

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	invoice No. PG-4430/22-23 Dated 16-Jan-23
Buyer (Bill to) UNION BANK OF INDIA JUHU TARA ROAD BRANCH 27, Manek Mahel, Juhu Tara Road, Santacruz West Mumbai 400049 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 42	Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 28893 / 44815 Delivery Note Date 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 %	15,000.00
	CGST			1,350.00
	SGST			1,350.00
Total				₹ 17,700.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total			1,350.00		1,350.00	2,700.00

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

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**

A/c No. : **635301010050194**

Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

"Avnindra Kumar Tripathi - Residential Flat No. 3403,
 34th Floor, Wing - B, "Lodha Estrella", New Cuffe
 Parade, Wadala, Mumbai - 400 022, State -
 Maharashtra, Country - India
 "

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

[Signature]

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think. Innovate. Create

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Avnindra Kumar Tripathi**

Residential Flat No. 3403, 34th Floor, Wing - B, "Lodha Estrella", New Cuffe Parade, Wadala,
Mumbai – 400 022, State – Maharashtra, Country – India

Longitude Latitude: 19°02'18.6"N 72°52'42.9"E

Valuation Done for:

Union Bank of India

Juhu Tara Road Branch

27, Manek Mahel, Juhu Tara Road, Santacruz West Mumbai 400 049,
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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3403, 34th Floor, Wing - B, "Lodha Estrella", New Cuffe Parade, Wadala, Mumbai – 400 022, State – Maharashtra, Country – India belongs to **Avnindra Kumar Tripathi**.

Boundaries of the property.

North	: Open Plot
South	: Vios Tower
East	: Lodha Gardenia
West	: Lodha Exelus

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 this particular purpose at **₹ 3,59,27,000.00 (Rupees Three Crore Fifty Nine Lakh Twenty Seven 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=IN, email=cchalik@vastukala.org, c=IN
Date: 2023.01.17 14:49:38 +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.



www.vastukala.org

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti 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****Juhu Tara Road Branch**

27, Manek Mahel, Juhu Tara Road, Santacruz (West),

Mumbai - 400049, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 12.01.2023
	b)	Date on which the valuation is made : 16.01.2023
3.	List of documents produced for perusal	:
		1. Copy of Agreement for sale dated 16.02.2019 2. Copy of Amended 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)	: Avnindra Kumar Tripathi. Address: Residential Flat No. 3403, 34 th Floor, Wing - B, "Lodha Estrella", New Cuffe Parade, Wadala, Mumbai – 400 022, State – Maharashtra, Country – India. Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 34 th 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 1.1 Km. travelling distance from nearest railway station GTB Nagar.
6.	Location of property	:
	a)	Plot No. / Survey No. : -
	b)	Door No. : Residential Flat No. 3403
	c)	C.T.S. No. / Village : C.T.S. No. 8(Pt) 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 : N.A. Copy of Approved Building Plan were not Provided & not Provided.
	g)	Approved map / plan issuing authority :
	h)	Whether genuineness or authenticity of approved map/ plan is verified :
	i)	Any other comments by our : N.A.

	empanelled valuers on authentic of approved plan		
7.	Postal address of the property	:	Residential Flat No. 3403, 34 th Floor, Wing - B, "Lodha Estrella", New Cuffe Parade, Wadala, Mumbai – 400 022, State – Maharashtra, Country – India
8.	City / Town	:	Wadala, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher 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 Document
	North		Open Plot Details not provided
	South		Vios Tower Details not provided
	East		Lodha Gardenia Details not provided
	West		Lodha Exelus Details not provided
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 708.00 EBVT Area in Sq. Ft. = 263.00 Total Carpet Area in Sq. Ft. = 971.00 (Area as per Agreement for sale) Built up area in Sq. Ft. = 1068.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°02'18.6"N 72°52'42.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 708.00 EBVT Area in Sq. Ft. = 263.00 Total Carpet Area in Sq. Ft. = 971.00 (Area as per Agreement for sale)



	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?	:	Internal Visit not Allowed
7	Sale Deed executed in the name of	:	Avnindra Kumar Tripathi
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. = 1068.00 (Carpet Area + 10%)
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. = 708.00 EBVT Area in Sq. Ft. = 263.00 Total Carpet Area in Sq. Ft. = 971.00 (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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 70,000.00 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)	:	₹ 36,000.00 to ₹ 38,000.00 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).	:	₹ 37,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 34,000.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's Office	:	₹ 2,46,972.00 per Sq. Ft. i.e. ₹ 22,944.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	3 Years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building age is below 5 years
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 34,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 37,000.00 per Sq. Ft.
Remarks - <u>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.</u>			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	971.00 Sq. Ft.	37,000.00	3,59,27,000.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property			3,59,27,000.00
	Realizable value of the property			3,23,34,300.00
	Distress value of the property			2,87,41,600.00
	Insurable value of the property			32,04,000.00
	Guideline value of the property			2,45,04,192.00

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.

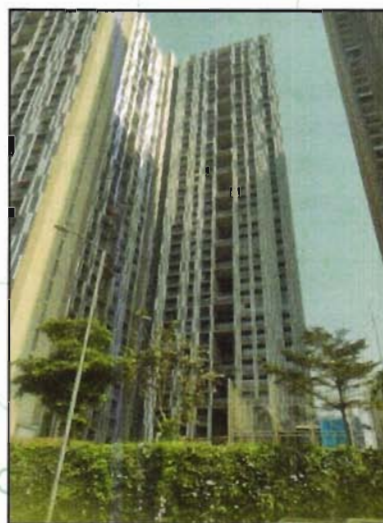
Method of Valuation / Approach

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 ₹ 36,000.00 to ₹ 38,000.00 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 ₹ 37,000.00 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	₹ 70,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

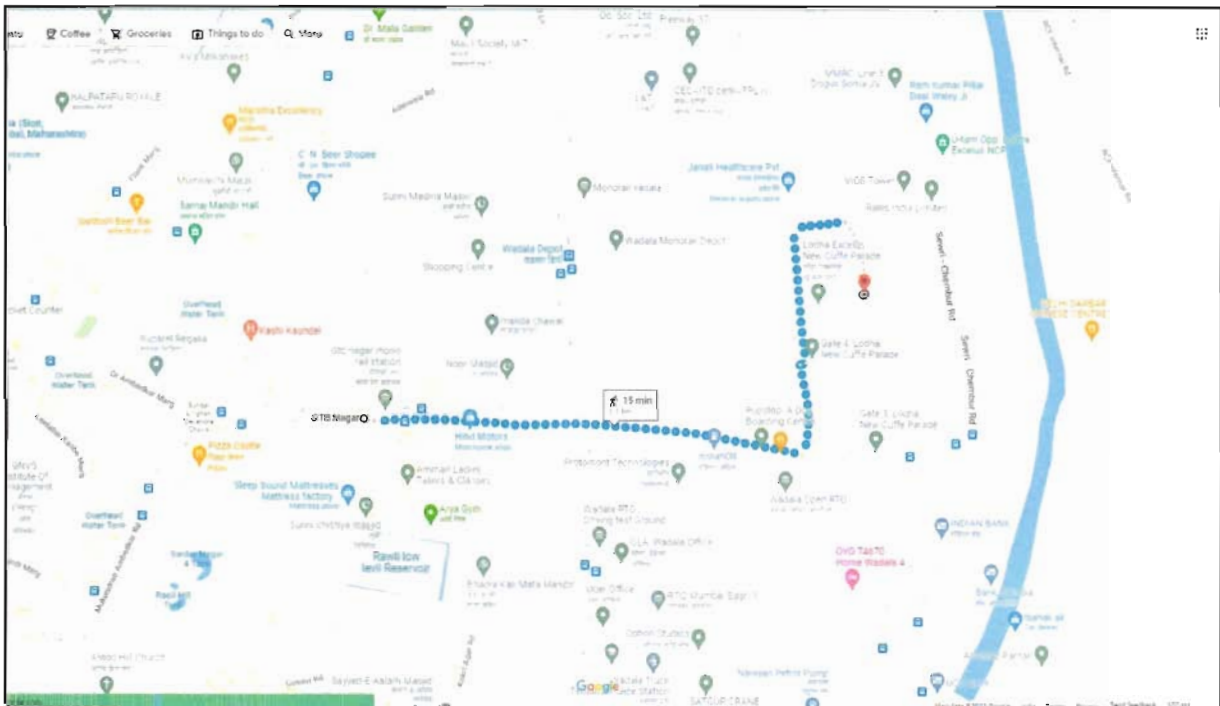
Think.Innovate.Create

Actual Site Photographs



Route Map of the property

site u/r



Longitude Latitude: 19°02'18.6"N 72°52'42.9"E

Note: The Blue line shows the route to site from nearest metro station (GTB Nagar – 1.1 Km.)



Think.Innovate.Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year **Language**

2022/2023 English

Annual Statement of Rates

Selected District मुंबई(मेन) ▼

Select Village साल्ट पॅन डिस्ट्रीक्ट ▼

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सयनिका	ऑडिटल	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
15/105 C--मुख्यदर विभाग क्र. 15/105 मधील खालील मिळकत	88690	205810	236690	282900	211090	बोरस मीटर	सि.टी.एफ. नंबर

Think.Innovate.Create

Sales Instances

10/17/22, 9:25 AM

https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MTI5Nzg%3D/MzE5/MjYvMDgvMjYyMg%3D%3D
12978319
17-10-2022

सूची क्र . २

दुय्यम निबंधक सह दु.नि.मुंबई शहर २

Note.-Generated Through eSearch
Module,For original report please
contact concern SRO office

दस्तावेज क्रमांक -12978 2022

नोंदणी

Regn:63m

गाव: सॉल्टपॅन

(1)दस्तावेज प्रकार	करारनामा
(2)मोबदला	15900000
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टाकार 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 ट्रक टर्मिनल, रोड - वडाळा पूर्व,मुंबई 400022. इतर माहिती: मोजे 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 आलेलेआहे.मुंबई मनपा
(5)क्षेत्रफळ	52.52चौ.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 61 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 AACPJ2673G
(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 ट्रक 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 ट्रक 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)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MTI5Nzg%3D/MzE5/MjYvMDgvMjYyMg%3D%3D

1/1

Sales Instances

10/17/22, 9:27 AM	https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MTAyNTI%3D/NDUw/MDMvMDYvMjAyMg%3D%3D	
10252450	सूची क्र . २	दुय्यम निबंधक सह दु. नि. मुंबई शहर ३
17-10-2022		दस्तऐवज क्रमांक 10252/2022
Note -Generated Through eSearch Module,For original report please contact concern SRO office		नोंदणी
		Regn:63m
गाव: साँल्तपॅन		
(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 - 12ए, डीमार्ट समोर, रोड नं: सीवूड नवी मुंबई ठाणे, महाराष्ट्र. ठाणे. 400705 DLBPS1107N	
(9)दस्तऐवज करून दिल्याचा दिनांक	03/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	10252/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1860000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		
https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MTAyNTI%3D/NDUw/MDMvMDYvMjAyMg%3D%3D		
1/1		

Price Indicators

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala East > 1 BHK Flats for Sale in Wadala East > 1076 Sq-ft
Posted on Sep 20, 22 Property ID: 60843447

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

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

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

Carpet Area 1076 sqft ₹ 36.245/sqft	Developer Lodha Group	Project Lodha Estrella	Floor 39 (Out of 42 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4

Contact Agent
Get Phone No.
Last contact made 130 days ago

More Details

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

Contact Agent

Amrik Singh +91-98XXXXXX62

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

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

[See How It Works →](#)

magicbricks
Buy Rent Sell Home Loans
N H, nitesh Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala East > 1 BHK Flats for Sale in Wadala East > 500 Sq-ft
Posted on Jan 14, 23 Property ID: 64266775

₹ 1.63 Cr Get ₹48,900 cashback on Home Loan

1 BHK 500 Sq-ft Flat For Sale **Wadala East, Mumbai**

1 Bed 1 Bath 1 Balcony 1 Covered Parking

Carpet Area 459 sqft ₹ 35.512/sqft	Developer Lodha	Project Lodha Estrella
Floor 13 (Out of 17 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 4	Furnished Status Unfurnished

East Facing Property

Contact Agent
Get Phone No.
Last contact made 47 days ago

More Details

Price Breakup **₹ 1.63 Cr | ₹8,15,000** Approx. Registration Charges | ₹8,500 Monthly

Booking Amount **₹10.0 Lac**

RERA ID **PS1900000521**

Contact Agent

✓ **RERA REGISTERED**

Sandeep Sath +91-98XXXXXX62

Your Name
nitesh

Email
nitesh.khedekar@gmail.com

Mobile Number
IND +91 8369040652

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details



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 **₹ 3,59,27,000.00 (Rupees Three Crore Fifty Nine Lakh Twenty Seven Thousand Only)**. The **Realizable Value** of the above property is **₹ 3,23,34,300.00 (Rupees Two Crore Thirty Three Lakh Thirty Four Thousand Three Hundred Only)**. and the **Distress Value** is **₹ 2,87,41,600.00 (Rupees Two Crore Eighty Seven Lakh Forty One Thousand Six Hundred Only)**.

Place: Mumbai

Date: 16.01.2023

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: 2023.01.17 14:50:08 +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

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

Think.Innovate.Create

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 16.01.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 12.01.2023. 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.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Avnindra Kumar Tripathi from Lodha Developers Limited vide Agreement to Sell dated 16.02.2019
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Juhu Tara Road 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 Chandan Singh – 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 – 12.01.2023 Valuation Date – 16.01.2023 Date of Report – 16.01.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 12.01.2023
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 **16th 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **971.00 Sq. Ft. Total Carpet Area** in the name of **Avindra Kumar Tripathi**. 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 **Avindra Kumar Tripathi**. 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 **971.00 Sq. Ft. Total 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.

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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=INDIA, email=cm@vastukala.org, c=IN
Date: 2023.01.17 18:50:40 +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

Think.Innovate.Create