

# TAX INVOICE

|  |  |   |
|--|--|---|
| <b>VASTUKALA CONSULTANTS ( I ) PVT LTD</b><br>121, 1st Floor, Ackruti Star,<br>Central Road, MIDC<br>Andheri (E) Mumbai 400 093<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>CIN: U74120MH2010PTC207869<br>E-Mail : accounts@vastukala.org  | Invoice No.<br><b>MUM/2223/JAN/288</b>   | Dated<br><b>30-Jan-23</b>   |
| Buyer (Bill to)<br><b>Manoj Pravinchandra Kacharia</b><br>Residential Flat No. 2801, 28th Habitable Floor,<br>As per MCGM Plan in C Wing,<br>"Raheja Excelsior Co-op. Hsg. Soc. Ltd.," 63,<br>Tardeo Road, Tardeo, Mumbai – 400034,<br>State - Maharashtra, Country – India<br>State Name : Maharashtra, Code : 27 | Delivery Note<br>Reference No. & Date.<br>Buyer's Order No.<br>Dispatch Doc No.<br><b>28854 / 44899</b><br>Dispatched through<br>Terms of Delivery | Mode/Terms of Payment<br>Other References<br>Dated<br>Delivery Note Date<br>Destination |

| SI No.       | Particulars  | HSN/SAC | GST Rate | Amount   |
|--------------|--|---------|----------|--|
| 1            | <b>VALUATION FEE</b><br><i>(Technical Inspection and Certification Services)</i><br><br>Less : <b>LESS ADVANCE</b> | 997224  | 18 %     | <b>23,000.00</b><br><br>CGST 2,070.00<br>SGST 2,070.00<br>(-)17,700.00 |
| <b>Total</b> |  |         |          | <b>₹ 9,440.00</b>  |

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

**Indian Rupee Nine Thousand Four Hundred Forty Only**

| HSN/SAC      | Taxable Value    | Central Tax |                 | State Tax |                 | Total Tax Amount |
|--------------|------------------|-------------|-----------------|-----------|-----------------|------------------|
|              |                  | Rate        | Amount          | Rate      | Amount          |                  |
| 997224       | 23,000.00        | 9%          | 2,070.00        | 9%        | 2,070.00        | 4,140.00         |
| <b>Total</b> | <b>23,000.00</b> |             | <b>2,070.00</b> |           | <b>2,070.00</b> | <b>4,140.00</b>  |

Tax Amount (in words) : **Indian Rupee Four Thousand One Hundred Forty Only**

**Remarks:**  
 Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia - Residential Flat No. 2801, 28th Habitable Floor, As per MCGM Plan in C Wing, "Raheja Excelsior Co-op. Hsg. Soc. Ltd.," 63, Tardeo Road, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India  
 Company's PAN : **AADCV4303R**

**Company's Bank Details**  
 Bank Name : **PUNJAB NATIONAL BANK**  
 A/c No. : **1756002100016739**  
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

**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

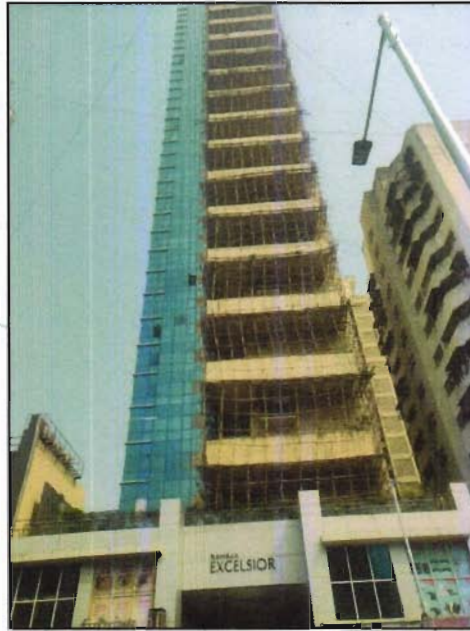
for **VASTUKALA CONSULTANTS ( I ) PVT LTD**

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Manoj Pravinchandra Kacharia,  
Smt. Bela Manoj Kacharia,  
Mr. Rikin Manoj Kacharia &  
Mr. Viral Manoj Kacharia**

Residential Flat No. 2801, 28<sup>th</sup> Habitable Floor, As per MCGM Plan in C Wing, "Raheja Excelsior Co-op. Hsg. Soc. Ltd.," 63, Tardeo Road, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India.

Latitude Longitude: 18°58'29.8"N 72°48'47.5"E

## Valuation Done for:

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### **State Bank of India**

#### **Industrial Finance Branch, Sakinaka**

1st Floor, Lekhraj Bhawan, Saki Vihar Road, Andheri (East), Mumbai – 400 072,  
State – Maharashtra, Country – India.

## **Vastukala Consultants (I) Pvt. Ltd.**

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Industrial Finance Branch, Sakinaka**  
 1st Floor, Lekhraj Bhawan, Saki Vihar Road,  
 Andheri (East), Mumbai – 400 072,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

| I General |  |
|-----------|--|
| 1.        | Purpose for which the valuation is made : To assess value of the property for Bank Loan Purpose.   |
| 2.        | a) Date of inspection : 06.01.2023   |
|           | b) Date on which the valuation is made : 19.01.2023  |
| 3.        | List of documents produced for perusal :   |
|           | 1. Copy of Agreement for Sale dated 16.03.2019.<br>2. Copy of Occupancy Certificate No. EB / 5415 / D / A dated 23.07.2013 for Full Occupancy to Sale Wing C comprising of Basement + Ground Floor on Stilt + 1 <sup>st</sup> Podium Floor + 2 <sup>nd</sup> Service Floor + 3 <sup>rd</sup> to 33 <sup>rd</sup> Upper Floors issued by Municipal Corporation of Greater Mumbai.<br>3. Copy of Share Certificate No. 026 transfer dated 21.04.2019 in the name of Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia issued by Raheja Excelsior Co-op. Hsg. Soc. Ltd. for Flat No. 801.<br>4. Copy of Electricity Bill Consumer No. 747-162-049*5 dated 28.12.2022 in the name of Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia issued by BEST for Flat No. C-2801.<br>5. Copy of Maintenance Bill No. 98 dated 15.10.2022 in the name of Mr. Manoj Pravinchandra Kacharia issued by Raheja Excelsior Co-op. Hsg. Soc. Ltd. for Flat No. 2801.<br>6. Copy of Property Tax Assessment No. DX2203600110032 dated 01.10.2022 in the name of Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia & Others issued by Municipal Corporation of Greater Mumbai for Flat No. 2801. |
| 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) : <b>Mr. Manoj Pravinchandra Kacharia,</b><br><b>Smt. Bela Manoj Kacharia,</b><br><b>Mr. Rikin Manoj Kacharia &amp;</b><br><b>Mr. Viral Manoj Kacharia</b><br><br><b>Address:</b> Residential Flat No. 2801, 28 <sup>th</sup> Habitable Floor, As per MCGM Plan in C Wing, “ <b>Raheja Excelsior Co-op. Hsg. Soc. Ltd.,</b> ” 63, Tardeo Road, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Dhvani Kacharia (Daughter in Law)  |



|     |   |   |   |
|-----|---|---|---|
|     |   |   | Joint Ownership<br>(Details of ownership share not available)   |
| 5.  | Brief description of the property (Including Leasehold / freehold etc.)   | : | The property is a Residential Flat located on 28 <sup>th</sup> Habitable Floor. The composition of residential flat is 3 Bedrooms + Living Room + Dining + Recreational Area + Laundry Area + Kitchen + 4 Toilets + Servant Room + Passage (i.e. <b>3BHK + 4 Toilets + Servant Room + Laundry Area</b> ). The property is at 1.1 Km. walkable distance from nearest railway station Mumbai Central. |
| 6.  | Location of property  | : |   |
|     | a) Plot No. / Survey No.  | : | -   |
|     | b) Door No.   | : | Residential Flat No. 2801   |
|     | c) C. T.S. No. / Village  | : | C. S. No. 1/404 of Tardeo Division  |
|     | d) Ward / Taluka  | : | D Ward  |
|     | e) Mandal / District  | : | Mumbai  |
|     | f) Date of issue and validity of layout of approved map / plan  | : | Copy of Occupancy Certificate No. EB / 5415 / D / A dated 23.07.2013 for Full Occupancy to Sale Wing C comprising of Basement + Ground Floor on Stilt + 1 <sup>st</sup>   |
|     | g) Approved map / plan issuing authority  | : | Podium Floor + 2 <sup>nd</sup> Service Floor + 3 <sup>rd</sup> to 33 <sup>rd</sup> Upper Floors issued by Municipal Corporation of Greater Mumbai.  |
|     | h) Whether genuineness or authenticity of approved map/ plan is verified  | : |   |
|     | i) Any other comments by our empanelled valuers on authentic of approved plan   | : | N.A.  |
| 7.  | Postal address of the property  | : | Residential Flat No. 2801, 28 <sup>th</sup> Habitable Floor, As per MCGM Plan in C Wing, " <b>Raheja Excelsior Co-op. Hsg. Soc. Ltd.,</b> " 63, Tardeo Road, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India.   |
| 8.  | City / Town   | : | Tardeo, Mumbai  |
|     | Residential area  | : | Yes   |
|     | Commercial area   | : | No  |
|     | Industrial area   | : | No  |
| 9.  | Classification of the area  | : |   |
|     | i) High / Middle / Poor   | : | High Class  |
|     | ii) Urban / Semi Urban / Rural  | : | Urban   |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality   | : | Tardeo Division<br>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. | <b>Boundaries of the property</b>   |   | <b>As per actual site</b> <b>As per document</b>  |
|     | North   | : | Jaywant Apartment      Details not available  |
|     | South   | : | Dadarkar Tower      Details not available   |

|     |  |   |  |                       |
|-----|--|---|--|-----------------------|
|     | East   | : | Sai Sadan CHSL   | Details not available |
|     | West   | : | Tardeo Road  | Details not available |
| 13  | Dimensions of the site   |   | N. A. as property under consideration is a residential flat in an apartment building.  |                       |
|     |  |   | A<br>As per the Deed   | B<br>Actual           |
|     | North  | : | -  | -                     |
|     | South  | : | -  | -                     |
|     | East   | : | -  | -                     |
|     | West   | : | -  | -                     |
| 14. | Extent of the site   | : | Carpet Area in Sq. Ft. = 2,407.00<br>(Area as per actual site measurement)<br><br><b>Built Up Area in Sq. Ft. = 2,189.00</b><br><b>(Area as per Agreement for Sale)</b>  |                       |
| 14. | Latitude, Longitude & Co-ordinates of Flat   | : | 18°58'29.8"N 72°48'47.5"E  |                       |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B)  | : | <b>Built Up Area in Sq. Ft. = 2,189.00</b><br><b>(Area as per Agreement for Sale)</b>  |                       |
| 16  | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied   |                       |
| II  | <b>FLAT BUILDING</b>   |   |  |                       |
| 1.  | Nature of the Flat   | : | Residential  |                       |
| 2.  | Location   | : |  |                       |
|     | C.T.S. No.   | : | C. S. No. 1/404 of Tardeo Division   |                       |
|     | Block No.  | : | -  |                       |
|     | Ward No.   | : | -  |                       |
|     | Village / Municipality / Corporation   | : | Tardeo Division<br>Municipal Corporation of Greater Mumbai   |                       |
|     | Door No., Street or Road (Pin Code)  | : | Residential Flat No. 2801, 28 <sup>th</sup> Habitable Floor, As per MCGM Plan in C Wing, "Raheja Excelsior Co-op. Hsg. Soc. Ltd.," 63, Tardeo Road, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India. |                       |
| 3.  | Description of the locality Residential / Commercial / Mixed   | : | Residential  |                       |
| 4.  | Year of Construction   | : | 2013 (As per Occupancy Certificate)  |                       |
| 5.  | Number of Floors   | : | Basement + Ground Floor on Stilt + 1 <sup>st</sup> Podium Floor + 2 <sup>nd</sup> Service Floor + 3 <sup>rd</sup> to 33 <sup>rd</sup> Upper Floors   |                       |
| 6.  | Type of Structure  | : | R.C.C. Framed Structure  |                       |
| 7.  | Number of Dwelling units in the building   | : | Single Flat on 28 <sup>th</sup> Habitable Floor  |                       |
| 8.  | Quality of Construction  | : | Good   |                       |
| 9.  | Appearance of the Building   | : | Good   |                       |
| 10. | Maintenance of the Building  | : | Good   |                       |
| 11. | Facilities Available   | : |  |                       |

|            |  |   |  |
|------------|--|---|--|
|            | Lift   | : | 3 Lifts  |
|            | Protected Water Supply                                       | : | Municipal Water supply   |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System   |
|            | Car parking - Open / Covered                                 | : | 3 Car Parking's in multilevel rotary parking   |
|            | Is Compound wall existing?                                   | : | Yes  |
|            | Is pavement laid around the building                         | : | Yes  |
| <b>III</b> | <b>FLAT</b>  |   |  |
| 1          | The floor in which the Flat is situated                      | : | 28 <sup>th</sup> Habitable Floor   |
| 2          | Door No. of the Flat   | : | Residential Flat No. 2801  |
| 3          | Specifications of the Flat                                   | : |  |
|            | Roof   | : | R.C.C. Slab  |
|            | Flooring   | : | Italian marble flooring  |
|            | Doors  | : | Teak Wood door frame with solid flush door   |
|            | Windows  | : | Powdered Coated Aluminum Sliding windows   |
|            | Fittings   | : | Concealed plumbing with C.P. fittings.<br>Electrical wiring with concealed.  |
|            | Finishing  | : | Cement Plastering with POP false ceiling   |
| 4          | House Tax  | : |  |
|            | Assessment No.   | : | Property Tax Assessment No. DX2203600110032  |
|            | Tax paid in the name of:                                     | : | Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia & Others  |
|            | Tax amount:  | : | ₹ 1,06,136.00  |
| 5          | Electricity Service connection No.:                          | : | Electricity Bill Consumer No. 747-162-049*5  |
|            | Meter Card is in the name of:                                | : | <b>Mr. Manoj Pravinchandra Kacharia,<br/>Smt. Bela Manoj Kacharia,<br/>Mr. Rikin Manoj Kacharia &amp;<br/>Mr. Viral Manoj Kacharia</b> |
| 6          | How is the maintenance of the Flat?                          | : | Good   |
| 7          | Sale Deed executed in the name of                            | : | <b>Mr. Manoj Pravinchandra Kacharia,<br/>Smt. Bela Manoj Kacharia,<br/>Mr. Rikin Manoj Kacharia &amp;<br/>Mr. Viral Manoj Kacharia</b> |
| 8          | What is the undivided area of land as per Sale Deed?         | : | Details not available  |
| 9          | What is the plinth area of the Flat?                         | : | <b>Built Up Area in Sq. Ft. = 2,189.00<br/>(Area as per Agreement for Sale)</b>  |
| 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. = 2,407.00<br>(Area as per actual site measurement)   |
| 12         | Is it Posh / I Class / Medium / Ordinary?                    | : | High Class   |
| 13         | Is it being used for Residential or Commercial purpose?      | : | Residential purpose  |
| 14         | Is it Owner-occupied or let out?                             | : | Owner Occupied   |
| 15         | If rented, what is the monthly rent?                         | : | ₹ 5,00,000.00 Expected rental income per month.  |
| <b>IV</b>  | <b>MARKETABILITY</b>   | : |  |
| 1          | How is the marketability?                                    | : | Good   |
| 2          | What are the factors favouring for an extra Potential Value? | : | Located in developing area   |

|           |  |   |   |
|-----------|--|---|---|
| 3         | Any negative factors are observed which affect the market value in general?  | : | No  |
| <b>V</b>  | <b>Rate</b>  | : |   |
| 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)   | : | ₹ 80,000.00 to ₹ 83,000.00 per Sq. Ft. on Built Up 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).   | : | ₹ 82,500.00 per Sq. Ft. on Built Up Area  |
| 3         | Break – up for the rate  | : |   |
|           | I. Building + Services   | : | ₹ 3,000.00 per Sq. Ft.  |
|           | II. Land + others  | : | ₹ 79,500.00 per Sq. Ft.   |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : | ₹ 4,19,892.00 per Sq. M.<br>i.e. ₹ 39,009.00 per Sq. Ft.  |
|           | Guideline rate (after depreciation)  | : | ₹ 3,95,735.00 per Sq. M.<br>i.e. ₹ 36,765.00 per Sq. Ft.  |
| 5         | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given  | : | It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |   |
| <b>a</b>  | Depreciated building rate  | : |   |
|           | Replacement cost of Flat with Services (v(3)i)   | : | ₹ 3,000.00 per Sq. Ft.  |
|           | Age of the building  | : | 10 Years (As per Occupancy Certificate)   |
|           | Life of the building estimated   | : | 50 years Subject to proper, preventive periodic maintenance & structural repairs.   |
|           | Depreciation percentage assuming the salvage value as 10%  | : | 15%   |
|           | Depreciated Ratio of the building  | : | -   |
| <b>b</b>  | Total composite rate arrived for Valuation   | : |   |
|           | Depreciated building rate VI (a)   | : | ₹ 2,550.00 per Sq. Ft.  |
|           | Rate for Land & other V (3) ii   | : | ₹ 79,500.00 per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 82,050.00 per Sq. Ft.</b>  |
|           | <b>Remark:</b>   |   |   |
|           | 1. As per site inspection external work of the building was in progress.   |   |   |
|           | 2. The Flat has Arabian sea view.  |   |   |
|           | 3. As per Site Inspection, Carpet Area 2,407.00 Sq. Ft. is more than Built Up Area 2,189.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. ₹ 82,050.00 per Sq. Ft. is considered. |   |   |



**Details of Valuation:**

| Sr. No. | Description   | Qty.             | Rate per unit (₹) | Estimated Value (₹)    |
|---------|---|------------------|-------------------|------------------------|
| 1       | Present value of the Flat   | 2,189.00 Sq. Ft. | 82,050.00         | 17,52,29,450.00        |
| 2       | Car Parking   | 3 Car Parking's  | 15,00,000.00      | 45,00,000.00           |
| 3       | Wardrobes   |                  |                   |                        |
| 4       | Showcases   |                  |                   |                        |
| 5       | Kitchen arrangements  |                  |                   |                        |
| 6       | Superfine finish  |                  |                   |                        |
| 7       | Interior Decorations  | 2,189.00 Sq. Ft. | 2,000.00          | 43,78,000.00           |
| 8       | Electricity deposits / electrical fittings, etc.                        |                  |                   |                        |
| 9       | Extra collapsible gates / grill works etc.                              |                  |                   |                        |
| 10      | Potential value, if any   |                  |                   |                        |
| 11      | Others  |                  |                   |                        |
|         | <b>Total value of the property</b>                                      |                  |                   | <b>18,84,85,450.00</b> |
|         | <b>Realizable value of the property</b>                                 |                  |                   | <b>16,96,36,905.00</b> |
|         | <b>Distress value of the property</b>                                   |                  |                   | <b>15,07,88,360.00</b> |
|         | <b>Insurable value of the property (2,189.00 Sq. Ft. X ₹ 3,000.00)</b>  |                  |                   | <b>65,67,000.00</b>    |
|         | <b>Guideline value of the property (2,189.00 Sq. Ft. X ₹ 36,765.00)</b> |                  |                   | <b>8,04,78,585.00</b>  |

**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 ₹ 80,000.00 to ₹ 83,000.00 per Sq. Ft. on Built Up 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 ₹ 82,050.00 per Sq. Ft. on Built Up 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  | ₹ 5,00,000.00 Expected rental income per month |
| iii) Any likely income it may generate   | Rental Income                                  |

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### Actual Site Photographs





### Actual Site Photographs







## Ready Reckoner

| DIVISION / VILLAGE - TARDEO<br>Commence From 1st April 2022 To 31st March 2023   |   |        |                 |                       |        |            |  |
|--|---|--------|-----------------|-----------------------|--------|------------|--|
| Type of Area   | Urban   |        | Local Body Type | Corporation*+A* Class |        |            |  |
| Local Body Name  | Municipal Corporation of Greater Mumbai                                     |        |                 |                       |        |            |  |
| Land Mark  | Road: Tardeo Road - Javji Dadaji Marg, (From Nana Chowk to Haji Ali Chowk). |        |                 |                       |        |            |  |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |   |        |                 |                       |        |            |  |
| Zone   | Sub Zone  | Land   | Residential     | Office                | Shop   | Industrial |  |
| 8  | 8/67  | 178320 | 349910          | 481400                | 568500 | 349910     |  |
| <small>C. S. No. 1, 1/39, 1/300, 1/306, 1/315, 1/316, 1/364, 1/365, 1/366, 1/370, 1A/370, 1/398, 1/404, 1/406, 1A/408, 1/409, 2/39, 2/315, 2/316, 2/408, 2/409, 3/296, 3/364, 3/365, 3/409, 4/409, 4/365, 7/365, 16, 17, 18, 20, 21, 22/366, 23, 24, 25, 37, 39, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 311, 313, 315, 316, 317, 318, 353, 354, 364, 367, 368, 370, 371, 372, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409</small> |   |        |                 |                       |        |            |  |
| <a href="#" style="color: blue; text-decoration: none;">⇐ Compare With Previous Year</a> <span style="float: right; color: blue; text-decoration: none;">↓</span>  |   |        |                 |                       |        |            |  |

Think.Innovate.Create

## Sale Instance

|   |  |  |
|---|--|--|
| 5658319<br>06-01-2023<br>Note:-Generated Through eSearch<br>Module,For original report please contact<br>concern SRO office.                      | <b>सूची क्र . २</b>  | दुय्यम निबंधक सह दु.नि.मुंबई शहर 2<br>दस्तऐवज क्रमांक 5658/2020<br>नोंदणी:<br>Regn:63m |
| <b>गाव: ताडदेव</b>  |  |  |
| (1)दस्तऐवज प्रकार   | ट्रान्सफर डीड  |  |
| (2)मोबदला   | 133600000  |  |
| (3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार<br>आकारणी देतो कि पट्टेदार ते नमूद करावे )  | 104377177.905  |  |
| (4) भूमापन. पोटहिस्सा वा घरक्रमांक<br>(असल्यास)   | सदनिका नं: फ्लॅट नं. 2601-24 वा(हॉबिटेबल मजला), माळा नं: एमसीजीएम प्लॅननुसार<br>26 वा मजला. इमारतीचे नाव: सी विंग,रहेजा एक्सेलसियर. ब्लॉक नं: 63 ताडदेव रोड .<br>रोड नं: मुंबई - 400034, इतर माहिती: सोबत 3 कारपार्किंग स्पेसेस मुंबई मनपा   |  |
| (5)क्षेत्रफळ  | 203.40चौ.मीटर  |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा  |  |  |
| (7)दस्तऐवज करून देणाऱ्या / लिहून<br>ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी<br>न्यायालयाचा हुकूमनामा किंवा आदेश<br>असल्यास प्रतिवादीचे नाव व पत्ता | 1) निलेश शाह 63 - , - , सी-2601, 26 वा मजला, रहेजा एक्सेलसियर, मदन मोहन मालविया मार्ग, 63 ताडदेव<br>रोड, ताडदेव फिल्म सेंटरच्या समोर, मुंबई तुलसीवाडी, मुंबई, - , - , तुलसीवाडी, MAHARASHTRA,<br>MUMBAI, Non-Government. 400034 AALPS0681D<br>2) सोनल शाह 59 - , - , सी-2601, 26 वा मजला, रहेजा एक्सेलसियर, मदन मोहन मालविया मार्ग, 63 ताडदेव<br>रोड, ताडदेव फिल्म सेंटरच्या समोर, मुंबई तुलसीवाडी, मुंबई, - , - , तुलसीवाडी, MAHARASHTRA,<br>MUMBAI, Non-Government. 400034 AKUPSS173I. |  |
| (8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव<br>किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा<br>आदेश असल्यास प्रतिवादीचे नाव व पत्ता                      | 2) डॉ. मीनाक्षी मशरू 65 - , - , 703 संगम बिल्डिंग, 15 ए पेडर रोड, जसलोक<br>हॉस्पिटलच्या मागे, मुंबई, - , - , कंबाला हील, MAHARASHTRA, MUMBAI, Non-<br>Government. 400026 AADPM2965K<br>1) डॉ मनोज मशरू 64 - , - , 703 संगम बिल्डिंग, 15 ए पेडर रोड, जसलोक हॉस्पिटलच्या मागे, मुंबई - , - ,<br>कंबाला हील, MAHARASHTRA, MUMBAI, Non-Government. 400026 AADPM2961P   |  |
| (9)दस्तऐवज करून दिल्याचा दिनांक   | 08/10/2020   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 08/10/2020   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 5658/2020  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 2672000  |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 100  |  |
| (14)शेरा  |  |  |
| मूल्यांकनासाठी विचारात घेतलेला तपशील :-   |  |  |



## Price Indicators

**99acres** Buy Enter Locality Project / Society Landmark

₹19 Cr. ₹59,375 per sq.ft. 4BHK 4Baths  
 Estimated EMI ₹15,17,537 ₹15,17,537 per month  
 Res. developer Apartment for Sale  
 Raheja Excelsior, Arya Nagar, South Mumbai, Mumbai

REDA STATUS: **NOT AVAILABLE** Website: <https://maharajpc.managone.gov.in/>

Overview Society Dealer Details Price Trends Articles

Property (1) Society (7)

**Area:** Super Built up area 3200 sq.ft. (3272 sq.ft.)

**Configuration:** 4 Bedrooms, 4 Bathrooms, 3+ Balconies with Servant Room, Pooja Room, Store Room  
View Floor Plan

**Price:** ₹19 Crore+ Govt. Charges & Tax @ 59,375 per sq.ft. (All Inclusive) View Price Details

**Address:** Raheja Excelsior, Arya Nagar, South Mumbai

**Floor/Number:** 32<sup>nd</sup> of 61 Floors

**Neighb:** West

**Connectivity:** Main Road, Club, Park/Garden, Pool

**Property Age:** 1 to 5 Year Old

**Places nearby:** Arya Nagar, South Mumbai, Mumbai View All (50)

**square yards** Mumbai Buy Rent Projects Agent Property Management More Services Resources Intelligence

89 Views Compare

**Raheja Excelsior**  
**4 Bedroom 3100 Sq.Ft. Apartment in Tardeo Mumbai**  
 Listing ID: RA248342

₹23 Cr. Need Loan? Get Free Credit Score

**Property Listing might be sold and no longer available**

- 4 Bedrooms
- Furnished
- 4 Bathroom
- 3100 Sq Ft (SABABLE AREA)
- Beach View Facing

Get Instant Home Loan | Request EM Call

Overview Furnishing Amenities Agent Overview About Project Commute Time

**Key Highlights**

- Vastu compliant
- Luxury lifestyle
- Prime Location
- Family

Raheja excelsior is one of the most prestigious properties of mumbai and is located in tardeo, which is a prime locality of mumbai

- This beach view apartment is located on 16th floor in a 30 storey residential building
- This beach view apartment is listed at a price of Rs 23,00,00,000 and is listed under sale category

At a price of Rs 23,00,00,000 residents can enjoy a luxury lifestyle with the comfort and safety of a gated society.

**Property Information**

Enter Text Property Type Bunking Type

**Contact our Real Estate Experts**

**Sagar Shah**  
 +9176163XXXXX

NAME: \_\_\_\_\_  
 EMAIL ID: \_\_\_\_\_  
 +91 \_\_\_\_\_ Phone Number

Enable updates through WhatsApp

Contact Now





(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.01.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 06.01.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | background information of the asset being valued;   | The property under consideration was owned by Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia.  |
| 2.      | purpose of valuation and appointing authority   | As per the request from State Bank of India, Industrial Finance Branch, Sakinaka to assess value of the property for bank loan purpose  |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Chandan Singh – Valuation Engineer<br>Vaishali Sarmalkar – Technical Manager<br>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 – 06.01.2023<br>Valuation Date – 19.01.2023<br>Date of Report – 19.01.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 06.01.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 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 **19<sup>th</sup> January 2023** 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 2,189.00** in the name of **Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia**. 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 **Mr. Manoj Pravinchandra Kacharia, Smt. Bela Manoj Kacharia, Mr. Rikin Manoj Kacharia & Mr. Viral Manoj Kacharia**. 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, we understand that the Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 2,189.00**.

### **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 / Exiting 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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area in Sq. Ft. = 2,189.00.**

#### **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.

(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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.
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.

