

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-2581/23-24	Dated 21-Sep-23
Buyer (Bill to) PUNJAB NATIONAL BANK - BKC Plot No. C-9, G-Block, Ground Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003865 / 2302662	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	15,000.00
	CGST			1,350.00
	SGST			1,350.00
Total				17,700.00

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

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total	15,000.00		1,350.00		1,350.00	2,700.00

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

Remarks:

"Name of Project: ""Divum"" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Digitally signed by **Asmita Rathod**
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN
 Date: 2023.09.22 10:13:27 +05'30'

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Divum"

"Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, State - Maharashtra, Country - India.

Think.Innovate.Create

Latitude Longitude: 19°10'40.5"N 72°52'18.1"E

Valuation Done for:

**Punjab National Bank
BKC Branch**

PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051



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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

MASTER VALUATION REPORT OF "Divum"

"Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, State - Maharashtra, Country - India

NAME OF DEVELOPER: M/s. Dynamix Contractors and Builders Pvt. Ltd.

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, State - Maharashtra, Country - India. It is about 2.4 Km. travel distance from Dindoshi metro station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Dynamix Contractors and Builders Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Divum	P51800018784
Register office address	M/s. Dynamix Contractors and Builders Pvt. Ltd. Ground Floor, "Dynamix House", Yashodham, General A.K. Vaidya Marg, Opp. Dindoshi Bus Depot, Goregaon (East), PIN - 400 063, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Murali Salian (Builder Person – Mobile No. 8956881387) Mr. Aadil Thasariya (Builder person – Mobile No. 9967025135)	
E – mail ID & Website	sales@dynamixgroup.co.in , manoj.vaqal@dynamixgroup.co.in https://www.dynamixgroup.co.in , ashiva2008@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Slum Area
On or towards East	Riddhi Garden Road & Riddhi Tower
On or towards West	Gharkul Building & Shubham Kala Kendra



Our Pan India Presence at :

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

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

	enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA
	North	CTS No. 610A- 1A – 2C	CTS No. 610A- 1A – 2C
	South	DP Road	DP Road
	East	CTS No. 677	CTS No. 677
	West	CTS No. 610- 1A- 2B	CTS No. 610- 1A- 2B
			As per Site
			Road
			Slum Area
			Riddhi Garden Road & Riddhi Tower
			Gharkul Building & Shubham Kala Kendra
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A B Actuals
			As per the Deed
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.2	Latitude, Longitude & Co-ordinates of property	:	19°10'40.5"N 72°52'18.1"E
14.	Extent of the site	:	Total Plot area = 3846.30 (As per Approved Plan – Non Slum) Plot area = 3640.38 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area = 3846.30 (As per Approved Plan – Non Slum) Plot area = 3640.38 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. PN / PVT / 0170 / 20150610 / AP / S – 2 dated 17.08.2021 issued by Executive Engineer

		Slum Rehabilitation Authority. (Number of Copies - Sheet No. 1/14 to 14/14)									
		Approved Upto:									
		<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Lower Ground Floor + Upper Ground + 1st to 6th floors (Podiums) + 7th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1st Floor (Part Fitness Center / Part Residential) + 2nd to 37th Upper Floors + 38th Floor (Part Residential / Part Terrace)</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Lower Ground Floor + Upper Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1 st Floor (Part Fitness Center / Part Residential) + 2 nd to 37 th Upper Floors + 38 th Floor (Part Residential / Part Terrace)					
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10.	Corner plot or intermittent plot?	: Intermittent									
11.	Road facilities	: Yes									
12.	Type of road available at present	: B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 13.4 Mtr. Wide Road									
14.	Is it a Land – Locked land?	: No									
15.	Water potentiality	: Municipal Water supply									
16.	Underground sewerage system	: Connected to Municipal sewer									
17.	Is Power supply is available in the site	: Yes									
18.	Advantages of the site	: Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No									
Part – A (Valuation of land)											
1	Size of plot	: Total Plot area = 3846.30 (As per Approved Plan – Non Slum) Plot area = 3640.38 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	: -									
	East & West	: -									
2	Total extent of the plot	: As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 1,32,420.00 per Sq. M. for Residential ₹ 62,930.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	: As per table attached to the report									
6	Estimated value of land	: <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
As per Approved Plan											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									

			3846.30	62930	24,20,47,659.00				
			As per RERA Certificate						
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			3640.38	62930	22,90,89,113.00				
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Building No.		Number of Floors						
	2		Proposed Lower Ground Floor + Upper Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1 st Floor (Part Fitness Center / Part Residential) + 2 nd to 37 th Upper Floors + 38 th Floor (Part Residential / Part Terrace)						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. PN / PVT / 0170 / 20150610 / AP / S – 2 dated 17.08.2021 issued by Executive Engineer Slum Rehabilitation Authority. (Number of Copies - Sheet No. 1/14 to 14/14)						
	h) Approved map / plan issuing authority	:	Approved Upto: <table border="1"> <tr> <td>Building No.</td> <td>Number of Floors</td> </tr> <tr> <td>2</td> <td>Lower Ground Floor + Upper Ground + 1st to 6th floors (Podiums) + 7th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1st Floor (Part Fitness Center / Part Residential) + 2nd to 37th Upper Floors + 38th Floor (Part Residential / Part Terrace)</td> </tr> </table>			Building No.	Number of Floors	2	Lower Ground Floor + Upper Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1 st Floor (Part Fitness Center / Part Residential) + 2 nd to 37 th Upper Floors + 38 th Floor (Part Residential / Part Terrace)
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
10	206	2	2 BHK	757	833	23080	1,74,71,560.00	1,57,24,404.00	1,39,77,248.00	36500
11	301	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
12	302	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
13	303	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
14	304	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
15	305	3	2 BHK	757	833	23160	1,75,32,120.00	1,57,78,908.00	1,40,25,696.00	36500
16	306	3	2 BHK	757	833	23160	1,75,32,120.00	1,57,78,908.00	1,40,25,696.00	36500
17	401	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
18	402	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
19	403	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
20	404	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
21	405	4	2 BHK	757	833	23240	1,75,92,680.00	1,58,33,412.00	1,40,74,144.00	36500
22	406	4	2 BHK	757	833	23240	1,75,92,680.00	1,58,33,412.00	1,40,74,144.00	36500
23	501	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
24	502	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
25	503	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
26	504	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
27	505	5	2 BHK	757	833	23320	1,76,53,240.00	1,58,87,916.00	1,41,22,592.00	37000
28	506	5	2 BHK	757	833	23320	1,76,53,240.00	1,58,87,916.00	1,41,22,592.00	37000
29	601	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
30	602	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
31	603	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
32	604	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
33	605	6	2 BHK	757	833	23400	1,77,13,800.00	1,59,42,420.00	1,41,71,040.00	37000
34	606	6	2 BHK	757	833	23400	1,77,13,800.00	1,59,42,420.00	1,41,71,040.00	37000
35	703	7	2 BHK	789	868	23480	1,85,25,720.00	1,66,73,148.00	1,48,20,576.00	38500
36	704	7	2 BHK	789	868	23480	1,85,25,720.00	1,66,73,148.00	1,48,20,576.00	38500
37	705	7	2 BHK	757	833	23480	1,77,74,360.00	1,59,96,924.00	1,42,19,488.00	37000
38	706	7	2 BHK	757	833	23480	1,77,74,360.00	1,59,96,924.00	1,42,19,488.00	37000
39	801	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
40	802	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
41	803	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
42	804	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
43	805	8	2 BHK	757	833	23560	1,78,34,920.00	1,60,51,428.00	1,42,67,936.00	37000
44	806	8	2 BHK	757	833	23560	1,78,34,920.00	1,60,51,428.00	1,42,67,936.00	37000
45	901	9	2 BHK	789	868	23640	1,86,51,960.00	1,67,86,764.00	1,49,21,568.00	39000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
81	1503	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
82	1504	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
83	1505	15	2 BHK	757	833	24120	1,82,58,840.00	1,64,32,956.00	1,46,07,072.00	38000
84	1506	15	2 BHK	757	833	24120	1,82,58,840.00	1,64,32,956.00	1,46,07,072.00	38000
85	1601	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
86	1602	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
87	1603	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
88	1604	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
89	1605	16	2 BHK	757	833	24200	1,83,19,400.00	1,64,87,460.00	1,46,55,520.00	38000
90	1606	16	2 BHK	757	833	24200	1,83,19,400.00	1,64,87,460.00	1,46,55,520.00	38000
91	1701	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
92	1702	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
93	1703	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
94	1704	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
95	1705	17	2 BHK	757	833	24280	1,83,79,960.00	1,65,41,964.00	1,47,03,968.00	38500
96	1706	17	2 BHK	757	833	24280	1,83,79,960.00	1,65,41,964.00	1,47,03,968.00	38500
97	1801	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
98	1802	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
99	1803	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
100	1804	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
101	1805	18	2 BHK	757	833	24360	1,84,40,520.00	1,65,96,468.00	1,47,52,416.00	38500
102	1806	18	2 BHK	757	833	24360	1,84,40,520.00	1,65,96,468.00	1,47,52,416.00	38500
103	1901	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
104	1902	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
105	1903	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
106	1904	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
107	1905	19	2 BHK	757	833	24440	1,85,01,080.00	1,66,50,972.00	1,48,00,864.00	38500
108	1906	19	2 BHK	757	833	24440	1,85,01,080.00	1,66,50,972.00	1,48,00,864.00	38500
109	2001	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
110	2002	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
111	2003	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
112	2004	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
113	2005	20	2 BHK	757	833	24520	1,85,61,640.00	1,67,05,476.00	1,48,49,312.00	38500
114	2006	20	2 BHK	757	833	24520	1,85,61,640.00	1,67,05,476.00	1,48,49,312.00	38500
115	2103	21	2 BHK	789	868	24600	1,94,09,400.00	1,74,68,460.00	1,55,27,520.00	40500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
116	2104	21	2 BHK	789	868	24600	1,94,09,400.00	1,74,68,460.00	1,55,27,520.00	40500
117	2105	21	2 BHK	757	833	24600	1,86,22,200.00	1,67,59,980.00	1,48,97,760.00	39000
118	2106	21	2 BHK	757	833	24600	1,86,22,200.00	1,67,59,980.00	1,48,97,760.00	39000
119	2201	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
120	2202	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
121	2203	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
122	2204	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
123	2205	22	2 BHK	757	833	24680	1,86,82,760.00	1,68,14,484.00	1,49,46,208.00	39000
124	2206	22	2 BHK	757	833	24680	1,86,82,760.00	1,68,14,484.00	1,49,46,208.00	39000
125	2301	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
126	2302	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
127	2303	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
128	2304	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
129	2305	23	2 BHK	757	833	24760	1,87,43,320.00	1,68,68,988.00	1,49,94,656.00	39000
130	2306	23	2 BHK	757	833	24760	1,87,43,320.00	1,68,68,988.00	1,49,94,656.00	39000
131	2401	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
132	2402	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
133	2403	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
134	2404	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
135	2405	24	2 BHK	757	833	24840	1,88,03,880.00	1,69,23,492.00	1,50,43,104.00	39000
136	2406	24	2 BHK	757	833	24840	1,88,03,880.00	1,69,23,492.00	1,50,43,104.00	39000
137	2501	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
138	2502	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
139	2503	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
140	2504	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
141	2505	25	2 BHK	757	833	24920	1,88,64,440.00	1,69,77,996.00	1,50,91,552.00	39500
142	2506	25	2 BHK	757	833	24920	1,88,64,440.00	1,69,77,996.00	1,50,91,552.00	39500
143	2601	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
144	2602	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
145	2603	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
146	2604	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
147	2605	26	2 BHK	757	833	25000	1,89,25,000.00	1,70,32,500.00	1,51,40,000.00	39500
148	2606	26	2 BHK	757	833	25000	1,89,25,000.00	1,70,32,500.00	1,51,40,000.00	39500
149	2701	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
150	2702	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000

Sr. No.	Fiat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
151	2703	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
152	2704	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
153	2705	27	2 BHK	757	833	25080	1,89,85,560.00	1,70,87,004.00	1,51,88,448.00	39500
154	2706	27	2 BHK	757	833	25080	1,89,85,560.00	1,70,87,004.00	1,51,88,448.00	39500
155	2803	28	2 BHK	789	868	25160	1,98,51,240.00	1,78,66,116.00	1,58,80,992.00	41500
156	2804	28	2 BHK	789	868	25160	1,98,51,240.00	1,78,66,116.00	1,58,80,992.00	41500
157	2805	28	2 BHK	757	833	25160	1,90,46,120.00	1,71,41,508.00	1,52,36,896.00	39500
158	2806	28	2 BHK	757	833	25160	1,90,46,120.00	1,71,41,508.00	1,52,36,896.00	39500
159	2901	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
160	2902	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
161	2903	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
162	2904	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
163	2905	29	2 BHK	757	833	25240	1,91,06,680.00	1,71,96,012.00	1,52,85,344.00	40000
164	2906	29	2 BHK	757	833	25240	1,91,06,680.00	1,71,96,012.00	1,52,85,344.00	40000
165	3001	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
166	3002	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
167	3003	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
168	3004	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
169	3005	30	2 BHK	757	833	25320	1,91,67,240.00	1,72,50,516.00	1,53,33,792.00	40000
170	3006	30	2 BHK	757	833	25320	1,91,67,240.00	1,72,50,516.00	1,53,33,792.00	40000
171	3101	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
172	3102	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
173	3103	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
174	3104	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
175	3105	31	2 BHK	757	833	25400	1,92,27,800.00	1,73,05,020.00	1,53,82,240.00	40000
176	3106	31	2 BHK	757	833	25400	1,92,27,800.00	1,73,05,020.00	1,53,82,240.00	40000
177	3201	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
178	3202	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
179	3203	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
180	3204	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
181	3205	32	2 BHK	757	833	25480	1,92,88,360.00	1,73,59,524.00	1,54,30,688.00	40000
182	3206	32	2 BHK	757	833	25480	1,92,88,360.00	1,73,59,524.00	1,54,30,688.00	40000
183	3301	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
184	3302	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
185	3303	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
186	3304	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
187	3305	33	2 BHK	757	833	25560	1,93,48,920.00	1,74,14,028.00	1,54,79,136.00	40500
188	3306	33	2 BHK	757	833	25560	1,93,48,920.00	1,74,14,028.00	1,54,79,136.00	40500
189	3401	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
190	3402	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
191	3403	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
192	3404	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
193	3405	34	2 BHK	757	833	25640	1,94,09,480.00	1,74,68,532.00	1,55,27,584.00	40500
194	3406	34	2 BHK	757	833	25640	1,94,09,480.00	1,74,68,532.00	1,55,27,584.00	40500
195	3503	35	2 BHK	789	868	25720	2,02,93,080.00	1,82,63,772.00	1,62,34,464.00	42500
196	3504	35	2 BHK	789	868	25720	2,02,93,080.00	1,82,63,772.00	1,62,34,464.00	42500
197	3505	35	2 BHK	757	833	25720	1,94,70,040.00	1,75,23,036.00	1,55,76,032.00	40500
198	3506	35	2 BHK	757	833	25720	1,94,70,040.00	1,75,23,036.00	1,55,76,032.00	40500
199	3601	36	3 BHK	1634	1797	25800	4,21,57,200.00	3,79,41,480.00	3,37,25,760.00	88000
200	3602	36	3 BHK	1634	1797	25800	4,21,57,200.00	3,79,41,480.00	3,37,25,760.00	88000
201	3605	36	2 BHK	757	833	25800	1,95,30,600.00	1,75,77,540.00	1,56,24,480.00	40500
202	3606	36	2 BHK	757	833	25800	1,95,30,600.00	1,75,77,540.00	1,56,24,480.00	40500
203	3701	37	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
204	3702	37	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
205	3705	37	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
206	3706	37	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
207	3801	38	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
208	3806	38	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
Total				165937	182531		4,06,02,66,840.00	3,65,42,40,156.00	3,24,82,13,472.00	

Summary of the Project:

Building	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
2	2 BHK – 203 3 BHK – 05	208	165937	182531	4,06,02,66,840.00	3,65,42,40,156.00	3,24,82,13,472.00

Building No.	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2	61	182531	58,40,98,240.00	35,62,99,926.00



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Particulars	Market Value (₹)
Full Fair Market Value as on date	4,06,02,66,840.00
Realizable Value as on date	3,65,42,40,156.00
Distress Sale Value as on date	3,24,82,13,472.00
Cost of Construction (Total Built up area x Rate) 182531 Sq. Ft. x ₹ 3200.00	58,40,98,240.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000 to ₹ 26,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



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Route Map of the property


Site u/r



Latitude Longitude: 19°10'40.5"N 72°52'18.1"E


Note: The Blue line shows the route to site from nearest Metro station (Dindoshi – 2.4 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English


Selected District: MumbaiSubUrban

Select Village: मासाड (पूर्व) (बारावली)

Search By: Survey No. Location


Enter Survey No: 267 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)	Attribute
62 291-भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे	62930	132420	151910	166300	132420	चौ मीटर सि.टी.एस नंबर



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: मासाड (पूर्व) (बारावली)

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	62 291-भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.	62930	132420	151910	166300	132420 चौ. मीटर
SurveyNo	62 292-भुभाग: उत्तरेस अजानत-वॉर्ड सीमा व गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस गाव हद्द, स पठान काडीची उत्तरेकडील रस्ता व पश्चिमेस द्रुतगती मार्ग.	22209	111220	22209	22209	चौ मीटर
SurveyNo	62 293-भुभाग: उत्तरेस पठानवाडी रस्ताची हद्द, पूर्वेस दक्षिणेस 36.60 मि. वि. पो रस्ता, दक्षिणेस वॉर्ड हद्द व पश्चिमेस गाव हद्द	43300	133300	133300	133300	चौ मीटर
SurveyNo	62 294-भुभाग: उत्तरेस वॉर्ड हद्द, पूर्वेस वॉर्ड हद्द, दक्षिणेस व पश्चिमेस गाव हद्द	79320	159760	183730	199710	159760 चौ मीटर
SurveyNo	62 295-भुभाग: पूर्वेस, पश्चिमेस व उत्तरेस गाव हद्द व दक्षिणेस विभाग हद्द	80250	83970	100300	127300	88330 चौ मीटर

123

Survey No. 172, 174, 175B, 175, 175 177, 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, 214A, 214B, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226A, 226C, 226, 226B, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286A, 286, 287, 288, 289, 290, 291, 291 A, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 326B, 327, 328, 329, 330, 331, 332, 333, 334, 335



Price Indicators

HOUSING.COM Buy in Mumbai | Search: Goregaon East | Download App | List Project

Dynamix Divum
 By DYNAMIX GROUP
 Goregaon East | Western Suburbs | Mumbai

₹1.93 Cr - 2.01 Cr | ₹25.50 K/sq.ft
 EMI starts at ₹95.83 K

[Contact Sellers](#)

Project Images | [SHARE](#) | [SAVE](#)

2 BHK Apartment Configuration | Mar. 2024 Possession Starts | ₹25.50 K/sq.ft Avg. Price | 757.00 sq.ft. - 788.00 sq.ft. (Carpet Area) Sizes

99acres Buy | Mumbai Andheri-Dahisar X | Add more

Dynamix Divum
 Mumbai Andheri, Mumbai

Why you should consider Dynamix Divum?

- GBC Gold Certified project
- Security Checkpoints available
- Providing Air-Conditioned Apartments

[View 4 more](#)

CONSTRUCTION STATUS
Under Construction
 Completion in Sep. 2023

₹ 1.93 - 2.01 Cr + Govt. Charges | [Download Brochure](#)

2 BHK Apartment


Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad East > 2 BHK Flats for Sale in Malad East > 900 Sq Ft.

₹1.95 Cr EMI - ₹ 88K [Get pre-approved loan](#)

2 BHK 900-Sq-ft Flat For Sale **Malad East, Mumbai**



1 Photos

East Facing Property

Contact Agent
Get Phone No

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 789 sqft + ₹24.75/sqft	Developer The Dynamix Group	Project Dynamix Divum
Floor 35 (Out of 45 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

Last contact made 6 days ago

More Details





Price Breakup	₹1.95 Cr ₹9,75,000 Approx. Registration Charges ₹5,000 Monthly
Booking Amount	₹5.0 Lac
Address	Malad East, Mumbai, Malad East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Off Filmcity Road, Coregaon East.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad East > 2 BHK Flats for Sale in Malad East > 1250 Sq Ft.

₹3.70 Cr EMI - ₹1.8L [Get Loan offers from 24 banks](#)

2 BHK 1250-Sq-Ft Flat For Sale **Malad East, Mumbai**

1 Photos

East Facing Property

Contact Agent
Get Phone No

4 Beds
4 Baths
2 Covered Parking
Unfurnished
Jogging area
Laundry Serv

Carpet Area 1514 sqft - ₹24.45/sqft	Developer The Dynamix Group	Project Dynamix Divum	Floor 43 (Out of 45 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing East	Lifts 5

Last contact made 114 days ago

More Details

Price Breakup	₹3.7 Cr ₹18,50,000 Approx. Registration Charges ₹12 Per sq. unit Monthly
Booking Amount	₹35.0 Lac
RERA ID	P51800018784




Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Malad East > 2 BHK Flats For Sale in Malad East > 1200 Sq Ft

₹1.90 Cr EMI: ₹ 86k | [Get Loan offers from 34+ banks](#)

2 BHK 1200 Sq-ft Flat For Sale **Malad East, Mumbai**



2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area
757 sqft -
₹25,099/sqft

Floor
15 (Out of 38 Floors)

Lifts
5

Developer
[The Dynamix Group](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Dynamix Divum](#)

Facing
East

Type Of Ownership
Freehold

+5 Photos

East Facing Property

Contact Agent
Get Phone No.

Last contact made 115 days ago

More Details

Price Breakup ₹1.9 Cr | ₹9,50,000 Approx. Registration Charges | ₹8,000 Monthly

Booking Amount: ₹5.0 Lac


RERA ID: P51800018784

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Malad East > 2 BHK Flats For Sale in Malad East > 900 Sq Ft

₹2.0 Cr EMI: ₹ 90k | [How much loan can I get?](#)

2 BHK 900 Sq-ft Flat For Sale **Malad East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
789 sqft -
₹25,348/sqft

Transaction Type
New Property

Developer
[The Dynamix Group](#)

Facing
East

Project
[Dynamix Divum](#)

Lifts
4

Floor
35 (Out of 45 Floors)

Furnished Status
Unfurnished

+10 Photos

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2 Cr | ₹10,00,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Malad East, Mumbai, Malad East, Mumbai - Western Mumbai, Maharashtra

6




Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.16 Cr [EMI - ₹ 97k](#) | [How much loan can I get?](#)

2 BHK 864 Sq-ft Flat For Sale **Malad East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished
Service/Club
Visitor Parking

Carpet Area 864 sqft + ₹ 25,000/sqft	Developer Omkar Realtors and Developers Pvt. Ltd.	Project Omkar Alta Monte	Floor 25 (Out of 51 Floors)
Transaction Type New Property	Facing East	Lifts 10	Furnished Status Unfurnished

East Facing Property
 Near by well adjoining kurar metro station malad east


[Contact Agent](#)
[Get Phone No.](#)
Last contact made 6 days ago

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Malad East > 2 BHK Flats for sale in Malad East > 890 Sq-ft

₹ 1.78 Cr [EMI - ₹ 80k](#) | [How much loan can I get?](#)

2 BHK 990 Sq-ft Flat For Sale **Malad East, Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 729 sqft + ₹ 24,47/sqft	Project A&O F Residency	Floor 9 (Out of 37 Floors)	
Transaction Type New Property	Additional Rooms 1 Study Room	Facing North - East	Car Parking 1 Covered
Lifts 6	Furnished Status Unfurnished		

[Contact Agent](#)
[Get Phone No.](#)
Property viewed by 2 People



As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 21.09.2023

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: 2023.09.22 10:52:18 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. The information furnished in my valuation report dated 21.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s Dynamix Contractors and Builders Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – Processing Manager
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 - 21.09.2023 Valuation Date - 21.09.2023 Date of Report - 21.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
7.	Nature and sources of the information used or relied upon;	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 Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **21st September 2023**.

The term **Fair Market Value** is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded 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 as per the details provided.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.22 10:52:33 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

