

Tax Invoice

VASTUKALA CONSULTANTS (I) PVT LTD B1-001,U/B FLOOR,BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. THA/2324/DEC/022	Dated 18-Dec-23
Buyer (Bill to) MILIND VILAS MISAL 104, SHIV BHAKT MITRA MANDAL, TEEN DONGRI, OPP A-1 BAKERY HANUMAN NAGAR, M G ROAD, GOREGAON WEST, MUMBAI, Mumbai Suburban, Maharashtra, 400104 GSTIN/UIN : 27AWPEM2867M1ZY State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005611/2304035	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				₹ 2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Remarks:
 005611/2304035 Mr. Milind V. Misal - Residential Flat
 No. 1704, 17th Floor, Wing - I, "Marina Enclave",
 Behind
 Billa Bong School, Malvani Road, Village - Malvani,
 Taluka - Borivali, District - Mumbai, Malad (West), PIN
 Code -
 4000 95, State - Maharashtra, 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

Company's Bank Details

Bank Name : **ICICI BANK LTD - THANE**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature	for VASTUKALA CONSULTANTS (I) PVT LTD ASMITA JAYSING RATHOD <small>Digitally signed on 18-12-2023 17:12:09</small> Authorised Signatory
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SUBJECT TO MUMBAI JURISDICTION

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Milind V. Misal**

Residential Flat No. 1704, 17th Floor, Wing - I, "**Marina Enclave**", Behind Billa Bong School, Malvani Road, Village - Malvani, Taluka - Borivali, District - Mumbai, Malad (West), PIN Code - 4000 95, State - Maharashtra, India.

Latitude Longitude : 19°12'4.9"N 72°48'50.9"E

Valuation Prepared for:

Bank of India

Thane Main Branch

1st Floor, Bank of India Building, Shivajipath, Opp. M H High School, Thane (West), Thane - 400601, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1704, 17th Floor, Wing - I, "Marina Enclave", Behind Billa Bong School, Malvani Road, Village - Malvani, Taluka - Borivali, District - Mumbai, Malad (West), PIN Code - 4000 95, State - Maharashtra, India belongs to **Mr. Milind V. Misal**.

Boundaries of the property

North	: Wing - J
South	: Wing - H
East	: Residential Building
West	: Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,55,73,775.00 (Rupees One Crore Fifty Five Lakh Seventy Three Thousand Seven Hundred Seventy Five 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 17:22:21 +05'30'

Manoj



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CRMD/SK//2019-20-113

Encl.: Valuation report



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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Our Pan India Presence at :

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

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

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager,**Bank of India****Thane Main Branch**

1st Floor, Bank of India Building, Shivajipath, Opp. M H High School, Thane (West), Thane - 400601, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 16.12.2023
	b) Date of which the valuation is made : 18.12.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale No.4675/2018 Dated 22.05.2018 between M/s. Gurukrupa Developers (D. N. Nagar Project)(The Promoter) And Mr. Milind V. Misal(The purchaser). II) Copy of Commencement Certificate No.CHE / A - 0330 / BP (WS) / AP (No) Dated 28.06.2013 issued by Municipal Corporation Of Greater Mumbai further extended as on 04.02.2016. III) Copy of Part Occupancy Certificate No.CHE / A - 0330 / BP (WS) / AP Dated 27.12.2016 issued by Municipal Corporation Of Greater Mumbai. IV) Copy of Previous Valuation Report Dated 14.09.2020 issued by M - Tech Services LLP.
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) : Mr. Milind V. Misal Residential Flat No. 1704, 17 th Floor, Wing - I, " Marina Enclave ", Behind Billa Bong School, Malvani Road, Village - Malvani , Taluka - Borivali, District - Mumbai, Malad (West), PIN Code - 4000 95, State - Maharashtra, India. <u>Contact Person :</u> Mr. Milind V Misal (Owner) Mobile No. 9870703436 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 17 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. (2 BHK) The property is at 5 Km distance from Railway Station Malad.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 44/1
b)	Door No. : Residential Flat No. 1704

c)	C.T.S. No. / Village	:	CTS No - 507, Village - Malvani	
d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 1704, 17 th Floor, Wing - I, " Marina Enclave ", Behind Billa Bong School, Malvani Road, Village - Malvani, Taluka - Borivali, District - Mumbai, Malad (West), PIN Code - 4000 95, State - Maharashtra, India.	
8	City / Town	:	City - Malad (West)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Malvani Municipal Corporation of Greater Mumbai (MCGM)	
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	:	Wing - J	By land bearing C.T.S. No. 4
	South	:	Wing - H	By lands bearing C.T.S. Nos. 501 to 504, 505, 506, 522
	East	:	Residential Building	By lands bearing C.T.S. Nos. 338, 339
	West	:	Open Plot	By lands bearing C.T.S. Nos. 508 to 510, 514, 516, 517
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals



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	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 603.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 615.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 738.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'4.9"N 72°48'50.9"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 615.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 507	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Malvani , Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1704, 17 th Floor, Wing - I, " Marina Enclave ", Behind Billa Bong School, Malvani Road, Village - Malvani , Taluka - Borivali, District - Mumbai, Malad (West), PIN Code - 4000 95, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2016 (As Per Part Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 23 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	17 th Floor is having 4 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 1 Car Parking No. 561
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	17 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1704
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid door with safety door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Details not available
7.	Sale Deed executed in the name of	:	Mr. Milind V. Misal
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 677.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	Details not available



11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 603.00 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 615.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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?	:	₹ 39000/- (Expected rented income per month)
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located at 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)	:	₹ 23,900/- to ₹ 25,500/- per Sq. Ft. on Carpet Area ₹ 19,900/- to ₹ 21,300/- 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).	:	₹ 24,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 21,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,16,787/- per Sq. M. i.e. ₹ 10,850/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,11,783/- per Sq. M. i.e. ₹ 10,385/- 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 / Rgstrn. 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.

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	7 years
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,685/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 24,185/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	615.00 Sq. Ft.	24,185.00	1,48,73,775.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	700000	7,00,000.00
	Total value of the property			1,55,73,775.00
	Realizable value of the property			1,40,16,398.00
	Distress value of the property			1,24,59,020.00
	Insurable value of the property (738.00 X 3,000.00)			22,14,000.00
	Guideline value of the property (738.00 X 10,385.00)			76,64,130.00

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 ₹ 23,900.00 to ₹ 25,500.00 per Sq. Ft. on Carpet Area / ₹ 19,900.00 to ₹ 21,300.00 per Sq. Ft. on BuiltUp 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 ₹24,185.00 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	
Saleability	Good
Likely rental values in future	₹ 39000/- (Expected rented income per month)
Any likely income it may generate	Rental Income

Actual Site Photographs



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year

Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
69/324-धुभाग: मालवणी गावतील सर्व मिळकती (मालाड मार्गे मार्गे खाडी ते मालवणी चर्च मोडून)	45300	106170	122090	132710	106170	चौ. मीटर मि टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	106170			
Increase by 90% on Flat Located on 17 th Floor	10617			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,16,787.00	Sq. Mtr.	10,850.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45300			
The difference between land rate and building rate(A-B=C)	71,487.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,11,783.00	Sq. Mtr.	10,385.00	Sq. Ft.

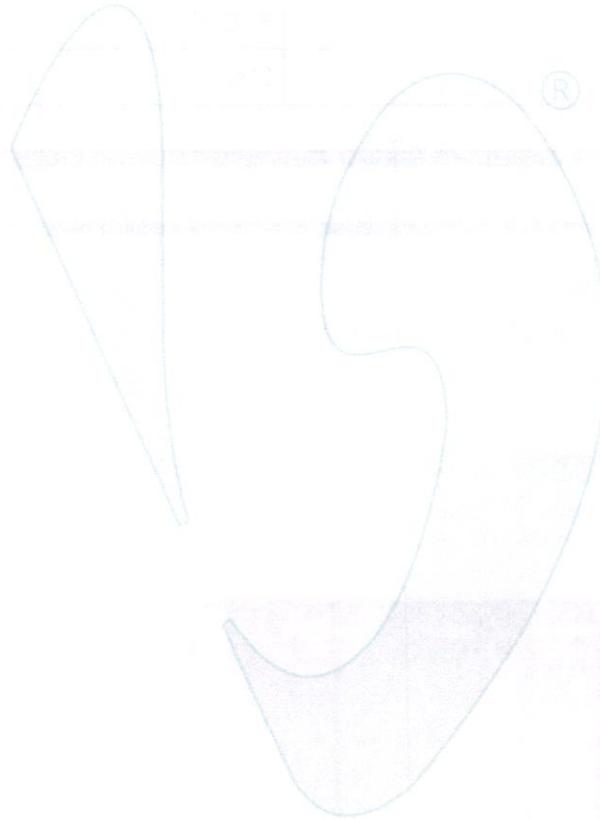
Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicator

Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	634 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 20,373/-
Floor	21st

99acres Buy Enter Locality / Project / Society / Landmark

Home -> Register in Mumbai -> High in Andheri -> Andheri West -> Andheri West -> Gaurikrupa Marina Enclave

Posted on Dec 11, 2023 | Ready to move

₹1.55 Cr (₹24,447 per sq.ft.) **2BHK 2Baths**

Estimated EMF ₹1,23,799

REG. STATUS: REGISTERED Registration No. P5180007088 Website: <https://maharashtra.gov.in>

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Videos (1) **Property (7)** **Society (78)**

Area
Carpet area: 634 sq.ft. v

Price
₹1.55 Crore
@ 24,447 per sq.ft. (All inclusive)

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony with Others

Address
Gaurikrupa Marina Enclave
Malad West, Mumbai Andheri-Dahisar

Floor number
21st of 23 Floors

Planning
West

Overlooking
Pool

Property Age
1 to 5 Year Old [View Construction status](#)

2 people shortlisted this property since last week

Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	638 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 21,290/-
Floor	23rd

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

₹1.63 Cr ₹25,548 per sq.ft. **2BHK 2Baths**

Estimated EIB: ₹1,30,189

REGISTRATION STATUS: REGISTERED Registration No: P1180007098 Website: <https://maharegdn.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) **Property (10)** **Society (78)**

Price
₹ 1.63 Crore+ Govt Charges & Tax @ 25,548 per sq.ft. (all inclusive, Negotiable) [View Price Details](#)

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

Address
Gurukrupa Marina Enclave Malad West, Mumbai Andheri-Dahisar

Floor Number
23rd of 23 Floors

Facing
East

Property Age
1 to 5 Year Old [View/Constructor Video](#)

Places nearby
2304, Malad West, Mumbai Andheri-Dahisar, Mumbai

Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	636 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 19,916/-
Floor	22nd

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

Home / Mumbai / Andheri / Malad West / Gurakrupa Marina Enclave / 2BHK 2Baths

₹1.52 Cr @ 23,899 per sq.ft. **2BHK 2Baths**
 Estimated EM ₹1,21,403
 Flat/Apartment for Sale
 Gurakrupa Marina Enclave, Malad West, Mumbai Andheri, Malad West, Mumbai

RERA (PUNJ) REGISTERED Registration No: P0100007088 Website: http://maladwest.99acres.com

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (12) **Society (76)**

Area
 Carpet area: 636 sq.ft. (59 sq.m.)

Price
 ₹ 1.52 Crone+ Govt Charges & Tax @ 23,899 per sq.ft. [View Price Slab](#)

Floor Number
 22nd of 23 Floors

Viewing
 Park/Garden

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony with Others

Address
 Gurakrupa Marina Enclave Malad West, Mumbai Andheri Dahisar

Facing
 East

Property Age
 1 to 5 Year Old [View Construction Status](#)

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,55,73,775.00 (Rupees One Crore Fifty Five Lakh Seventy Three Thousand Seven Hundred Seventy Five Only)**. The **Realizable Value** of the above property is **₹1,40,16,398.00 (Rupees One Crore Forty Lakh Sixteen Thousand Three Hundred Ninety Eight Only)**. The **Distress Value** is **₹1,24,59,020.00 (Rupees One Crore Twenty Four Lakh Fifty Nine Thousand Twenty Only)**.

Place : Thane

Date : 18.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 17:23:12 +05'30'

Avinca
Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj 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 18.12.2023 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. My engineer Deepak Jain has personally inspected the property on 16.12.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th December 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. Thane (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 advice 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 **615.00 Sq. Ft. Carpet Area** in the name of **Mr. Milind V. Misal** . . 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. Milind V. Misal** . 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 **615.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 **615.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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(Annexure-V)

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.



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. 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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 17:23:28 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



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