comprising of Stilt + 12 <sup>th</sup> upper floors issued by Municipal Corporation of Greater Mumbai

### LOCATION:

The said building is located at Survey No. 8, 16, 17, Hissa No. 4, 5, 9 & 10 (pt), CTS No. 284/1 to 8, 138, 139 & Others of Village – Marol, Andheri (East), Mumbai. The property falls in Residential Zone. It is at a walking distance 2.1 Km. from Marol Naka Metro station.

### BUILDING:

The building under reference is having Stilt + 12<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 7<sup>th</sup> Floor is having 8 Residential Flat. The building external condition is normal.

**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. As per inspection, two flats are internally amalgamated to form a single flat. It consists of 3 Bedroom + Living Room + Kitchen + 2 Toilets (i.e., 3 BHK + 2 Toilets). The residential flat is finished with Vitrified Tiles flooring, Teak wood door frame, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 18th September 2023**

The Total Built up Area of the Residential Flat	:	1,050.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2007 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	1,050.00 X 2,800.00 = ₹ 29,40,000.00
Depreciation $\{(100-10) \times 22 / 60\}$	:	24.00%
Amount of depreciation	:	₹ 2,36,544.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,66,415.00 per Sq. M. i.e., ₹ 15,460.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,46,605.00 per Sq. M. i.e., ₹ 13,620.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,500.00 per Sq. Ft.
Value of property as on 24.07.2023	:	1,050.00 Sq. Ft. X ₹ 20,500.00 = ₹ 2,15,25,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 24.07.2023	:	₹ 2,15,25,000.00 - ₹ 2,36,544.00 = ₹ 2,12,88,456.00
Total Value of the property	:	₹ 2,12,88,456.00
The realizable value of the property	:	₹ 1,91,59,610.00
Distress value of the property	:	₹ 1,70,30,764.00
Insurable value of the property	:	₹ 29,40,000.00
Guideline value of the property	:	₹ 1,43,01,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Amalgamated Residential Flat No. 713 & 714, 7th Floor, Wing - D, "Lok Sarita Co-op. Hsg. Soc. Ltd.", Military Road, Marol, Andheri (East), Mumbai, PIN Code - 400 059, State - Maharashtra, Country – India for this particular purpose at ₹ 2,12,88,456.00 (Rupees Two Crore Twelve Lakh Eighty Eight Thousand Four Hundred Fifty Six Only). as on 16<sup>th</sup> September 2023.



## NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16<sup>th</sup> September 2023 is ₹ 2,12,88,456.00 (Rupees Two Crore Twelve Lakh Eighty Eight Thousand Four Hundred Fifty Six Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

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

I hereby declare that

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

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## ANNEXURE TO FORM 0-1

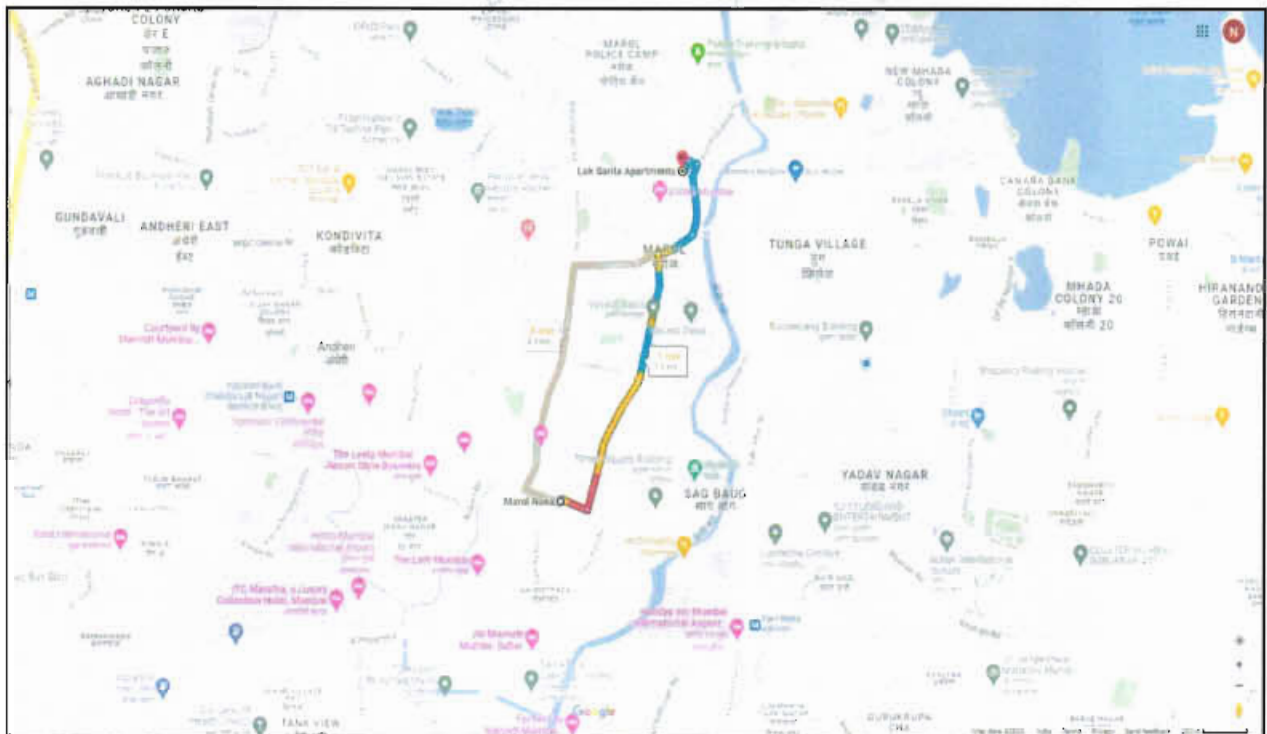
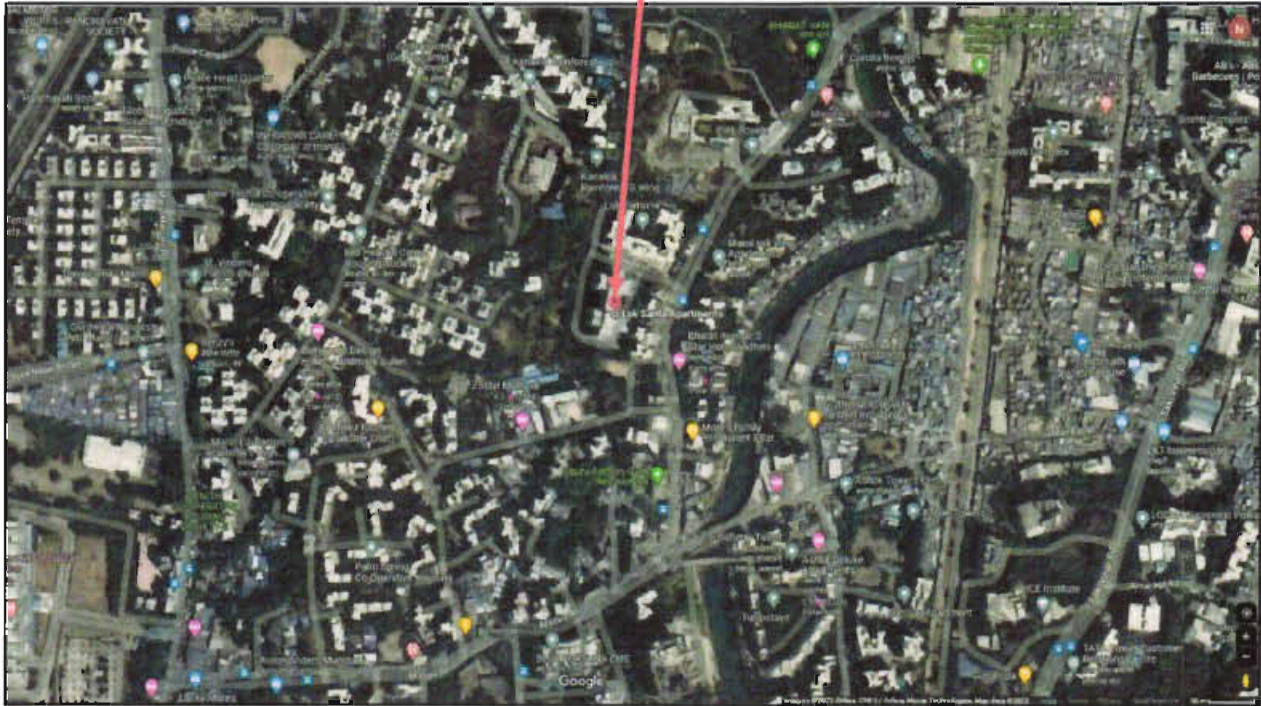
Technical details		Main Building
1.	No. of floors and height of each floor	Still + 12 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3	Year of construction	2007 (As per site information)
4	Estimated future life	44 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	<b>6" thick brick wall</b>
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual Site Photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°07'14.3"N 72°53'05.1"E

**Note:** The Blue line shows the route to site from nearest railway station (Marol Naka Metro Station – 2.1 Km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : MAROL  
 Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation 'A' Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, on East Village Boundary, on South and West Village Boundary, and Pipe Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
43	43/219	76370	158490	191880	208020	166420

C.T.S.No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.47, 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.

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## Price Indicators

Property Type	1 BHK	Construction	Ready to Move
Area	503 sq. ft.	Flooring	Marble
Bedroom	1	Carpet Area	400 sq. ft.
Bathroom	1	Facing	West
Balcony	1	View	Open
Car	1	Workings	Ready to Move

 The listing also features a 'Similar Properties' section with a thumbnail for another 1 BHK flat in the same area."/>


Property Type	2 BHK	Construction	Ready to Move
Area	429 sq. ft.	Flooring	Marble
Bedroom	2	Carpet Area	300 sq. ft.
Bathroom	2	Facing	West
Balcony	1	View	Open
Car	1	Workings	Ready to Move

 The listing also features a 'Similar Properties' section with a thumbnail for another 2 BHK flat in the same area."/>

## Price Indicators

**99acres** Buy - 3BHK 2Baths in Lok Sarita Apartments

**₹1.9 Cr** (Estimated ₹1.87 Cr)

**3BHK 2Baths**

Super Built up area: 1200 sq ft  
Carpet area: 800 sq ft

₹1.9 Cr + Govt Charges & Tax @ 15,750 per sq ft

10<sup>th</sup> of 13 Floors

2 Bathrooms, 2 Bathrooms, No Balcony

2 people viewed this property

Places nearby: Military Road, Marol, Near Pooja Academy, Vile Parle, Mumbai, Airport, Chhatrapati Shivaji Maharaj, Mumbai

**square yards** Mumbai Buy Price Flats Agents Services Resources Investigator Sell or Rent Property Log

### Lok Sarita Apartments Govt. Registered Recent Transactions

Showing Last 12 Transactions

Filter: New Sale | Resale | Lease

Project Name	Date	Floor/Unit	Swing/Dirng	Area	Value	Rate/Sq. Ft.	Transaction Type
Lok Sarita Apartments Marol, Andheri East	2022-10-17	Floor 4, Unit 215	D	328 Sq. Ft.	₹ 1.18 Cr	₹ 20,190	Sale
Lok Sarita Apartments Marol, Andheri East	2023-03-17	Floor 2, Unit 213	D	264 Sq. Ft.	₹ 54 L	₹ 20,455	Sale
Lok Sarita Apartments Marol, Andheri East	2023-01-09	Floor 4, Unit 214	D	388 Sq. Ft.	₹ 1.43 Cr	₹ 18,619	Sale
Lok Sarita Apartments Marol, Andheri East	2023-01-09	Floor 4, Unit 412	D	322 Sq. Ft.	₹ 40 L	₹ 13,320	Sale
Lok Sarita Apartments Marol, Andheri East	2022-10-13	Floor 10, Unit 1096	D	562 Sq. Ft.	₹ 1.89 Cr	₹ 24,703	Sale
Lok Sarita Apartments Marol, Andheri East	2022-12-13	Floor 10, Unit 1090	D	483 Sq. Ft.	₹ 50 L	₹ 14,289	Sale
Lok Sarita Apartments Marol, Andheri East	2022-11-07	Floor 10, Unit 1098	D	280 Sq. Ft.	₹ 35 L	₹ 18,190	Sale
Lok Sarita Apartments Marol, Andheri East	2022-11-04	Floor 10, Unit 1097	D	375 Sq. Ft.	₹ 1.87 Cr	₹ 20,207	Sale
Lok Sarita Apartments Marol, Andheri East	2022-04-21	Floor 1, Unit 118	S	268 Sq. Ft.	₹ 54 L	₹ 20,171	Sale



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

This exercise is to assess **Fair Market Value** of the property under reference as on **16th September 2023**.

The term Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

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



**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 2,12,88,456.00** (Rupees Two Crore Twelve Lakh Eighty Eight Thousand Four Hundred Fifty Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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: 2023.09.18 11:16:58 +05'30'

Auth. Sign.

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