

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) UNION BANK OF INDIA -SAMB FORT BRANCH SAMB FORT BRANCH Bharat House, Ground floor, 104 M S Marg fort, Mumbai 400001 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-4208/22-23	31-Dec-22
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
28567 / 44586		
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 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				₹ 5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**

Remarks:

"Manu T Shah - Residential Flat No. 203, 2nd Floor,
 Wing - A, "Lodha Estrella", New Cuffe Parade, Wadala,
 Mumbai - 400022, State - Maharashtra, Country -
 India
 "



UPI Virtual ID : Vastukala@icici

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

for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



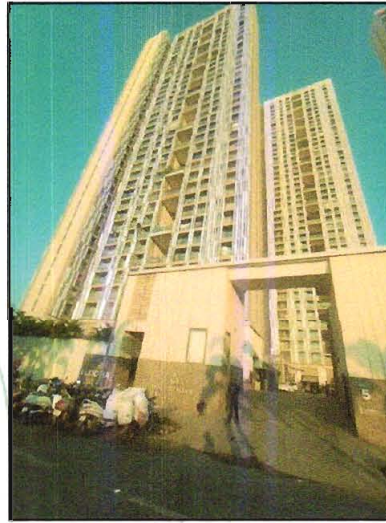
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Manu T Shah**

Residential Flat No. 203, 2nd Floor, Wing - A, "Lodha Estrella", New Cuffe Parade, Wadala,
Mumbai – 400022, State – Maharashtra, Country – India

Longitude Latitude: 19°02'16.4"N 72°52'40.2"E

Valuation Done for:

Union Bank of India

SAMB Fort Branch

Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,
State - Maharashtra, Country - India.

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Valuation Report Prepared For: Union Bank of India / SAMB Fort Branch / Manu T Shah (28567/44586)

Page 2 of 23

Vastu/Mumbai/12/2022/28567/44586

31/21-660-NIPA

Date: 31.12.2022

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "Lodha Estrella", New Cuffe Parade, Wadala, Mumbai – 400022, State – Maharashtra, Country – India belongs to **Manu T Shah**.

Boundaries of the property.

North : Lodha Altia
South : Lodha Enchante
East : Sewri – Chembur Road
West : Internal 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 1,60,65,000.00 (Rupees One Crore Sixty Lakh Sixty Five Thousand 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
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: 2023.08.02 10:23:02 +05'30'

C.M.D.

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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Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Acknuti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24

mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,

The Branch Manager**Union Bank of India****SAMB Fort Branch**

Bharat House, Ground floor, 104, M. S. Marg, Fort,

Mumbai - 400001, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, SAMB Fort Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a)	Date of inspection : 23.12.2022
	b)	Date on which the valuation is made : 31.12.2022
3.	List of documents produced for perusal	:
	1. Copy of Agreement for sale dated 10.10.2014 2. Copy of Part Occupancy Certificate No. TCP / WTT / Block – C / CC / Part OC / Vol – XVI / 7529 / 2020 dated 11.09.2020 issued by MMRDA. 3. Copy of Commencement Certificate No. T&CP / WTT / Block – C / CC / Part OC / Vol – XV / 1895 / 2017 dated 01.09.2017 issued by MMRDA.	
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Manu T Shah Address: Residential Flat No. 203, 2 nd Floor, Wing - A, "Lodha Estrella", New Cuffe Parade, Wadala, Mumbai – 400022, State – Maharashtra, Country – India. Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 2 nd Floor. At the time of visit, the flat was locked, internal inspection of the property could not be possible hence our report is based on external site visit and document provided by the bank only. The property is at 900 Mt. travelling distance from nearest railway station GTB Nagar.
6.	Location of property	:
	a)	Plot No. / Survey No. :
	b)	Door No. : Residential Flat No. 203
	c)	C.T.S. No. / Village : C.S. No. 8(Pt) of Village - Sale Pan Division
	d)	Ward / Taluka : F North Ward
	e)	Mandal / District : Mumbai
	f)	Date of issue and validity of layout of : As Part Occupancy Certificate is available, we assumed

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External site visit only
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.S. No. 8(Pt) of Village - Sale Pan Division
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Salt Pan MMRDA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 203, 2 nd Floor, Wing - A, “ Lodha Estrella ”, New Cuffe Parade, Wadala, Mumbai – 400022, State – Maharashtra, Country – India
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2020 (As per Part Occupancy Certificate)
5.	Number of Floors	:	4 Basement + Ground + 43 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flat in the building	:	4 Flats on 2 nd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Along with One Car Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT		
1	The floor in which the Flat is situated	:	2 nd Floor
2	Door No. of the Flat	:	Residential Flat No. 203
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available

	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	External site visit only
7	Sale Deed executed in the name of	:	Manu T Shah
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 551.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 459.00 (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Good
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	External site visit only
15	If rented, what is the monthly rent?	:	₹ 40,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 34,000.00 to ₹ 36,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 35,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 32,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 2,05,810.00 per Sq. Ft. i.e. ₹ 19,120.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER	:	

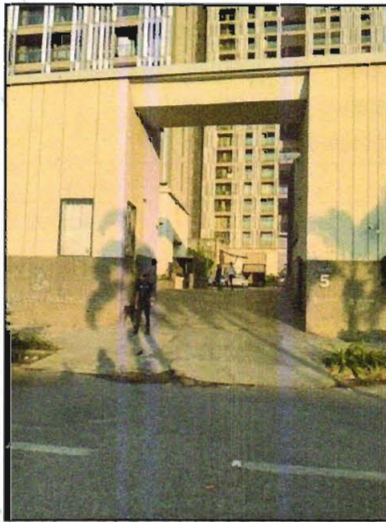
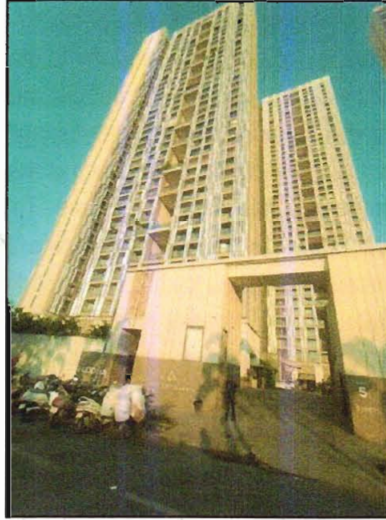
Method of Valuation / Approach

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 comparables, 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 ₹ 34,000.00 to ₹ 36,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 35,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 40,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



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Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year

20222023

Selected District

मुंबई(मेन)

Select Village

साँल्ट पॅन टिळ्हीजन

Search By

Survey No Location

Enter Survey No

8

Language

English

उपविभाग	कुली जमीन	निवासी सदनिळा	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
15/105 C--मुल्यदर विभाग क्र. 15/105 मधील बालीन निळकत	88690	205810	238880	282900	211090	चौरस मीटर	सि.टी.एस. नंबर

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Sales Instances

10/17/22, 9:25 AM	https://sarita.igrmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/indexII/MTI5Nzg%3D/MzE5/MjVMDGvMjAyMg%3D%3D	
12978319 17-10-2022	सूची क्र . २	दुय्यम निबंधक .सह दु.नि. मुंबई शहर २ दस्तावेज क्रमांक .12978/2022
Note :-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी Regn/ 63m
गाव: सॉल्टपॅन		
(1) दस्तावेज प्रकार	करारनामा	
(2) मोबदला	15900000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे .	13805116.3	
(4) भूमापन , पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 2505. माळा नं: 25 वा मजला.ए विंग, इमारतीचे नाव: लोढा अल्टिया, ब्लॉक नं: न्यू कफ परेड, वडाळा टूक टर्मिनल. रोड : वडाळा पूर्व मुंबई 400022, इतर माहिती: मौजे सॉल्टपॅन, सदनिकेचे क्षेत्रफळ 47.75 चौ. मी. कारपेट व सोबत एक कार पार्किंग स्पेस नं. बी3-1528 सहित, सदर दस्त मुद्रांक अधिनियम 1958 या अनुच्छेद 5 जी.अ 2 अन्वये नोंदणीस स्वीकार करण्यात आला दस्त नोंदणी क्रमांक बबई-4-9215-2020 दिनांक 09/12/2020 बाजारभाव रु. 14276444.91:- व मोबदला रु. 16099616/- यावर भरलेले मुद्रांक शुल्क रु.322000/- या दस्तात समायोजित करण्यात आलेले आहे. मुंबई मनपा	
(5) क्षेत्रफळ	52.52 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अमरीश जैन 6) प्लॉट नं ए-4, माळा नं . इमारतीचे नाव: मॉडेल टॉवर, ब्लॉक नं बाळ रामेश्वर रोड, वीणा नगर समोर, मुलुंड पश्चिम, रोड नं. . महाराष्ट्र, MUMBAI. 400080 AACPI2673G	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) निहारिका . अग्रवाल 37 प्लॉट नं: 1102. माळा नं: बी विंग, इमारतीचे नाव: एलिसिउम. ब्लॉक नं: न्यू कफ परेड, वडाळा टूक टर्मिनल. वडाळा पूर्व, रोड नं: . महाराष्ट्र, MUMBAI. 400022 AQHPP6315N 1) अभय अग्रवाल 37 प्लॉट नं 1102. माळा नं बी विंग, इमारतीचे नाव: एलिसिउम. ब्लॉक नं: न्यू कफ परेड, वडाळा टूक टर्मिनल. वडाळा पूर्व, रोड नं. . महाराष्ट्र MUMBAI. 400022 AKDPA1023A	
(9) दस्तावेज करून दिल्याचा दिनांक	29/08/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2022	
(11) अनुक्रमांक. खंड व पृष्ठ	12978/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	645000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेषा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		
https://sarita.igrmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/indexII/MTI5Nzg%3D/MzE5/MjVMDGvMjAyMg%3D%3D		



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10/17/22, 9:27 AM	https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index/MTAyNT%3D/NDUwMDMvMDYyMjAyMg%3D%3D	
10252450	सूची क्र . २	दुय्यम निबंधक .सह दु. नि. मुंबई शहर 3
17-10-2022		दस्तऐवज क्रमांक.:10252, 2022
Note:-Generated Through eSearch Module, For original report please contact concern SRO office		नोंदणी: Regn 63m
गाव: सॉल्टपॅन		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	31000000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	27483716.62	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: सदनिका क्र - 2502, विंग ए, माळा नं: 25 वा मजला. इमारतीचे नाव: लोढा एस्टेटला, ब्लॉक नं: नवीन कफ परेड, रोड : वडाला मुंबई - 400022. इतर माहिती: सोबत 2 कार पार्किंग सहीतमुंबई मनपा	
(5)क्षेत्रफळ	110.06चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) पल्लवी प्रशांत आंगणे 45 प्लॉट नं. सदनिका क्र - 2502, विंग ए, माळा नं: 25 वा मजला, इमारतीचे नाव. लोढा एस्टेटला, ब्लॉक नं. नवीन कफ परेड, रोड नं. वडाला मुंबई, महाराष्ट्र, मुंबई 400022 AIDPA2982Q 2) प्रशांत जगदीश आंगणे 49 प्लॉट नं. सदनिका क्र - 2502, विंग ए, माळा नं: 25 वा मजला, इमारतीचे नाव. लोढा एस्टेटला, ब्लॉक नं: नवीन कफ परेड, रोड नं. वडाला मुंबई, महाराष्ट्र, मुंबई 400022 AIDPA1780G	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नितु अमित सागरे 37 प्लॉट नं. सदनिका क्र - बी-401, माळा नं: -, इमारतीचे नाव. अंबिका अपार्टमेंट को ऑप ही सोसा लि, ब्लॉक नं: प्लॉट नं -10 ए, सेक्टर - 42ए, डीमार्ट समोर, रोड नं सीवूड नवी मुंबई ठाणे, महाराष्ट्र, ठाणे. 400705 DLEPS1107N	
(9)दस्तऐवज करून दिल्याचा दिनांक	03/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2022	
(11)अनुक्रमांक, खंड व पृष्ठ	10252 2022	
(12)बाजारभाव प्रमाणे मुद्रांक शुल्क	1860000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		
https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index/MTAyNT%3D/NDUwMDMvMDYyMjAyMg%3D%3D		
		1/1


Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala East > 3 BHK Flats for Sale in Wadala East > 1076 sq.ft.

₹ 3.90 Cr Get ₹117,000 cashback on Home Loan

3 BHK 1076 Sq-ft Flat For Sale Wadala East, Mumbai



Carpet Area
1076 sqft
₹ 36,143/sqft

Transaction Type
Resale

Developer
Lodha Group

Status
Ready to Move

Project
Lodha Estrella

Facing
East

Floor
39 (Out of 42 Floors)

Lifts
4

3 Beds
4 Baths
4 Balconies
1 Covered Parking
Concierge S.
Fireplace

Contact Agent

Get Phone No.

Last contact made 130 days ago

Posted on: Sep 20, 22 | Property ID: 60843441

Contact Agent
Amrik Singh -91-98xxxxxx42

Your Name

Email

IND +91 | Mobile Number

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We can visit this property on your behalf

Simply tell us the details you wish to know

- LIVE video tour
- Verified Property details
- Verified Photos & videos

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More Details

Price Breakup **₹ 3.9 Cr | ₹19,50,000** Approx. Registration Charges [**₹18** Per sq. Unit Monthly

99acres
Buy | Enter Locality / Project / Society / Landmark
🔍

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Wadala > 3 BHK Apartments in Wadala > 47 to 49 sq.ft.

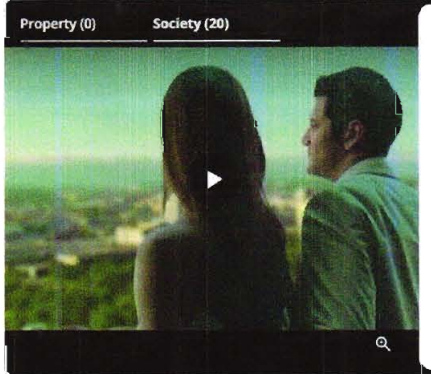
₹ 4.56 Cr @ 34,571 per sq.ft. **3BHK 4Baths**

Estimated EMI ₹ 3,64,209

Residential Apartment for Sale
Wadala East, Wadala, Mumbai - 400 031

REGISTRATION REGISTERED Registration No: P5190000521 Website: <http://maharashtra.mahacorp.gov.in>

Overview
Society
Dealer Details
Recommendations
Price Trends
Transaction Prices
Articles



Area
Carpet area: 1319 sq.ft.
(1323 sq.ft.)

Price
₹ 4.56 Crore + Govt Charges & Tax
@ 34,571 per sq.ft. (Negotiable)

Room Configuration
14th of 42 Floors

Overlooking
Pool, Others, Main Road, Club

Configuration
3 Bedrooms, 4 Bathrooms, 3+ Balconies with Pooja Room

Address
Lodha Estrella
Wadala, Mumbai Harbour

Facing
East

Project Age
0 to 1 Year Old [View Construction Status](#)

Places nearby
Wadala East, Wadala, Mumbai Harbour, Mumbai

[View All \(4\)](#)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,60,65,000.00 (Rupees One Crore Sixty Lakh Sixty Five Thousand Only). The Realizable Value of the above property is ₹ 1,36,55,250.00 (Rupees One Crore Thirty Six Lakh Fifty Five Thousand Two Hundred Fifty Only). and the Distress Value is ₹ 1,12,45,500.00 (Rupees One Crore Twelve Lakh Forty Five Thousand Five Hundred Only).

Place: Mumbai

Date: 31.12.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally 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: 2023.01.02 10:23:14 +0530

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 31.12.2022 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. I/ my authorized representative have personally inspected the property on 23.12.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, 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. The valuation report is submitted in the prescribed format of the bank.
- 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 Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Manu T Shah from Lodha Crown Buildmart Private Limited vide Agreement to Sell dated 10.10.2014
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB Fort Branch, Mumbai to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation:	Sharad Chalikwar – Govt. Regd. Valuer Suraj Zore – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.12.2022 Valuation Date – 31.12.2022 Date of Report – 31.12.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 23.12.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales 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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st December 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **459.00 Sq. Ft. Carpet Area** in the name of **Manu T Shah**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Manu T Shah**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local

authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **459.00 Sq. Ft. Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Flat basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **459.00 Sq. Ft. Carpet Area.**

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.

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Annexure – III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

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.

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: 2023.01.02 10:23:21 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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