

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>CENTRAL BANK OF INDIA-J B NAGAR</b> City Point, Near Kohinoor Continental Hotel, , Andheri Kurla Road, Andheri (East), MIUMBAI-400059 GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1964/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>003036 / 2302024</b> Dispatched through Terms of Delivery	Dated <b>11-Aug-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>10,000.00</b>
	<b>CGST</b>			<b>900.00</b>
	<b>SGST</b>			<b>900.00</b>
	<b>Total</b>			<b>11,800.00</b>

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

**Indian Rupee Eleven Thousand Eight Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
<b>Total</b>	<b>10,000.00</b>		<b>900.00</b>		<b>900.00</b>	<b>1,800.00</b>

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

**Remarks:**

"Name of Proposed Purchaser:Mr. Vicky N. Jaiswal  
 Name of Owners:Mr. Sanjay Shah & Mr. Pankaj Ram  
 Prakash Singh : Residential Flat No. 1401, 14th Floor,  
 ""Ocean Heights"", Zakaria Nagar, Off. Yari Road, Near  
 Poseidon Tower, Versova, Andheri (West), Mumbai –  
 400 061, 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

**Company's Bank Details**

Bank Name : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

*(Signature)*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**  
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Vicky N. Jaiswal**

Name of Owners: **Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh**

Residential Flat No. 1401, 14<sup>th</sup> Floor, "**Ocean Heights**", Zakaria Nagar, Off. Yari Road, Near Poseidon Tower, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.

Longitude Latitude: 19°08'31.2"N 72°48'47.0"E

### Valuation Done for:

**Central Bank of India  
J. B. Nagar Branch**

City Point, Near Kohinoor Continental Hotel, Andheri Kurla Road, Andheri (East),  
Mumbai – 400059, State - Maharashtra, Country - India.



#### 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. 1401, 14<sup>th</sup> Floor, "Ocean Heights", Zakaria Nagar, Off. Yari Road, Near Poseidon Tower, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India belongs to **Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh**. Name of Proposed Purchaser is **Mr. Vicky N. Jaiswal**.

Boundaries of the property.

North : Ganga Jamuna CHSL  
South : Sky Heaven Apartment  
East : Amaranth Road  
West : Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,31,48,500.00 (Rupees Three Crore Thirty One Lakh Forty Eight Thousand Five Hundred 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.26=8E229604FAD3E032A0E279A2885913490E3E3E043331  
75279672A086652, postalCode=400008, st=Maharashtra,  
serialNumber=41, stOu=VASTUKALA CONSULTANTS (I) PRIVATE LTD,  
1962F2929A327023361, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.14 14:54:57 +05'30'

Auth. Sign.



Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No.: SMRO/CREDIT/2017-18/1311  
Encl: Valuation report.



### Our Pan India Presence at :

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

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

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
Central Bank of India  
Andheri (East) Branch**Vastu Darshan, B Wing, 1<sup>st</sup> Floor, Azad Road,  
Next to K/East Ward, Municipal Office Building, Andheri East,  
Mumbai - 400069, 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 Banking Purpose.
2.	a)	Date of inspection : 09.08.2023
	b)	Date on which the valuation is made : 11.08.2023
3.	Copy of documents produced for perusal: 1. Copy of Draft Agreement for Sale Between Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh (the Transferors) and Mr. Vicky N. Jaiswal (the Transferee). 2. Copy of RERA Registration Certificate No. P51800008981 dated 12.07.2022. (Downloaded from RERA site). 3. Copy of Commencement Certificate No. CHE / WS / 1122 / K / 337 (New) dated 23.11.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from RERA site). 4. Copy of Approved Plan Vide No. CHE / WS / 1122 / K / 337 (New) dated 10.11.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site).	
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>Name of Proposed Purchaser:</b> Mr. Vicky N. Jaiswal  <b>Name of Owners:</b> Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh  <b>Address:</b> Residential Flat No. 1401, 14 <sup>th</sup> Floor, "Ocean Heights", Zakaria Nagar, Off. Yari Road, Near Poseidon Tower, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Pankaj Ram Prakash Singh (Owner) Contact No.: 9136668811  Proposed Purchasers – Sole Ownership Ownership – Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 14 <sup>th</sup> floor in the said under construction building. As per site inspection, internal photographs and measurement was not



			allowed, hence our report is based on external site visit and documents provided by the bank only. As per Agreement Sale Plan, the composition of flat is 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage (i.e., <b>3BHK with 3 Toilets</b> ). The property is at 2.3 Km. travelling distance from nearest metro station Versova.
			<b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
	Foundation	<b>Completed</b>	RCC Plinth <b>Completed</b>
	RCC Floors	<b>Completed</b>	Internal Brick Work <b>Completed</b>
	External Brick Work	<b>Completed</b>	Internal Plastering <b>Completed</b>
	External Plastering	<b>Completed</b>	Flooring, Tiling, Kitchen <b>14<sup>th</sup> Floors Completed</b>
	External Painting	<b>7<sup>th</sup> Floors Completed</b>	Electrification, Plumbing, Sanitary <b>14<sup>th</sup> Floors Completed</b>
	Doors and Windows	<b>18<sup>th</sup> Floors Completed</b>	Total <b>88% Work Completed</b>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 14, Hissa No. 1
	b) Door No.	:	Residential Flat No. 1401
	c) C.T.S. No. / Village	:	C.T.S. No. 1217 of Village – Versova
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Vide No. CHE / WS / 1122 / K / 337 (New) dated 10.11.2017 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 1401, 14 <sup>th</sup> Floor, "Ocean Heights", Zakaria Nagar, Off. Yari Road, Near Poseidon Tower, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.
8.	City / Town	:	Andheri (West), Mumbai Suburban
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Versova 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		
			<b>As per Site</b>
			<b>As per Documents</b>
	North	:	Ganga Jamuna CHSL
	South	:	Sky Heaven Apartment
	East	:	Amarant Road
	West	:	Under Construction Building
			By Sub Plot No. 2 of the said Final Plot No. 14 of the Scheme
			By building known as Sky Heaven on Plot bearing C.T.S. No. 1260/1A
			By 13.4 M. wide road
			By Sub-Plot No. 1 of the said Final Plot No. 14 of the Scheme
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A
			B
			Actuals
			As per the Deed
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 861.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 947.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°08'31.2"N 72°48'47.0"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 861.00 (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.	:	Building is under construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 14, Hissa No. 1, C.T.S. No. 1217 of Village – Versova
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Versova Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1401, 14 <sup>th</sup> Floor, "Ocean Heights", Zakaria Nagar, Off. Yari Road, Near Poseidon Tower, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Stilt + 18 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 14 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal sewer
	Car parking - Open / Covered	:	Proposed Along with 1 Car Parking
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes

<b>III</b>	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	:	14 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 1401
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Name of Proposed Purchaser:</b> Mr. Vicky N. Jaiswal  <b>Name of Owners:</b> Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 947.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms

11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 861.00 (Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 83,000.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed 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)	:	₹ 37,000.00 to ₹ 41,000.00 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).	:	₹ 38,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 35,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 2,02,224.00 per Sq. M. i.e., ₹ 18,787.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	N.A. as building is under construction
<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	:	N.A. as building is under construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	
<b>b</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	:	₹ 35,500.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 38,500.00 per Sq. Ft. (Including Car Parking)</b>
<b>Remarks: At the time of site inspection, internal photographs and measurement was not allowed, hence our report is based on external site visit and documents provided by the bank only. For the purpose of valuation, we have considered the area as per Agreement for Sale.</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including car parking)	861.00 Sq. Ft.	38,500.00	3,31,48,500.00
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			
<b>Total value of the property</b>				<b>3,31,48,500.00</b>
<b>Realizable value of the property</b>				<b>2,98,33,650.00</b>
<b>Distress Value of the property</b>				<b>2,65,18,800.00</b>
<b>Insurable value of the property (947.00 X 3,000.00)</b>				<b>28,41,000.00</b>
<b>Guideline value of the property (947.00 X 18,787.00)</b>				<b>1,77,91,289.00</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 ₹ 37,000.00 to ₹ 41,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 38,500.00 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	₹ 83,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

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## Actual Site Photographs



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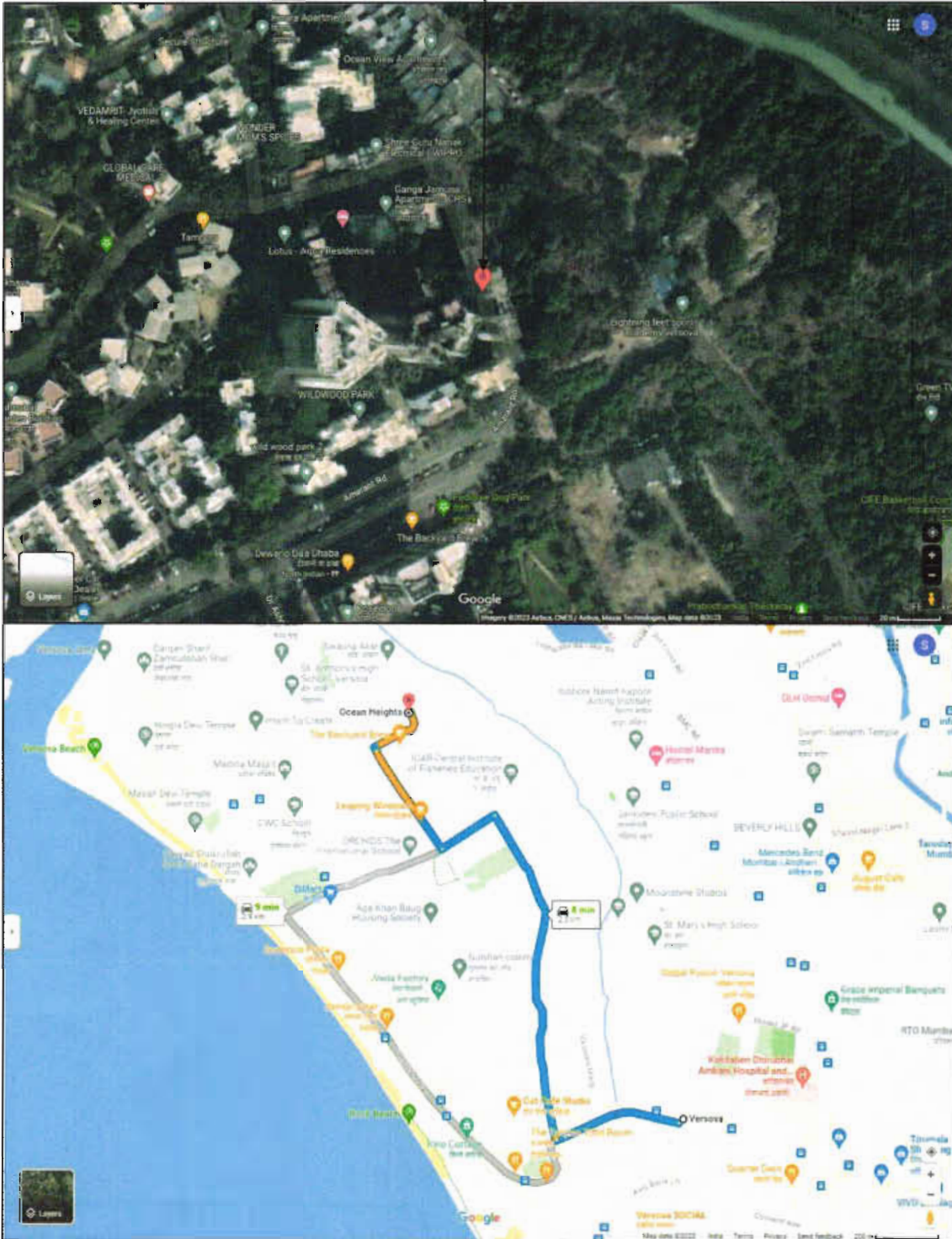
[www.vastukala.org](http://www.vastukala.org)





## Route Map of the property

(Site:url)




**Longitude Latitude: 19°08'31.2"N 72°48'47.0"E**

**Note:** The Blue line shows the route to site from nearest metro station (Versova – 2.3 Km.)




## Ready Reckoner



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: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: वसोवा ( जेधेरी )

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	श्रींशित दुकाने	श्रींशोमिक	एकक (Rs./)
SurveyNo	49/235 - भुभाग : उत्तरेकडे जयप्रकाश मार्ग, पुर्व, पश्चिम व दक्षिणेस गावाची सीमा.	115780	233060	268020	296800	233060 चौ. मीटर
SurveyNo	49/236-भुभाग: उत्तरेस समुद्र, पुर्वेस गावाची हद्द, दक्षिणेस गावाची हद्द व जयप्रकाश मार्ग व पश्चिमेस समुद्र.	116740	216760	249270	280300	216760 चौ. मीटर
SurveyNo	49/237-भुभाग: वसोवा गावठाणातील मिळकती.	75520	163550	198090	204440	163550 चौ. मीटर
SurveyNo	49/236A-भुभाग: उत्तरेस समुद्र, पुर्वेस गावाची हद्द, पश्चिमेस 37.60 मी. डी. पी. रोड, दक्षिणेस डी. पी. रोड यामधील भुभाग	96950	183840	211420	261500	183840 चौ. मीटर
SurveyNo	49/236B - भुभाग : CRZ - 1 क्षेत्रातील समाविष्ट मिळकती.	33320	0	0	0	0 चौ. मीटर

12

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## Price Indicators

**HOUSING.COM** Buy in Mumbai

1670 sq ft Built Up Area | ₹23.95 K/sq ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Middle of 21 floors | East facing Facing | Unfurnished Furnishing

**Lotus Aqua Residence, Versova, Andheri West, Mumbai**

19 more

Property Location: Lotus Aqua Residence, Versova, Andheri West, Mumbai

Around This Property: Food and Drinks Dimmer's Plaza, Healthcare New Royal Charhat, Education St. Xavier's School

Property Overview

1670 sq ft	1670 sq ft
₹23.95 Lacs	₹23.95 Lacs
₹23.95 K/sq ft	₹23.95 K/sq ft
1670 sq ft	1670 sq ft

Get Contact Details

**NOBROKER**

2 BHK Flat in Shell Tower For Sale in Andheri West

₹1.38 Crores | ₹1.38 Lacs/Month | 1,200 sq ft

2 Bedrooms | 2 Bathrooms | 1 BHK and Car

Get Contact Details

Price tends to fluctuate

Activity On This Property: 422 views, 0 likes

Overview

Age of Building	10-15 Years	Ownership Type	Self Owned
Handover Charges	NA	Flooring	NA
Buildup Area	1044 sq ft	Carpet Area	1044 sq ft

## Price Indicators

This screenshot shows a property listing on the 99acres website. The main heading is "Buy" with a search bar. The price is listed as ₹6.25 Cr, with a note "Increased ₹M+₹4,30,000". The property is a 3BHK 3Baths unit. Key details include: Built Up area: 1800 sq.ft., Price: ₹6.25 Cr+ Good Charges & Tax @ ₹4,722 per sq.ft., 12th of 18 Floors, and 10+ Year Old. The location is Jyoti Bhagwati Krishnaji Vardola, Mumbai Andheri Dahisar. A "Places nearby" section lists Versova line 1 metro station, P-D-Mart, Azam Nagar Amba Mata Mandir, Versova Sachkhand Darbar, and Someshwar Temple.

This screenshot shows another property listing on the 99acres website. The main heading is "Buy" with a search bar. The price is listed as ₹5.75 Cr, with a note "Increased ₹M+₹4,55,200". The property is a 3BHK 3Baths unit. Key details include: Built Up area: 1750 sq.ft., Carpet area: 1200 sq.ft., Price: ₹5.75 Cr+ @ ₹5,714 per sq.ft., 2nd of 20 Floors, and 10+ Year Old. The location is Anantnath Tower, Versova, Mumbai Andheri Dahisar. A video thumbnail shows the interior of the apartment. A note states "2 people shortlisted this property since last week". The listing is categorized as "Unfurnished".

## Sale Instance

Index 2		
12606370 15/11/2021 Note -Generated Through eSearch Module For original report please contact concern SRQ office	<b>सूची क्र.2</b>	गुणम निशुल्क सह दु.वि. अंकी 1 दस्त क्रमांक - 12606/2021 पोस्टा Regn 63m
<b>गावाचे नाव : दर्सावा</b>		
1) विविक्तता प्रकार	करनाम	
2) मालकी क्र.	33000000	
3) आकार-भांड (आहेतरदावाय्य बाबतिलेखदरकार अकारणी देणे की परंतुपर ले म्युद करावे)	16702795 95	
4) भू मापन पोटॅन्सियल व वारंभासक असल्यास	1) जातिके नाव मुंबई मनायकर इतिहास नं 1001, माळा नं 103 मजला इमारतीचे नाव अश्विपन हाईरिस, कोक नं उर्जाक अंकीक प्लॅन मुंबई 400061 रोड पारी रोड इतर माहिती सोबत एक कर माहिती घ्या (CTS Number 12174 (1)	
5) क्षेत्रफळ	98.00 चौ मीटर	
6) आकारणी किंवा चुकी देण्यात आलेले क्षेत्र		
7) परतरोवट करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा विद्यगी न्यायालयाचा हुकुमसमया किंवा अदालत असल्यास प्रतिक्रिके नाव व पत्ता	1) नाव-मिडिलिटी हाईरिस नं भारविदास अमरवित मुला, वय-37 पत्ता-पारि नं कि-104 माळा नं पश्चिम मजला इमारतीचे नाव पोट प्लॅन टॉवर्स, कोक नं अंकीक नंर नं उर्जाक अंकीक प्लॅन 400102 रोड नं अश्विपन किंवा रोड म्हाणट, MUMBAI, पिन कोड-400102 पिन नं AAUPM3131C	
8) परतरोवट करून देणा-या पक्षकाराचे व किंवा विद्यगी न्यायालयाचा हुकुमसमया किंवा अदालत असल्यास प्रतिक्रिके नाव व पत्ता	1) नाव-सुनुक्त शंकर लाल वय-37 पत्ता-पारि नं, माळा नं, इमारतीचे नाव पोट प्लॅन राजलकाडी, कोक नं कापरेत करंर दुने-410405 रोड नं लखल सुनुक्त मारि, म्हाणट, PUNE, पिन कोड-410405 पिन नं APBPL5562Q	
9) परतरोवट करून देण्याचा दिनांक	01/11/2021	
10) दस्त पोस्टी केण्याचा दिनांक	02/11/2021	
11) अनुक्रमीक सह ड पुर	12606/2021	
12) आकार-भांडसमयी मुदतीक मुल्य	1650000	
13) आकार-भांडसमयी पोस्टीक मुल्य	30000	

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As a result of my appraisal and analysis, it is my considered opinion that Value of the above property in the prevailing condition with aforesaid specifications is ₹ 3,31,48,500.00 (Rupees Three Crore Thirty One Lakh Forty Eight Thousand Five Hundred Only). The Realizable Value of the above property is ₹ 2,98,33,650.00 (Rupees Two Crore Ninety Eight Lakh Thirty Three Thousand Six Hundred Fifty Only). The Distress value is ₹ 2,65,18,800.00 (Rupees Two Crore Sixty Five Lakh Eighteen Thousand Eight Hundred Only).

Place: Mumbai  
Date: 11.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No.: SMRO/CREDIT/2017-18/1311

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=india,  
2.5.4.20=9822b6e4ad75d023e0c79e2665513490c3338113  
315279073a1805852, postalCode=400019, st=Maharashtra,  
serialNumber=41456a556ab0c0940c2a5a9c0346b1431b,  
e39463872a2927760350fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.16 14:51:33 +05'30'

Auth. Sign.

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).

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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 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 11.08.2023 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 09.08.2023. 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 Director of the company, 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Andheri (East) Branch to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 09.08.2023 Valuation Date – 11.08.2023 Date of Report – 11.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.08.2023
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 Commercial 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 **11<sup>th</sup> August 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 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 **Carpet Area in Sq. Ft. = 861.00** in the name of **Mr. Sanjay Shah & Mr. Pankaj Ram Prakash Singh. Name of Proposed Purchaser: Mr. Vicky N. Jaiswal.** 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. Sanjay Shah & Mr. Pankaj Ram Prakash Singh. Name of Proposed Purchaser: Mr. Vicky N. Jaiswal.** 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 **Carpet Area in Sq. Ft. = 861.00**

## 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 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 **Carpet Area in Sq. Ft. = 861.00.**

## **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 - 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.
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.

### 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 BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala,  
2.5.4.20=942226951251014617620853434951713364153  
9112246174185662, postalCode=400004, st=Maharashtra,  
serialNumber=41436466abcc0936124558ff6e36131116d2  
e744e2f2e20e327b6c5afe, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.24 14:55:19 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No.: SMRO/CREDIT/2017-18/1311