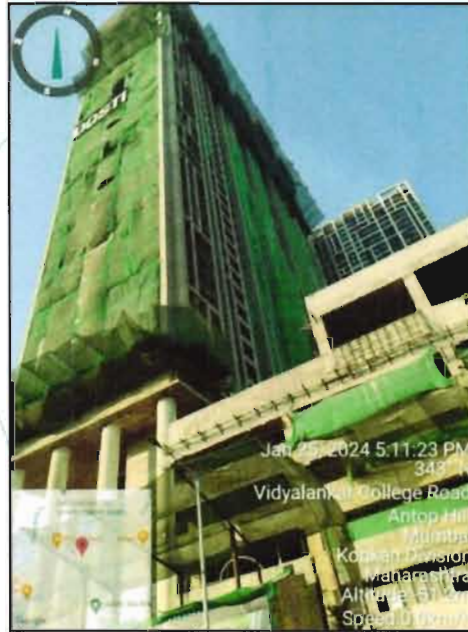


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh**

Residential Flat No. 3701, 37th Floor, C Wing, "**Dosti Wave Building**", Dosti Eastern Bay – Phase 2, Antop Hill, Vidyalkar College Road, Wadala (East), Mumbai – 400037, State – Maharashtra, Country – India.

Think.Innovate.Create

Longitude Latitude: 19°01'21.1"N 72°52'03.0"E

Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3701, 37th Floor, C Wing, "Dosti Wave Building", Dosti Eastern Bay – Phase 2, Antop Hill, Vidyalankar College Road, Wadala (East), Mumbai – 400037, State – Maharashtra, Country – India belongs to **Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh.**

Boundaries of the property.

North : Dosti Blossom
South : Vidyalankar College Road
East : Lloyds Estate
West : MCGM Office

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 for this particular purpose at specifications ₹ 2,57,95,000.00 (Rupees Two Crore Fifty Seven Lakh Ninety Five Thousand Only). As per site inspection 89% of construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 15:39:15 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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

	External Plastering	Completed	Flooring, Tiling, Kitchen	Completed up to 38th Floor
	Internal Painting	Completed up to 30th Floor	External Painting	Completed up to 30th Floor
	Electrification, Plumbing, Sanitary	Completed up to 34th Floor	Doors and Windows	Completed up to 34th Floor
	Total	89% Work Completed		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Residential Flat No. 3701
	c)	C.T.S. No. / Village	:	C.T.S. No. 2A/116(Part) & 4/116 of Salt Pan Division
	d)	Ward / Taluka	:	F/North Ward
	e)	Mandal / District	:	Mumbai
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved building plan were not provided and not verified.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property		:	Residential Flat No. 3701, 37 th Floor, C Wing, "Dosti Wave Building", Dosti Eastern Bay – Phase 2, Antop Hill, Vidyalkar College Road, Wadala (East), Mumbai – 400037, State – Maharashtra, Country – India.
8.	City / Town		:	Wadala (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Upper Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Salt Pan Division Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	Boundaries of the property			As per Site As per Documents
	North		:	Dosti Blossom Details not available
	South		:	Vidyalkar College Road Details not available
	East		:	Lloyds Estate Details not available
	West		:	MCGM Office Details not available
13.	Dimensions of the site			N. A. as property under consideration is a flat in an apartment building.

11.	Facilities Available	:	
	Lift	:	Proposed 5 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed 1 Car Parking Space on Podium 3
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes

III	FLAT		
1	The floor in which the flat is situated	:	37 th Floor
2	Door No. of the flat	:	Residential Flat No. 3701
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Proposed Cement Plastering
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 811.00 (Total Carpet + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 650.00 Utility Area in Sq. Ft. = 16.00 Balcony Area in Sq. Ft. = 71.00 Total Carpet Area in Sq. Ft. = 737.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Proposed residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 54,000.00 Expected rental income from the property

		per month after building completion
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)	: ₹ 33,000.00 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. (Including Car Parking)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 4,000.00 per Sq. Ft.
	II. Land + others	: ₹ 31,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,24,284.00 per Sq. M. i.e., ₹ 11,547.00 per Sq. Ft.
	Guideline rate (after depreciation)	: N.A. as Building is under construction
5	Age of the building	: Building is under construction
6	Life of the building estimated	: 60 years after building completion, Subject to proper, preventive periodic maintenance & structural repairs
	Remark: Internal visit not allowed at site. The details about the work progress status has been provided by AS Manager Miss. Amita Pawar (Contact No. 7506444511).	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	737.00 Sq. Ft.	35,000.00	2,57,95,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			

Fair Market Value of the property	2,57,95,000.00
Realizable Value of the property	2,32,15,500.00
Distress Value of the property	2,06,36,000.00
Insurance value of the property (811.00 X 4,000.00)	32,44,000.00
Guideline value of the property (811.00 X 11,547.00)	93,64,617.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

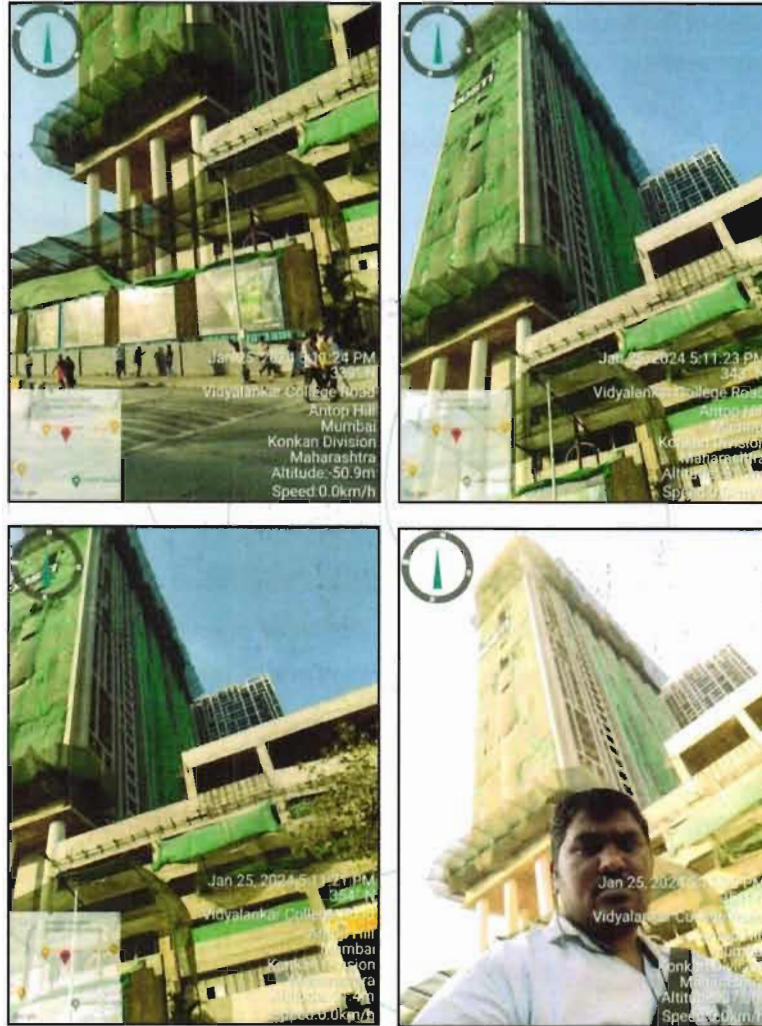
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 33,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 35,000.00 per Sq. Ft. on Carpet Area (Including Car Parking) 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) Salability	Good
ii) Likely rental values in future in	₹ 54,000.00 Expected rental income from the property per month after building completion
iii) Any likely income it may generate	Rental Income

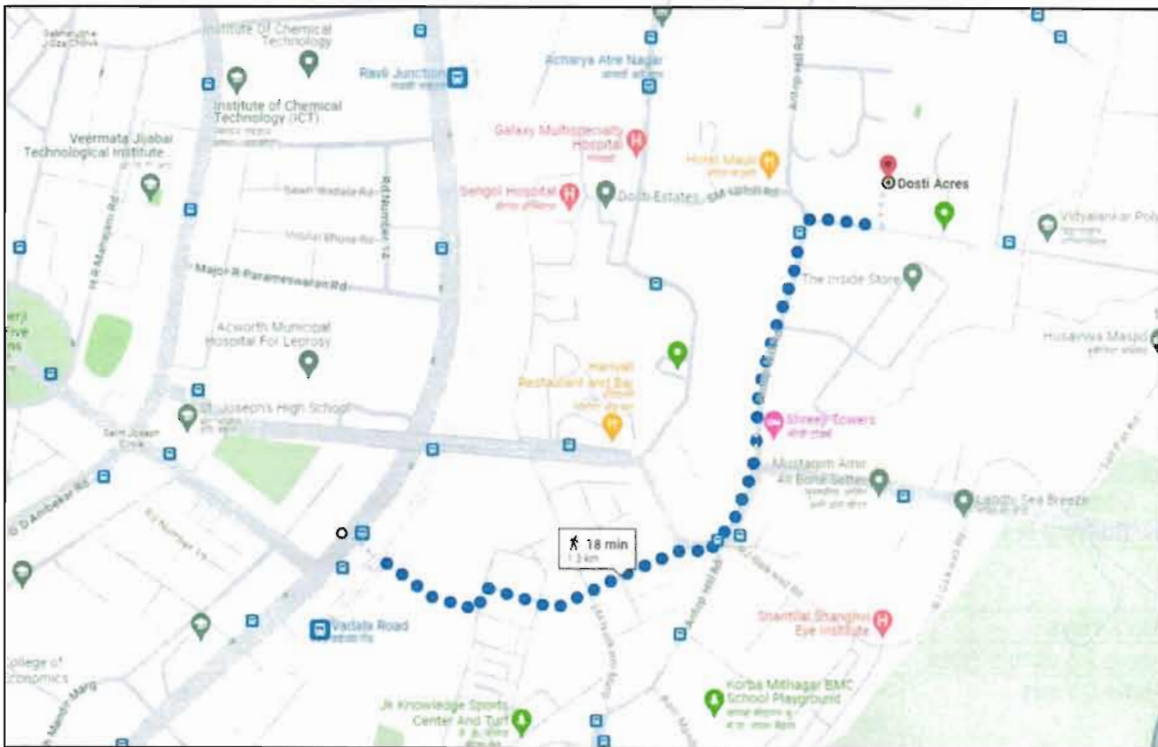
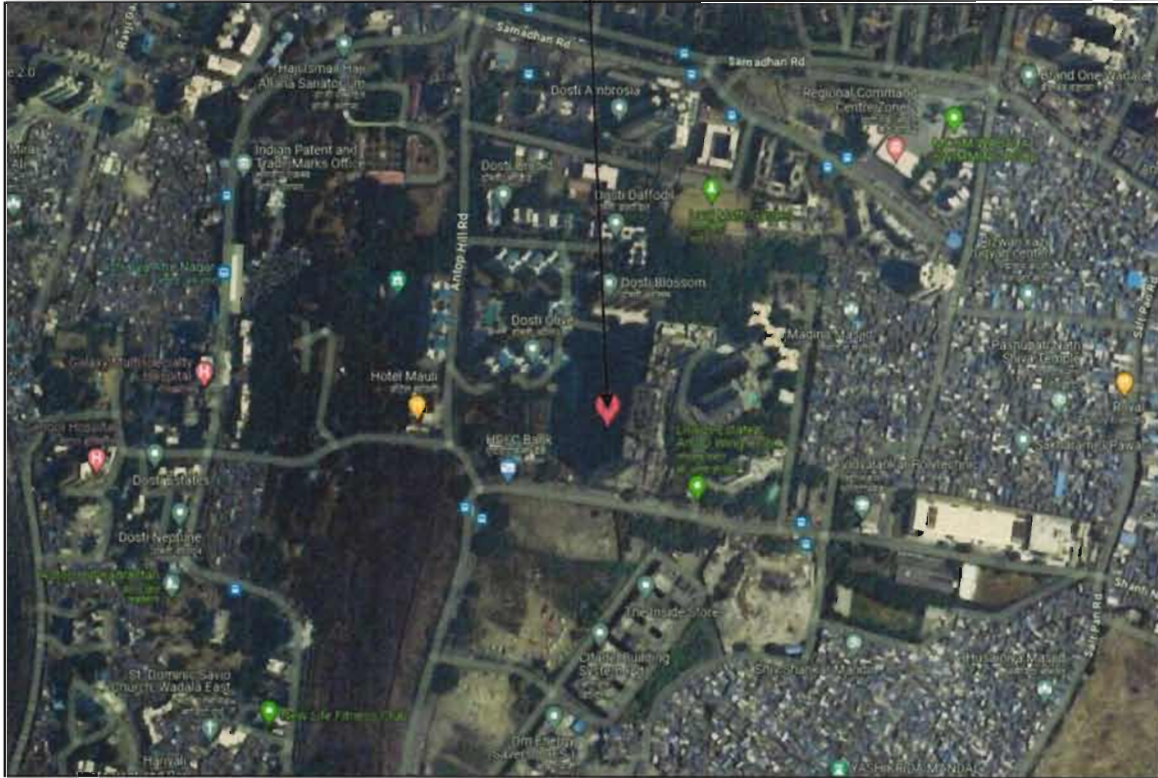
Actual Site Photographs



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Route Map of the property



Site,url



Longitude Latitude: 19°01'21.1"N 72°52'03.0"E

Note: The Blue line shows the route to site from nearest railway station (Wadala – 1.3 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: MumbaiMain

Select Village: मॉल्ट पॅन डिस्ट्रीक्ट

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी बदनिक्का	दोकीम दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	15/105 -भूभाग : हवामधून 15/105 A वगळून मॉल्ट पॅन विभागातील सर्व भूभाग.	47210	103570	19110157100	98060	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,03,570.00			
Increase by 20% on units located on 31 and above floors	20,714.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,24,284.00	Sq. Mtr.	11,546.00	Sq. Ft.

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



Sale Instance

गावाचे नाव : सॉल्टपॅन	
469508	सूची क्र.2
27-01-2024	दुय्यम निबंधक सह दु नि मुंबई शहर 4
Note :Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 469/2024
	नोंदणी
	Regn.63m
गावाचे नाव : सॉल्टपॅन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	27585000
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	10334732.45
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास:	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन .. इतर माहिती: सदनिका क्र.4001.40वा मजला.क्षेत्रफळ 67.88 चौ. मी. रेरा कार्पेट(म्हणजेच 73। चौ. फुट रेरा कार्पेट), युटीलिटी एरिया क्षेत्रफळ 1.73 चौ मी. रेरा कार्पेट(म्हणजेच 18 चौ. फुट रेरा कार्पेट)सोबत बाल्कनीचे क्षेत्रफळ 3.34 चौ. मी. रेरा कार्पेट(म्हणजेच 36 चौ फुट रेरा कार्पेट)एकुण क्षेत्रफळ 72.95 चौ. मी. रेरा कार्पेट.सोबत पोडीयम 1 वरील एक वाहनतळ.दोस्ती अॅ का बिल्डींग.डी.विंग.दोस्ती इस्टर्न बे.फेझ 3 प्रोजेक्ट.अॅ नॅटॉप हिल.विद्यालंकार कॉलेज रोड.वडाळा पुर्व.मुंबई-400037. सि. एस. क्र.2ए.116(भाग)आणि 4:116 सॉल्टपॅन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 2A.116(PART).AND 4:116:))
(5) क्षेत्रफळ	80.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1) नाव -दोस्ती रिअॅल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता पंकज नरोत्तमदास शाह तर्फे कबुलीजबाबसाठी मुखत्यारपत्रधारक मनोज अनंत ठाकुर वय -46 पत्ता -प्लॉट नं. - माळा नं पहिला मजला, इमारतीचे नाव लॉरेन्स आणि मायो हाऊस , ब्लॉक नं २७६, डॉ डी एन. रोड. रोड नं: फॉर्ट, महाराष्ट्र, मुंबई. पिन कोड -400001 पॅन नं. -AACCD7714K
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -आरती अनुपम दास वय -42, पत्ता -प्लॉट नं सदनिका क्र 204, माळा नं दुसरा मजला, इमारतीचे नाव साई सम्मान को-ऑप ही सो , ब्लॉक नं युनियन पार्क, सायन टॉम्बे रोड, रोड नं चेंबूर पूर्व, महाराष्ट्र, मुंबई पिन कोड -400071 पॅन नं -BC7PK3290F 2) नाव -अनुपम बिमल दास वय -44, पत्ता -प्लॉट नं सदनिका क्र 204, माळा नं दुसरा मजला, इमारतीचे नाव साई सम्मान को-ऑप ही सो , ब्लॉक नं युनियन पार्क, सायन टॉम्बे रोड, रोड नं चेंबूर पूर्व, महाराष्ट्र, मुंबई पिन कोड -400071 पॅन नं -AH7PD5831B
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2024
(11) अनुक्रमांक.खंड व पृष्ठ	469/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1655100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instance

गावाचे नाव : सॉल्टपॅन	
1003508 27-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2
	दुयम निबंधक सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 1003-2024 नोंदणी Regn:63m
गावाचे नाव : सॉल्टपॅन	
(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	22347000
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7763417.81
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: सदनिका क्र.701.7वा मजला.क्षेत्रफळ 60.38 चौ. मी. रेरा कार्पेट(म्हणजेच 650 चौ. फुट रेरा कार्पेट),युटीलिटी एरिया क्षेत्रफळ 1.50 चौ. मी. रेरा कार्पेट(म्हणजेच 16 चौ. फुट रेरा कार्पेट),एकुण क्षेत्रफळ 61.88 चौ. मी. रेरा कार्पेट.सोबत पोडीयम 4 मधील एक वाहनतळ.दोस्ती व्हेव.बिल्डींग.सी.विंग.दोस्ती इस्टर्न बे-फेझ 2 प्रोजेक्ट.अॅन्टॉप हिल.विद्यालंकार कॉलेज रोड.वडाळा पूर्व.मुंबई-400037. सि. एस. क्र. 2ए 116(भाग)आणि 4.116 सॉल्टपॅन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 2A-116(PART) AND 4 116 :))
(5) क्षेत्रफळ	68.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-दोस्ती रिअॅल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता पंकज नरोत्तमदास शाह तर्फे कबुलीजबाबासाठी मुखत्यारपत्रधारक मनोज अनंत ठाकुर वय-46 पत्ता -प्लॉट नं. - माळा नं- पहिला मजला, इमारतीचे नाव लॉरेन्स आणि मायो हाऊस. ब्लॉक नं २७६, डॉ डी एन रोड, रोड नं फोर्ट, महाराष्ट्र, मुंबई. पिन कोड -400001 पॅन नं -AACCD7714K
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-शार्दूल पी दाभोलकर तर्फे कुलमुखत्यार चंदना पी दाभोलकर वय -55; पत्ता-प्लॉट नं- ए.5, माळा नं - , इमारतीचे नाव मोहन नगर, ब्लॉक नं हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं चुनाभट्टी सायन, महाराष्ट्र, MUMBAI पिन कोड -400022 पॅन नं -BIVPD1885Q 2) नाव-चंदना पी दाभोलकर वय -55; पत्ता -प्लॉट नं- ए.5, माळा नं - , इमारतीचे नाव: मोहन नगर, ब्लॉक नं: हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं चुनाभट्टी सायन, महाराष्ट्र, MUMBAI पिन कोड -400022 पॅन नं -AGQPD0435N
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11)अनुक्रमांक.खंड व पृष्ठ	1003 2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1340900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://freesearchignrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx


1/2

Price Indicators

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₹2.70 Cr EMI: ₹1.12L [Get one approved loan](#)

2 BHK 1000 Sq-ft Flat For Sale, **Wadala East, Mumbai**



2 Beds 2 Baths 1 Balcony Furnished

Private jacc... Island Kitchne...

Carpet Area 750 sqft - ₹36,00,000	Developer Dosti Realty	Project Dosti Eastern Bay	Transaction Type New Property
Status Ready to Move	Facing East	Lifts 4	Furnished Status Furnished

East Facing Property Newly Constructed Property

Contact Agent
Get Phone No.

More Details

Price Breakup **₹2.7 Cr | ₹13,50,000** Approx. Registration Charges | **₹15,000** Monthly

Posted on Jan 27, 24 Property ID: 75425445


Contact Agent

Certified Agent L100015 Superstar
KARTIK GORADIA 91-971-1111111

Get Phone No.

Download Brochure

Top Agent in this Locality



KARTIK GORADIA
Kartik Goradia Realty Advisor


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₹2.84 Cr EMI: ₹1.28L [Get one approved loan](#)

2 BHK 1020 Sq-ft Flat For Sale, **Wadala East, Mumbai**



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Water Front Hilltop

Carpet Area 785 sqft - ₹36,77,000	Developer Dosti Realty	Project Dosti Eastern Bay	Floor 30 (Out of 53 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup **₹2.84 Cr | ₹14,20,000** Approx. Registration Charges | **₹14** Per sq. Unit Monthly

Posted on Jan 29, 24 Property ID: 68485803


Contact Agent

Certified Agent L100015 Superstar
Pooja Mewada 91-971-1111111

Get Phone No.

Download Brochure

Top Agent in this Locality



Kawal Property Prio
REPR ID: A819002462

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Price Indicators

99acres Buy - 1 Price Locality / Project / Society / Landmark

Posted on Dec 24, 2023 Under Construction

₹2.74 Cr 2BHK 2Baths
 Estimated EMI ₹ 21,634

REGISTRATION REGISTERS Registration No. P4180023142 Website: <http://mahatransaction.com>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (2) Society (35)

Area
 Carpet area: 737 sq. ft.

Price
 ₹ 2.74 Crore+ Govt Charges & Tax @ 37,177 per sq. ft.

Floor Number
 12th of 50 Floors

Facilities
 Pool, Park/Garden, Club, Main Road

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony

Address
 Dosti Eastern Bay
 Wadala East, Mumbai Harbour

Locality
 East

Property Age
 Dec 2024 View Construction Status

Places nearby
 Wadala East, Mumbai Harbour, Mumbai

99acres Buy - 1 Price Locality / Project / Society / Landmark

Posted on Dec 01, 2023 Ready to Move

₹2.3 Cr 2BHK 2Baths
 Estimated EMI ₹ 18,670

REGISTRATION REGISTERS Registration No. P4180023142 Website: <http://mahatransaction.com>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (6) Society (35)

Area
 Carpet area: 664 sq. ft.

Price
 ₹ 2.3 Crore+ Govt Charges & Tax @ 34,534 per sq. ft. (all inclusive)

Floor Number
 17th of 50 Floors

Facilities
 Club, Park/Garden, Pool, Others

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room

Address
 Dosti Eastern Bay
 Wadala East, Mumbai Harbour

Locality
 West

Property Age
 0 to 1 Year Old View Construction Status

Places nearby
 Wadala East, Mumbai Harbour, Mumbai



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh from M/s. Dosti Realty Ltd. vide Agreement for Sale dated 19.01.2024.
2.	purpose of valuation and appointing authority	As per client request, to assess value of the property for private purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 25.01.2024 Valuation Date – 29.01.2024 Date of Report – 29.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.01.2024
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 Comparison 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 commercial 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 **29th January 2024** 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 737.00** in the name of **Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh** 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Devendra Pratap Singh, Sheela Singh & Himanshu Kumar Singh** 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 737.00**

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 flat and properties that are typically traded on a unit 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, **Total Carpet Area in Sq. Ft. = 737.00**

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 **Fair Market Value** of the property under reference as on **29th January 2024**.

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 Fair Market value for this particular purpose at **₹ 2,57,95,000.00 (Rupees Two Crore Fifty Seven Lakh Ninety Five Thousand Only). As per site inspection 89% of construction work is completed.**

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 15:39:32 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763