

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-2558/23-24	Dated 20-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Sanjeev Jayantilal Mewada Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound, Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003863 / 2302637	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 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Remarks:

"Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada
 - Residential Flat No. A/801, 8th Floor, 'A' Wing,
 "Nishchay", Manchand Chunnilal Compound, Near
 Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400
 068, State – Maharashtra, Country – India
 "

Company's Service Tax No. : **AADCV4303RSD001**
 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**

Rattoc
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada**

Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound,
Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068,
State – Maharashtra, Country – India.

Latitude Longitude - 19°14'35.7"N 72°51'38.3"E

Valuation Prepared for:

Cosmos Bank




Borivali East Branch

G-1,G-2,G-3, A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road, Near HDFC Bank,
Borivali (East), State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

The property bearing Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound, Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada**.

Boundaries of the property.

North	:	Varsha Building / Internal Road
South	:	Internal Road & Shree Digambar Jain Mandir
East	:	SRA Building
West	:	S. V. Road

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 **₹ 1,60,32,500.00 (Rupees One Crore Sixty Lakh Thirty Two Thousand Five Hundred 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: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admita,
2.5.4.20=9822b6c4ad35c03d03e239e2665913490cf033241137
115279b17a180552, postalCode=400069, st=Maharashtra,
serialNumber=A156556ad35c03d03e239e2665913490cf033241137,
94e282e29a3279d25bfc, cn=MANOJ BABURAO CHALIKWAR,
Date: 2021.09.20 17:12:10 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound,
Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068, 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 20.09.2023 for Bank Loan Purpose
2	Date of inspection	18.09.2023
3	Name of the owner/ owners	Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound, Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India. Contact Person: Mr. Pratham Saneev Mewada (Owner's Son) Contact No.: 9324011330
6	Location, street, ward no	Near Parbat Nagar, S. V. Road, R/N Ward of MCGM
	Survey/ Plot no. of land	CTS No.1778, 1778/1 to 3, 1779, 1779/1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807A, 1807/1/A & 1808, 1809, 1811, 1812, 1814, 1815, 1817, 1818, 1769(pt) of Village Dahisar
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 553.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 583.00

		<p>(Area as per Agreement for Sale)</p> <p>Built-up Area in Sq. Ft. = 641.00 (Area as per Inex II)</p> <p>(All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Near Parbat Nagar, S. V. Road
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	IMPROVEMENTS	
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.



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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 40,000.00 Expected rental income per month
	(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?	N.A.
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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2023 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali (East) Branch to assess fair market value as on 20.09.2023 for Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound, Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 01.06.2020 between Shreeraj Developer LLP (the Promoter) AND Sanjeev Jayantilal Mewada & Nimisha Sanjeev Mewada (the Allottee)
2	Copy of RERA Registration Certificate No. P51800019863 dated 07.03.2019
3	Copy of Commencement Certificate No. SRA / ENG / 3824 / RN / PL / AP dated 23.03.2018 issued by Slum Rehabilitation Authority.
4	Copy of Part Occupancy Certificate No. SRA / ENG / 3824 / RN / PL / OC dated 05.06.2023 issued by Slum Rehabilitation Authority.

LOCATION:

The said building is located at land bearing CTS No.1778, 1778/1 to 3, 1779, 1779/1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807A, 1807/1/A & 1808, 1809, 1811, 1812, 1814, 1815, 1817, 1818, 1769(pt) of Village Dahisar, Taluka Borivali & Mumbai Suburban District. The property falls in Residential Zone. It is at a travelling distance of 950M. from Dahisar railway station.

BUILDING:

The building under reference is having 2 Basements + Stilt (pt) + Ground (pt) + 1 Podium + 35 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

faceted plaster from outside. The building external condition is good. The building is used for residential purpose. 8th Floor is having 6 Residential Flats. The building is having 3 Lift (s).

Residential Flat:

The residential flat under reference is situated on the 8th Floor. The composition of residential flats is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (**i.e., 2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 20th September 2023

The RERA Carpet Area of the Residential Flat	:	583.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Building
Cost of Construction	:	641.00 X 3,000.00 = ₹ 19,23,000.00
Depreciation $\{(100-10) \times 0 / 60\}$:	N.A.
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,00,475.00 per Sq. M. i.e. ₹ 9,334.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A.
Prevailing market rate	:	₹ 27,500.00 per Sq. Ft.
Value of property as on 20.09.2023	:	583.00 Sq. Ft. X ₹ 27,500.00 = ₹ 1,60,32,500.00

(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 20.09.2023	:	₹ 1,60,32,500.00
Total Value of the property	:	₹ 1,60,32,500.00
The realizable value of the property	:	₹ 1,44,29,250.00
Distress value of the property	:	₹ 1,28,26,000.00
Insurable value of the property (641.00 X 3,000.00)	:	₹ 19,23,000.00
Guideline value of the property (641.00 X 9,334.00)	:	₹ 59,83,094.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/801, 8th Floor, 'A' Wing, "Nishchay", Manchand Chunnilal Compound, Near Parbat Nagar, S. V. Road, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 1,60,32,500.00 (Rupees One Crore Sixty Lakh Thirty Two Thousand Five Hundred Only)** as on **20th September 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20th September 2023. is ₹ 1,60,32,500.00 (Rupees One Crore Sixty Lakh Thirty Two Thousand Five Hundred 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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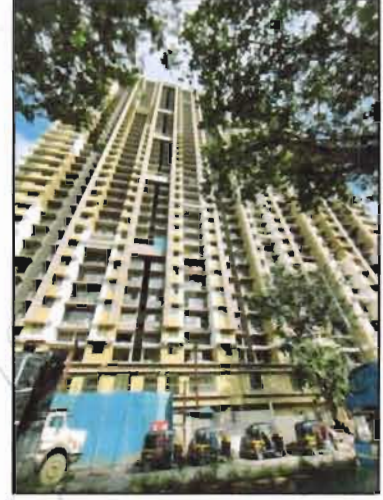
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	2 Basements + Stilt (pt) + Ground (pt) + 1 Podium + 35 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 th Floor
3.	Year of construction	2023 (As per Part Occupancy Certificate)
4.	Estimated future life	60 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	3 Lift (s)
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	Chequered tiles 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



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Vastukala Consultants (I) Pvt. Ltd.

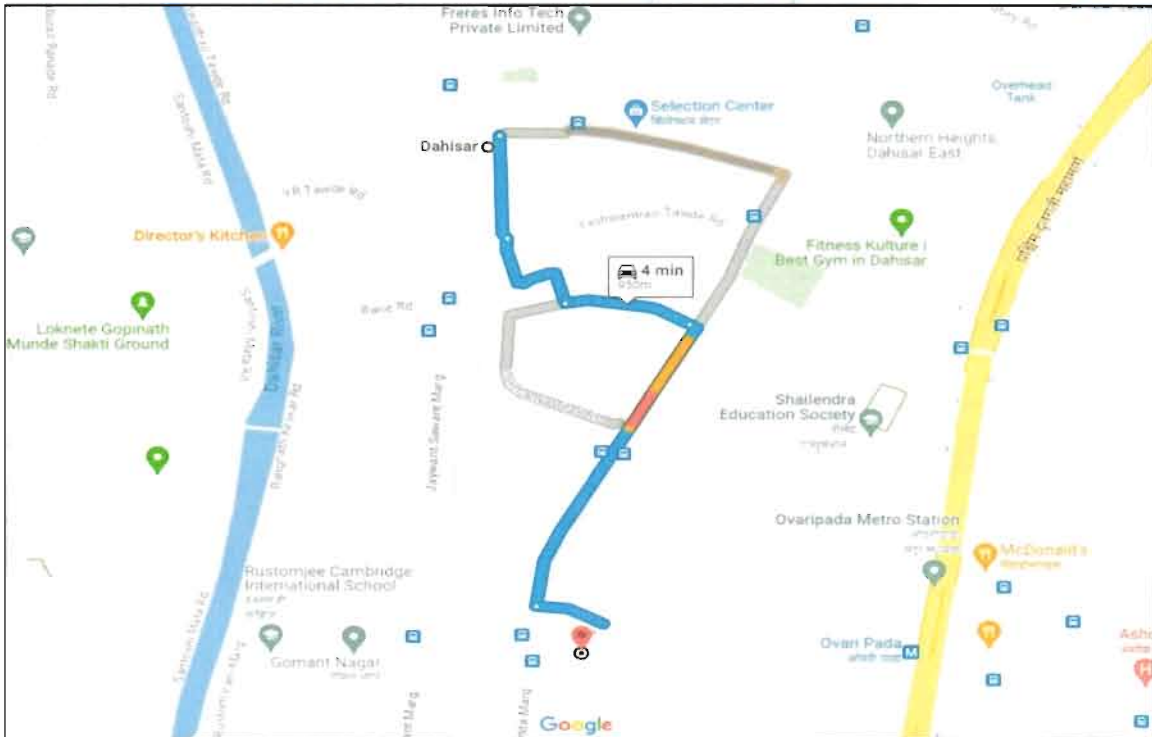
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Route Map of the property

Site u/r



Latitude Longitude - 19°14'35.7"N 72°51'38.3"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 950 M.)

Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक			
Home	Valuation Rules	User Manual	Close Feedback
Annual Statement of Rates			Language English
Year 20232024	Selected District मुंबई(उपनगर)		Language English
	Select Village दहीसर (बोरीवली)		
	Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location		
	Enter Survey No 1808	Search	
व्यवस्थापन	पूरी जमीन	निवासी व्ययनिका	नौकीर
89/4 12 -भूभाग: उल्हेस लिंक रोड,एस.व्ही. रोड, दुधगती मार्ग व नवीने वडलेना भूभाग.	35450	95690	110050
तुफाने	बीचोपिक	एकक (Rs./)	Attribute
	130800	95690	बोरस मीटर
			मि.टी.एन. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,690.00			
Increase by 5% on flat located on 8 th floors	4,785.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,00,475.00	Sq. Mtr.	9,334.00	Sq. Ft.
(A)				

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

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **FREE**

Posted on Aug 10, 2023 Ready to move

₹1.6 Cr ₹27,826 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹1,27,793

RERA STATUS REGISTERED Registration No: P51800018863 Website: <https://maharera.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (11) Society (31)

Area
Carpet area: 575 sq.ft.

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony with Others

Price
₹ 1.6 Crore
@ 27,826 per sq.ft. (Negotiable) [View Price Details](#)

Address
Chandak Nishchay
Dahisar East, Mumbai Andheri-Dahisar

Floor Number
21st of 35 Floors

Facing
East

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **FREE**

Posted on Sep 09, 2023 Ready to move

₹1.6 Cr ₹27,444 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹1,27,793

RERA STATUS REGISTERED Registration No: P51800018863 Website: <https://maharera.maharashtra.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (7) Society (31)

Area
Carpet area: 583 sq.ft.

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

Price
₹ 1.6 Crore+ Govt Charges & Tax
@ 27,444 per sq.ft. (All inclusive, Negotiable)

Address
Chandak Nishchay
Dahisar East, Mumbai Andheri-Dahisar

Floor Number
23rd of 35 Floors

Facing
East

Facilities
Park/Garden, Main Road, Club, Pool

Ownership Age
0 to 1 Year Old

Price Indicators

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 2 BHK Flats for Sale in Borivali East > 583 Sq.ft
Posted on: Jul 07, 23 | Property ID: 67939085

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹1.60 Cr

EMI: ₹ 72k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Chandak Nishchay **Borivali East, Mumbai**

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area 583 sqft ₹ 2744/sqft	Developer Chandak Group	Project Chandak Nishchay
Floor 20 (Out of 35 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold

East Facing Property
 Newly Constructed Property

Contact Owner

Bharat Cor - 91-97XXXXXXX

Get Phone No.

Download Brochure

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Ratan Nagar Borivali East > 2 BHK Flats for Sale in Ratan Nagar Borivali East > 825 Sq.ft
Posted on: Sep 14, 23 | Property ID: 68075697

₹1.75 Cr

EMI: ₹ 79k | [Get Loan offers from 34+ banks](#)

2 BHK 825 Sq-ft Flat For Sale **Ratan Nagar Borivali East, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 583 sqft ₹ 30,027/sqft	Developer Chandak Group	Project Chandak Nishchay
Floor 23 (Out of 35 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent

Siddhesh Samant - 91-98XXXXXXX

Get Phone No.

Download Brochure

Contact Agent

Get Phone No.

Last contact made 2 days ago

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,60,32,500.00 (Rupees One Crore Sixty Lakh Thirty Two Thousand Five Hundred 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

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4ad35d0360c3962605913400c3334011
3315279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41256a566ad8c89866265ca86c3c9b11111bd,
e194a282e29a377b625bf0, c=MANOJ BABURAO CHALIKWAR
Date: 2023.09.20 17:12:33+05'30'

Auth. Sign.

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