

## 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. <b>PG-2791/23-24</b>	Dated <b>6-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK - DADAR WEST</b> DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>4189/2302875</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	<b>CGST</b>			360.00
	<b>SGST</b>			360.00
	<b>Total</b>			<b>₹ 4,720.00</b>

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

<p><i>Remarks:</i>                  Mrs. Nirmala Jayantilal Chheda - Residential Flat No.                  401, 4th Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross                  Road No. 2, Vile Parle (West), Mumbai – 400 056, State                  – Maharashtra, Country – India</p> <p>Company's PAN : <b>AADCV4303R</b></p> <p>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</p>	<p style="text-align: center;"><b>Think. Innovate. Create</b></p> <p>Company's Bank Details                  Bank Name : <b>The Cosmos Co-Operative Bank Ltd</b>                  A/c No. : <b>0171001022668</b>                  Branch &amp; IFS Code: <b>Vileparle &amp; COSB0000017</b></p> <div style="text-align: center;">                       UPI Virtual ID : Vastukala@icici                 </div> <p style="text-align: right;">for <b>Vastukala Consultants (I) Pvt Ltd</b>                  Pooja Dagare                  Authorised Signatory</p>
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Nirmala Jayantilal Chheda**

Residential Flat No. 401, 4<sup>th</sup> Floor, 'C' Wing, "**Avni Sagar**", Dadabhai Cross Road No. 2,  
Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India.

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Latitude Longitude - 19°06'19.5"N 72°50'28.7"E

### Valuation Prepared for:

**Cosmos Bank**

**Dadar (West) Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,  
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**  
 Tele/Fax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross Road No. 2, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India belongs to **Mrs. Nirmala Jayantilal Chheda**.

### Boundaries of the property.

North	: Gokul Building (Under Construction)
South	: Sanyas Ashram Municipal School 97
East	: Internal Road
West	: Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 8,79,54,680.00 (Rupees Eight Crore Seventy Nine Lakh Fifty Four Thousand Six Hundred Eighty 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=cmcl@vastukala.org, c=IN  
Date: 2023.10.06 17:17:39 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Valuation Report of Residential Flat No. 401, 4th Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross Road No. 2, Vile Parle (West), Mumbai – 400 056, 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 market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.								
2	Date of inspection	04.10.2023								
3	Name of the owner/ owners	<b>Mrs. Nirmala Jayantilal Chheda</b>								
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership								
5	Brief description of the property	<b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross Road No. 2, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Keyur Jayantilal Chheda (Owner's Son) Contact No.: 9820145404								
6	Location, street, ward no	Dadabhai Cross Road No. 2, K/West Ward								
7	Survey/ Plot no. of land	C.T.S. No. 881, 881/1 to 4 and C.T.S. No. 885, 885/1 to 885/5, Final Plot No. 23(pt) and 24(pt) of Village Vile Parle (West), T.P.S Scheme No. VI								
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	Area as per actual site measurement: <table border="1" style="width: 100%;"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>2,049.00</td> </tr> <tr> <td>Balcony Area</td> <td>124.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>2,173.00</b></td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Carpet Area	2,049.00	Balcony Area	124.00	<b>Total Area</b>	<b>2,173.00</b>
Particulars	Area in Sq. Ft.									
Carpet Area	2,049.00									
Balcony Area	124.00									
<b>Total Area</b>	<b>2,173.00</b>									

		<p><b>Carpet Area in Sq. Ft. = 2,200.00</b> <b>(Area as per Gift Deed)</b></p> <p>Built-up Area in Sq. Ft. = 2,640.00 (Carpet Area + 20%)</p> <p><b>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.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Dadabhai Cross Road No. 2 / Sanyas Ashram 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.
	<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?	Owner Occupied



	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	<b>RENTS</b>	
	(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	₹ 2,20,000.00 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.
	<b>SALES</b>	
38	Give instances of sales of immovable property	As per sub registrar of assurance records



	in the locality on a separate sheet, indicating the Name and address of the property, registration 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 up on, 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 Commencement of Construction – 24.05.1996 (As per Commencement Certificate) Year of Completion – 2002 (As per Gift Deed)
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><u>Remark:</u></b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 06.10.2023 for Residential Flat No. 401, 4<sup>th</sup> Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross Road No. 2, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India belongs to **Mrs. Nirmala Jayantilal Chheda**.

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

1	Copy of Gift Deed dated 24.11.2015 between Mr. Jayanti Keshav Chheda (Donor) AND Mrs. Nirmala Jayantilal Chheda (the Donee)
2	Copy of Commencement Certificate No. CE / 4182 / WS / AK dated 24.05.1996 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Articles of Agreement dated 04.12.2001 between Manoj Mohanlal Goradia (the Developer) AND Shri. Jayanti Keshavaji Chheda (the Purchaser)

**LOCATION:**

The said building is located at bearing C.T.S. No. 881, 881/1 to 4 and C.T.S. No. 885, 885/1 to 885/5, Final Plot No. 23(pt) & 24(pt) of Village Vile Parle (West), Taluka Andheri, T.P.S Scheme No. VI, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance of 950m. from Vile Parle railway station.

**BUILDING:**

The building under reference is having Ground + 7 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 1 Residential Flat. The building is having 1 Lift.

**Residential Flat:**

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 4 Bedrooms + Living Room + Kitchen + 4 Toilets + Cupboard Area + Passage + Wardrobe + Duct + Balcony Area (i.e., **4 BHK + 4 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 06<sup>th</sup> October 2023**

The Carpet Area of the Residential Flat	:	2,200.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2002 (As per Gift Deed)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	21 Years
Cost of Construction	:	2,640.00 Sq. Ft. X ₹ 2,700.00 = ₹ 71,28,000.00
Depreciation $\{(100-10) \times 21 / 60\}$	:	31.50%
Amount of depreciation	:	₹ 22,45,320.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,35,990.00 per Sq. M. i.e. ₹ 21,924.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 2,12,205.00 per Sq. M. i.e. ₹ 19,714.00 per Sq. Ft.
Prevailing market rate	:	₹ 41,000.00 per Sq. Ft.
<b>Value of property as on 06.10.2023</b>	:	<b>2,200.00 Sq. Ft. X ₹ 41,000.00 = ₹ 9,02,00,000.00</b>

(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 06.10.2023	:	₹ 9,02,00,000.00 - ₹ 22,45,320.00
Total Value of the property	:	₹ 8,79,54,680.00
The realizable value of the property	:	₹ 7,47,61,478.00
Distress value of the property	:	₹ 6,15,68,276.00
Insurable value of the property (2,640 X 2,700.00)	:	₹ 71,28,000.00
Guideline value of the property (2,640 X 19,714.00)	:	₹ 5,20,44,960.00





Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, 'C' Wing, "Avni Sagar", Dadabhai Cross Road No. 2, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India for this particular purpose at ₹ 8,79,54,680.00 (Rupees Eight Crore Seventy Nine Lakh Fifty Four Thousand Six Hundred Eighty Only) as on date 6<sup>th</sup> October 2023.

### NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 06<sup>th</sup> October 2023 is ₹ 8,79,54,680.00 (Rupees Eight Crore Seventy Nine Lakh Fifty Four Thousand Six Hundred Eighty 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:



## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2002 (As per Gift Deed)
4.	Estimated future life	39 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 door, 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	POP false ceiling
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	1 Lift
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



### Actual site photographs



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## Route Map of the property

Site u/r



Latitude Longitude - 19°06'19.5"N 72°50'28.7"E

**Note:** The Blue line shows the route to site from nearest railway station (Vile Parle – 950m.)



Vastukala Consultants (I) Pvt. Ltd.  
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## 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

Year
Annual Statement of Rates
Language

20232024
English

Selected District: मुंबई(उपनगर)

Select Village: विलेपार्ले पश्चिम ( जंघेरी )

Search By:  Survey No  Location

Enter Survey No: 881

उपविभाग	सुती अमीन	निवासी संयंत्रिका	नोंदणीस	दुकाने	जोडोनिव	एकक (Rs./)	Attribute
37/189-मुद्रांक: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे स्टेशन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.	122730	235990	271390	294990	235990	चौरस मीटर	सि.डी.एस. नगर

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,35,990.00			
No increase on Flat Located on 4 <sup>th</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>2,35,990.00</b>	<b>Sq. Mt.</b>	<b>21,924.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,22,730.00			
The difference between land rate and building rate (A – B = C)	1,13,260.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,12,205.00</b>	<b>Sq. Mt.</b>	<b>19,714.00</b>	<b>Sq. Ft.</b>

### 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 - We Park West, Mumbai South West, Mumbai

**₹6.99 Cr** (₹51,053 per sq.ft.) **4BHK 4Baths**

Estimated EMI ₹1,18,234

**Key Features:**

- Super Built up area 2250 sq.ft.
- Built up area 1880 sq.ft.
- Carpet Area 1330 sq.ft.
- 4 Bedrooms, 4 Bathrooms, 1 Balcony with Pooja Room
- 4 BHK
- ₹48,550 per sq.ft. (Registration Fee Incl)
- 7 of 8 Floors
- 1 to 18 Year Old

**Places nearby:** Vile Parle West, Mumbai South West, Mumbai

Landmark: Vile Parle West, Mumbai South West, Mumbai

**99acres** Buy - We Park West, Mumbai South West, Mumbai

**₹5.85 Cr** (₹40,025 per sq.ft.) **4BHK 4Baths**

Estimated EMI ₹9,647,240

**Key Features:**

- Carpet Area 1440 sq.ft.
- ₹5.85 Cr (Govt Charges & Tax)
- ₹40,025 per sq.ft. (Registration Fee Incl)
- 10 of 11 Floors
- 4 Bedrooms, 4 Bathrooms, 3+ Balconies with Store Room
- ALM GM Wileta Chandra CHS
- 1 to 5 Year Old

**Places nearby:** Dadar (West) Cross Road, Near Surya Hospital, Laxmi Park, Vile Parle West, Mumbai South West, Mumbai

Landmark: Dadar (West) Cross Road, Near Surya Hospital, Laxmi Park, Vile Parle West, Mumbai South West, Mumbai

## Price Indicators

**99acres** Buy - Area Locality / Project / Society / Landmark

**₹8.1 Cr** **4BHK 5Baths**

Super Built up area: 3500 sq.ft. | Built Up area: 2500 sq.ft. | Carpet area: 1980 sq.ft.

4 Bedrooms, 5 Bathrooms, 5+ Balconies with Servant Room, Store Room

₹8.1 Core | ₹46,900 per sq.ft. (negotiable) Price

27 of 33 Floors

Ready to Move

5 to 10 Year Old

**Places nearby**  
Near Laxminarayan Temple, Sapovalam Road, Near Vile Parle (W) Rly Station, Vile Parle West, Mumbai South West, Mumbai

Jain Derasar Temple | Parle Jain Mandir | Church | Jain Temple | Shandwala Eye Hospital and Polyclinic | Shriuti Center

**magicbricks** Buy - Rent - Sell - Home Loans - Login - Post Property

**₹6.52 Cr** **4 BHK 232' Sq Ft Flat For Sale** - Vile Parle West, Mumbai

Carpet Area: 1554 sq.ft. | Floor: 7 (Out of 30 Floors) | Transaction Type: New Property | Status: Ready to Move

Facing: West | Lifts: 1 | Furnished Status: Unfurnished | Car Parking: 2 Covered

**Contact Agent**  
Contact Agent: Naushad Shaikh - 92-9690-0000

**More Details**

Price Breakup	₹6.52 Cr   ₹32,60,000 (Applies Registration Charges)   ₹6,000 Monthly
Booking Amount	₹50,01,000
RERA ID	PS1800046722
Address	vile parle west, Vile Parle West, Mumbai - Western Mumbai, Maharashtra
Landmarks	vile parle west
Furnishing	Unfurnished



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

This exercise is to assess **Fair Market Value** of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **6<sup>th</sup> October 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, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 8,79,54,680.00 (Rupees Eight Crore Seventy Nine Lakh Fifty Four Thousand Six Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.06 17:17:54 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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