

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> 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 Buyer (Bill to) <b>Union Bank of India</b> MIDC Andheri A-41, VINNMAR House, 2nd MIDC Road, Andheri East, Mumbai -400 093 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>PG-3670/22-23</b>	<b>8-Dec-22</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>28123 / 44056</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	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:**

Mr. Dipesh Hasmukh Janani & Mrs. Seema Dipesh Janani  
 - Residential Flat No. 302, 3rd Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.", Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai - 400 049, 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 : **UNION BANK OF INDIA**

A/c No. : **635301010050194**

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



UPI Virtual ID : **Vastukala@icici**

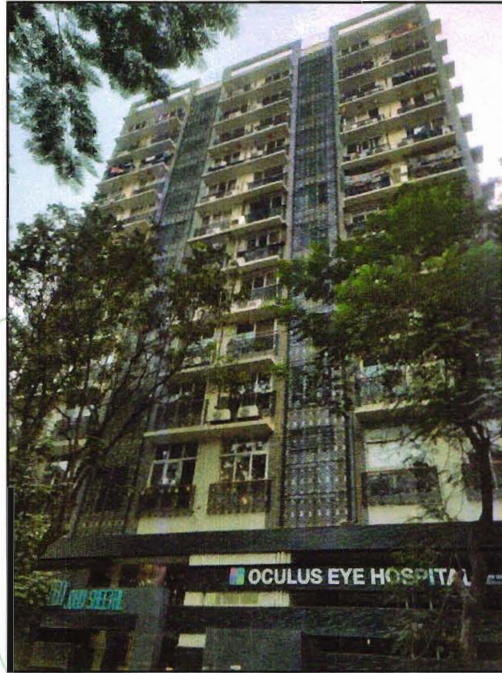
**for Vastukala Consultants (I) Pvt Ltd**

Authorised Signatory

This is a Computer Generated Invoice



# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Dipesh Has Mukh Janani & Mrs. Seema Dipesh Janani**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.",  
Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West),  
Mumbai – 400 049, State – Maharashtra, Country – India.

Longitude Latitude: 19°06'51.7"N 72°50'00.5"E

Think. Innovate. Create

## Valuation Done for:

**Union Bank of India**

**MIDC Andheri Branch**

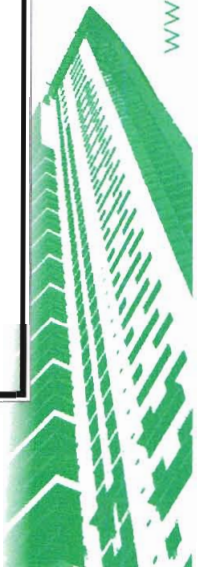
A-41, Vinmar House, 2<sup>nd</sup> MIDC Road, Andheri (East), Mumbai – 400 093,  
State – Maharashtra, Country – India.

## **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. 302, 3<sup>rd</sup> Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.", Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India belongs to **Mr. Dipesh Hasmukh Janani & Mrs. Seema Dipesh Janani.**

### Boundaries of the property.

North	:	Samarth Ramdas Marg
South	:	Valechya hall
East	:	Open Plot
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 and valued for this particular purpose at **₹ 4,03,30,000.00 (Rupees Four Crore Three Lakh Thirty 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,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
c=IN  
Date: 2022.12.09 09:38:36 +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  
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22  
Encl: Valuation report.



### Our Pan India Presence at :

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

TeleFax : +91 22 28371325/24

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA

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****MIDC Andheri Branch**A-41, Vinmar House, 2<sup>nd</sup> MIDC Road,

Andheri (East), Mumbai – 400 093,

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 : 05.12.2022
	b) Date on which the valuation is made : 08.12.2022
3.	List of documents produced for perusal :
	<ol style="list-style-type: none"> <li>Copy of Gift Deed dated 25.03.2022 Between Mr. Hasmukh Alias Hasmukhrai Shantilal Janani (The Donor) and Mr. Dipesh Hasmukh Janani (The Donee).</li> <li>Copy of Gift Deed dated 29.03.2022 Between Mr. Dipesh Hasmukh Janani (The Donor) and Mrs. Seema Dipesh Janani (The Donee).</li> <li>Copy of Agreement dated 17.11.2014 Between Amal Realtors Private Limited (The Developer) and Mr. Hasmukh Shantilal Janani &amp; Mr. Dipesh Hasmukh Janani (The Purchaser).</li> <li>Copy of Full Occupancy Certificate No. MH / EE / (B.P.) / GM / MHADA-104 / 104 / 2019 dated 29.07.2019 issued by MHADA.</li> <li>Copy of Redevelopment Permission Certificate No. CHE / WS / 1053 / K / 337 (New) dated 21.03.2014 issued by Municipal Corporation of Greater Mumbai.</li> <li>Copy of Commencement Certificate No. CHE / WS / 1053 / K / 337 (New) dated 22.05.2014 issued by Municipal Corporation of Greater Mumbai.</li> <li>Copy of Allotment Letter of Car Parking dated 14.02.2019 issued by Amal Realtors Private Limited.</li> </ol>
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Dipesh Hasmukh Janani &amp; Mrs. Seema Dipesh Janani</b>  <b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.", Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Seema Dipesh Janani (Owner) Contact No. 9920547905  Joint Ownership



Think.Innovate.Create

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

An ISO 9001:2015 Certified Company

www.vastukala.org



5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage. (i.e. <b>2BHK with 2 Toilets</b> ). The property is at 2 Km. travelling distance from nearest railway station Andheri.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 287
	b) Door No.	:	Residential Flat No. 302
	c) C.T.S. No. / Village	:	CTS No. 19(Pt.) at Village – Vile Parle (West)
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	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	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.", Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India.
8.	City / Town	:	Vile Parle (West), Mumbai
	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 – Vile Parle (West) MHADA / 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>
	North		Samarth Ramdas Marg
	South		Valechya hall
	East		Open Plot
	West		Under Construction
			<b>As per Documents</b>
	North		By 60 Feet Wide Road
	South		By Building No. 10
	East		By Building No. 11
	West		By Building No. 13

13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 705.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 888.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°06'51.7"N 72°50'00.5"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 287, CTS No. 19(Pt.)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Vile Parle (West) MHADA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No. 12, "The Juhu Sheetal Co-op. Hsg. Soc. Ltd.", Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai – 400 049, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2019 (As per Full Occupancy Certificate)
5.	Number of Floors	:	Stilt + 11 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	4 Flats on 3 <sup>rd</sup> Floor
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 One Car Parking Space
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

<b>III</b>	<b>FLAT</b>	
1	The floor in which the Flat is situated	: 3 <sup>rd</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 302
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door framed with flush doors
	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?	: Good
7	Sale Deed executed in the name of	: <b>Mr. Dipesh Hasmukh Janani &amp; Mrs. Seema Dipesh Janani</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built Up Area in Sq. Ft. = 888.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per MHADA norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 705.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 740.00 (Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Tenant Occupied
15	If rented, what is the monthly rent?	: ₹ 84,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good

2	What are the factors favouring for an extra Potential Value?	:	Located in 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)	:	₹ 51,000.00 to ₹ 55,000.00 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).	:	₹ 54,500.00 per Sq. Ft. on Carpet Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 51,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 2,94,940.00 per Sq. M. i.e. ₹ 27,401.00 per Sq. Ft.
<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	:	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 the property age is below 5 years.
	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	:	₹ 51,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 54,500.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. car parking)	740.00 Sq. Ft.	54,500.00	4,03,30,000.00
2	Wardrobes			



3	Showcases /		
4	Kitchen arrangements		
5	Superfine finish		
6	Interior Decorations		
7	Electricity deposits / electrical fittings, etc.		
8	Extra collapsible gates / grill works etc.		
9	Potential value, if any		
10	Others		
<b>Total Value of the Property</b>			<b>4,03,30,000.00</b>
<b>Realizable value of the property</b>			<b>3,62,97,000.00</b>
<b>Distress value of the property</b>			<b>3,22,64,000.00</b>
<b>Insurable value of the property (888.00 X 3,000.00)</b>			<b>26,64,000.00</b>
<b>Guideline value of the property (888.00 X 27,401.00)</b>			<b>2,43,32,088.00</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 ₹ 51,000.00 to ₹ 55,000.00 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 ₹ 54,500.00 per Sq. Ft. on Carpet Area (including car parking) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 84,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



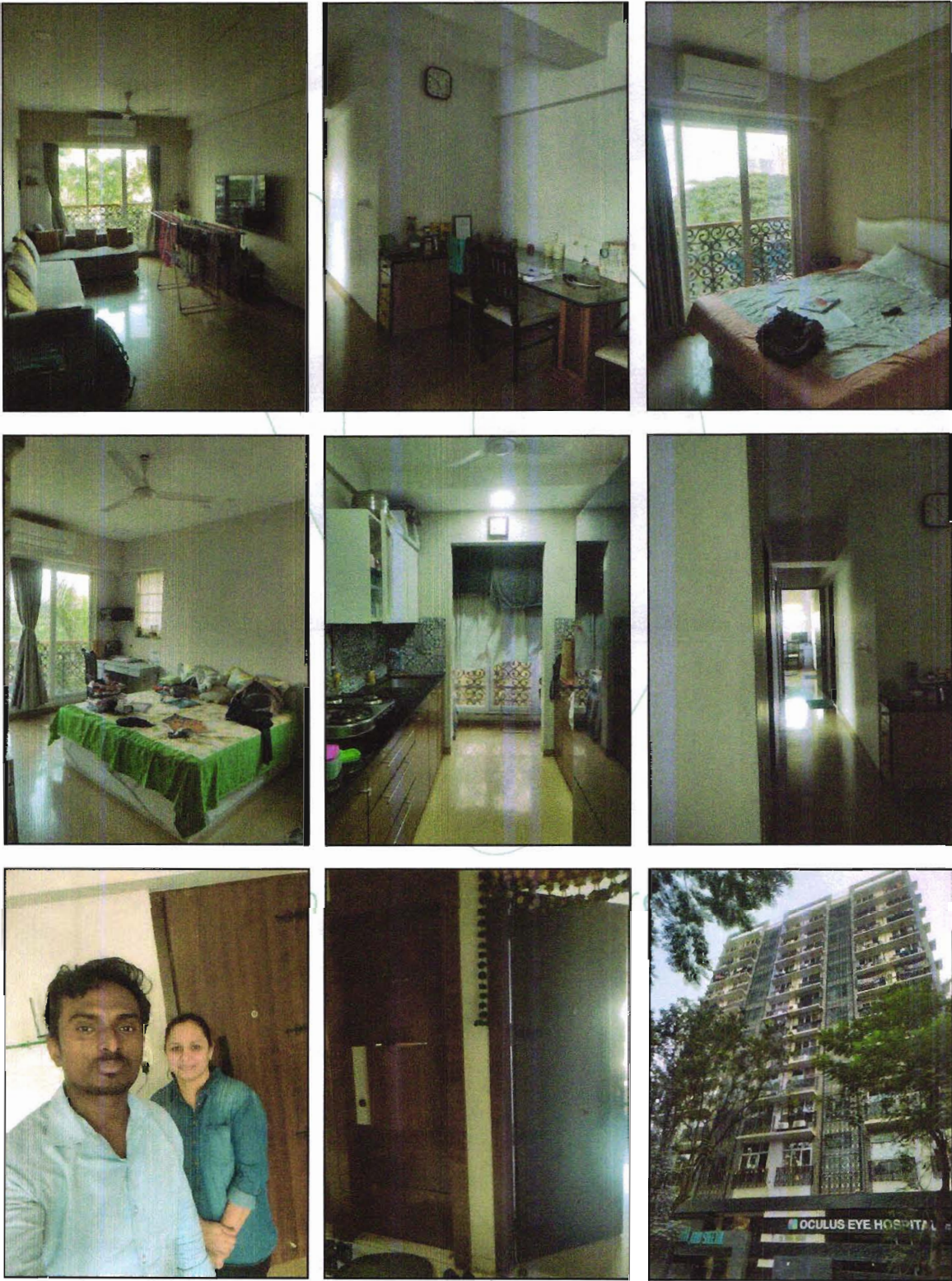
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

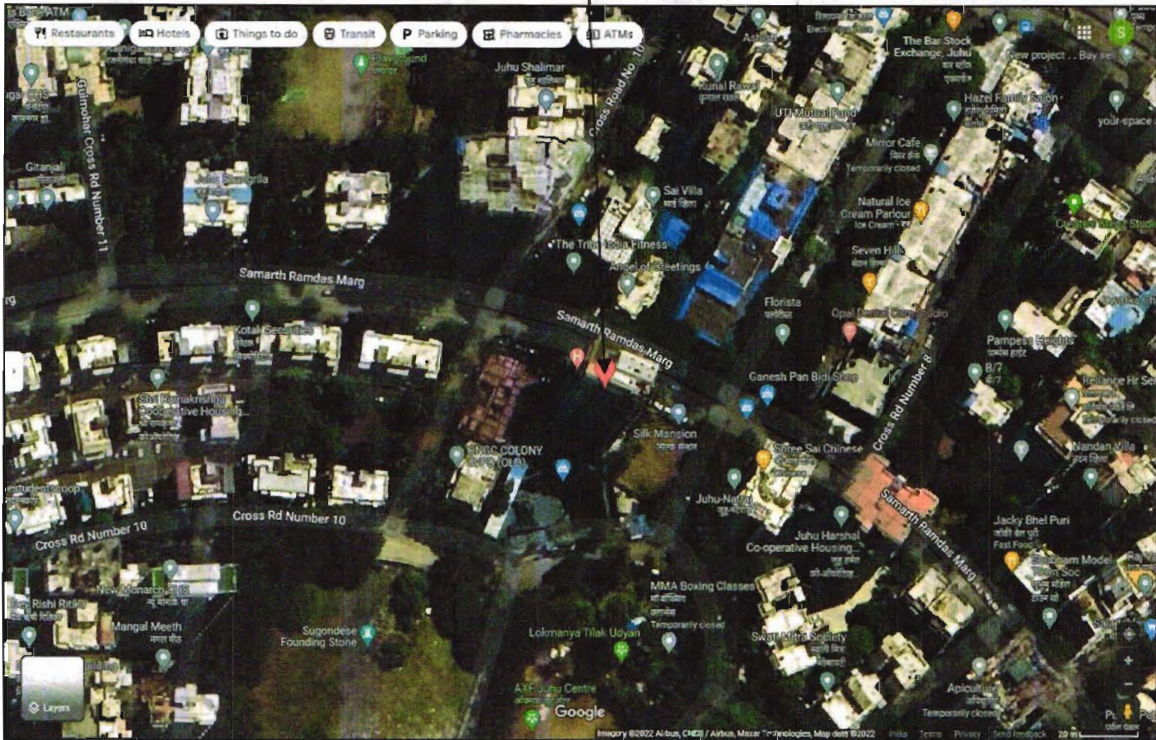
[www.vastukala.org](http://www.vastukala.org)



### Actual Site Photographs



## Route Map of the property site/u/r



**Longitude Latitude: 19°06'51.7"N 72°50'00.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Andheri – 2 KM.)

## Ready Reckoner Rate

DIVISION/VILLAGE: VILE PARLE WEST Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type	Corporation Class A			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Swami Vivekanand Road (S. V. Road), to the East, Vaikunthlal Mehta Marg to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	37/190	153550	294940	339180	366670	294940

C.T.S.No. 1, 2, 3, 6A/1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, **19**, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275.

[Compare With Previous Year](#)



Think.Innovate.Create



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Price Indicators

**HOUSING.COM** Buy | Rent | Sell | Home Loans

3 BHK Apartment | Doha Sea, Doha, Qatar | ₹6.6 Cr | 20th floor of ₹3.28 Lacs | ₹43.33 ₹/sq ft

1500 sq ft Build Up Area | ₹43.33 ₹/sq ft Avg Price | 20 Year Old Age of property | Ready to move Possession Status | Lower of 7 floors | East facing Facing | Semi Furnished Furnishing

Special Highlights: Lift, Close to Railway Station, Good Dress wardrobe, 24x7 Security

Overview: Price: ₹6.5 Lacs (approx), Type: F&O, Carpet Area: 1040 sqft, Address: \$

**MAGICBRICKS** Buy | Rent | Sell | Home Loans

₹4.25 Cr | Get ₹1,27,000 Cash Back on Home Loan | PREMIUM LOCALITY

2 BHK 800 sq ft Flat For Sale in Juhu, Mumbai

2 Beds | 3 Baths | Unfurnished | Smart Home

Carpet Area: 800 sqft ~ ₹537/sqft | Floor: 4 (Out of 10 Floors) | Transaction Type: Resale | Status: Ready to Move

Facing: East | Lifts: 2 | Furnished Status: Unfurnished | Car Parking: 1 Open

More Details: Price Breakup: ₹4.25 Cr | ₹1,27,000 Approx. Registration Charges | Address: Near Vidyanidhi High school, Near Kalifi Aazmi Park, Juhu, Mumbai - Western Mumbai, Maharashtra | Landmarks: near VIDHYANIDHI HIGH SCHOOL NEAR KAIFI AAZMI PARK

Contact Agent: Nilesh Ambayl | +91-955000074

Request Photos

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

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Hi, Vastuka Post Property 5000

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Juhu > 2 BHK Flats for Sale in Juhu > 1020 Sq Ft

Posted on: Nov 29 11 Property ID: 59766149

**₹5.16 Cr** Get ₹1,54,800 cashback on Home Loan PREMIUM LOCALITY

2 BHK 1020 Sq-Ft Flat For Sale in **Juhu, Mumbai**

**2 Beds** **2 Baths** **1 Balcony** **1 Covered Parking** **Bar/Lounge** **Jogging and ...**

Carpet Area <b>937 sqft</b> ₹55,068/sqft	Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>
Lifts <b>6</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	Type Of Ownership <b>Freehold</b>

East Facing Property

Contact Agent Get Phone No. Last contact made 17 days ago

**More Details**

Price Breakup	<b>₹5.16 Cr   ₹25,80,000</b> Approx. Registration Charges
Booking Amount	<b>₹10.0 Lac</b>
Address	<b>Juhu, Juhu, Mumbai - Western Mumbai, Maharashtra</b>

**Contact Agent**  
Certified Agent  
**Mihir** -91-98XXXXXX59

Your Name  
Name field can't be left blank. Please enter your name!

Email  
Email ID field can't be left blank. Please enter!

Mobile Number  
 IND +91  ✓

Agree to MagicBricks Terms of Use

Get Contact Details

Think.Innovate.Create

## Sales Instance

12336514 06-12-2022	<b>सूची क्र.2</b>	कृष्ण विंध्यक सह हु.वि. अंशेरी 7 रकम क्रमांक : 12336/2022 शेखी Regn 63m
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		
<b>पाषाणे नाव : विलेपार्ले</b>		
(1) विलेपाक प्रकार	करामामा	
(2) मोजकता	31300000	
(3) बाजारभावात भाडेवटव्याख्या वाचिक्वटवटकार आकाराची देतो की गट्टेकर वे वगुट करामते	23291559.27	
(4) मू.पावण,पेटेविरसा वा पळ्ळामक(अवयवाम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: प्लॉट क्र.52,5वा मजला,इमारत क्र.7,पल ओफ जुहु को-ऑपरेटिव्ह हाउसिंग सोसायटी लि., जुहु विले पार्ले डेव्हलपमेंट स्कीम,हमर्य गणवास रोड,जुहु विलेपार्ले(पश्चिम),मुंबई - 400 049(कारपेट क्षेत्र 674.44 चौ. फूट. नाव विलेपार्ले पश्चिम)( ( C.T.S. Number : 287(Part), Part-2 ; ) )	
(5) क्षेत्रफळ	674.44 चौ.फूट	
(6)आकाराची किंवा जुळी पेशात असत येवदा.		
(7) पदावेवज करम रकमा-वा/विस्तू देवला-वा पदाकरामते नाव किंवा किंवाची न्यासावसाया हुकुमनाया किंवा आदेश असावसाय,प्रतिवादिचे नाव वा पदा.	1): नाव.-राइस राइस बॉय - - वग.-69 पदा.-प्लॉट नं. 52, माळा नं. पापळ मजला, इमारत क्र.7 . इमारतीचे नाव. पल ओफ जुहु को-ऑपरेटिव्ह हाउसिंग सोसायटी लि. ब्लॉक नं: जुहु विलेपार्ले विकास योजना, जुहु, विलेपार्ले (पश्चिम), पेट नं. पार्ले पयकप पेट . कारागट्ट, मुंबई . पिन कोड :-400049 रज नं :-AEPGG8754A	
(8)पदावेवज करम रकमा-वा पदाकरामते वा किंवा किंवाची न्यासावसाया हुकुमनाया किंवा आदेश असावसाय,प्रतिवादिचे नाव वा पदा	1): नाव -नागल - सोमानी वग -29, रता -प्लॉट नं. 401/बी, माळा नं. . इमारतीचे नाव. स्वेस रेसिडेन्सी , ब्लॉक नं. पेलिकुला कॉर्पोरेशन करम अकाद, सोमर पोल र्शिव, पेट नं. 45,इमारत मळी,रेसिडेन्सी पेट . कारागट्ट, मुंबई . पिन कोड:-400013 रज नं. -DSDPS6202L	
(9) पदावेवज करम किंवाया विरंक	13/07/2022	
(10) इतर नोंदी केव्याया विरंक	13/07/2022	
(11) भुज्यांक,पेट वा पट	12336/2022	
(12) बाजारभावातपुढाक मूल्य	1878500	
(13) बाजारभावातपुढाक नोंदी मूल्य	30000	
(14) नोंदी		
मुद्र्यांकपुढाक विवागत वेवलेक रकमीक :-		
पुढाक मूल्य आकारताया निवडलेक अनुषेव :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





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 ₹ 4,03,30,000.00 (Rupees Four Crore Three Lakh Thirty Thousand Only). The Realizable Value of the above property is ₹ 3,62,97,000.00 (Rupees Three Crore Sixty Two Lakh Ninety Seven Thousand Only). The Distress Value is ₹ 3,22,64,000.00 (Rupees Three Crore Twenty Two Lakh Sixty Four Thousand Only).

Place: Mumbai  
Date: 08.12.2022

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: 2022.12.09 09:43:50 +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  
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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).

Think.Innovate.Create

Date

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 08.12.2022 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 05.12.2022. 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 Chairman & Managing 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 Mr. Dipesh Hasmukh Janani & Mrs. Seema Dipesh Janani.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, MIDC Andheri Branch to assess fair market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 – 05.12.2022 Valuation Date – 08.12.2022 Date of Report – 08.12.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 05.12.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **08<sup>th</sup> December 2022** 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 **740.00 in Sq. Ft. Carpet Area** in the name of **Mr. Dipesh Hasmukh Janani & Mrs. Seema Dipesh Janani**. 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 **Mr. Dipesh Hasmukh Janani & Mrs. Seema Dipesh Janani**. 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 **740.00 in 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 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.

#### **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 **740.00 in 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.

## 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  
C.M.D. Auth. Sign  
Think. Innovate. Create

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=c.md@vastukala.org, c=IN  
Date: 2022.12.29 09:43:29 +05'30'

### Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

