

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

| | | | |
|--|--|---|---|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : sbi.17889@sbi.co.in | | Invoice No. PG-696/22-23 Delivery Note Buyer's Order No. Dispatch Doc No. 40870/24739 Dispatched through Terms of Delivery | Dated 1-Jun-2022 Mode/Terms of Payment Dated Delivery Note Date Destination |
|--|--|---|---|

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|-----------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| | Total | | | 2,950.00 |

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Remarks:

Mrs. Vinayak Kalani & Mrs. Namita Kalani -
 Residential Flat No. 1901, 19th Floor, "Four Seasons
 Private Residences", 1 H / 136, Dr. E. Moses Road,
 Worli, Mumbai - 400 018

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

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name:

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**

for Vastukala Consultants (I) Pvt Ltd



[Signature]
 Authorised Signatory

Computer Generated Invoice No Signature Required

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Vinayak Kalani & Mrs. Namita Kalani**

Residential Flat No. 1901, 19th Floor, **"Four Seasons Private Residences"**, 1 H / 136, Dr. E. Moses Road,
Worli, Mumbai - 400 018, State - Maharashtra, Country - India

Latitude Longitude: 18°59'43.8"N 72°49'15.0"E

Valuation Done for: **State Bank of India**

RACPC - Chinchpokli (East) Branch

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,
Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager,**State Bank of India****RACPC - Chinchpokli (East) Branch**

Retail Assets Centralised Processing Centre, Mumbai

South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,

Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

| I | General | |
|----|--|---|
| 1. | Purpose for which the valuation is made | To assess value of the property for Housing Loan Purpose. |
| 2. | a) Date of inspection | 31.05.2022 |
| | b) Date on which the valuation is made | 01.06.2022 |
| 3. | List of documents produced for perusal | |
| | i) Copy of Agreement of sale dated 31.03.2022 ii) Copy of Commencement Certificate No. EB / 1518 / GS / A / FCC / 3 / Amend Dated 21.06.2018 issued by Municipal Corporation of Greater Mumbai. iii) Copy of RERA Certificate No. P51900002789 dated 04.08.2017 issued Maharashtra Real Estate Regulatory Authority. | |
| 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) | Mrs. Vinayak Kalani & Mrs. Namita Kalani. Address: Residential Flat No. 1901, 19 th Floor, "Four Seasons Private Residences", 1 H / 136, Dr. E. Moses Road, Worli, Mumbai - 400 018, State - Maharashtra, Country - India. Contact Person: Mr. Shakti Singh (Manager) Contact No.: 70545911072 Joint Ownership (Details of ownership share not available) |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | The property is a Residential Flat No. 1901 is located on 19 th Floor. The flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement. The composition of flat will be 3 Bedrooms + Living Room + Kitchen + Servant Room + 5 Toilets. The property is at 2.2 Km. walking distance from nearest railway station Lower Parel. |
| 6. | Location of property | |

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



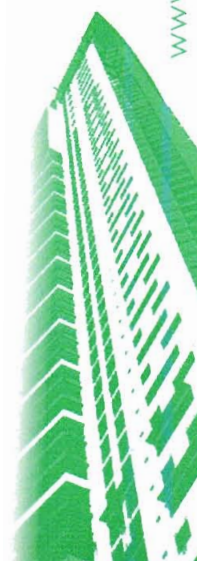
| | | | |
|-----|---|---|---|
| a) | Plot No. / Survey No. | : | - |
| b) | Door No. | : | Residential Flat No. 1901 |
| c) | C. T.S. No. / Village | : | CTS No. 1/136, 1H/136 of Lower Parel Division |
| d) | Ward / Taluka | : | G – South Ward |
| e) | Mandal / District | : | Mumbai |
| f) | Date of issue and validity of layout of approved map / plan | : | N.A. Copy of Approved plan were not provided and not verified. |
| g) | Approved map / plan issuing authority | : | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | N.A. |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | N.A. |
| 7. | Postal address of the property | : | Residential Flat No. 1901, 19 th Floor, "Four Seasons Private Residences", 1 H / 136, Dr. E. Moses Road, Worli, Mumbai - 400 018, State - Maharashtra, Country - India |
| 8. | City / Town | : | Worli, Mumbai |
| | Residential area | : | Yes |
| | Commercial area | : | No |
| | Industrial area | : | No |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Higher Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Lower Parel Division Municipal Corporation of Greater Mumbai |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 12. | Boundaries of the property | | As per actual site As per document |
| | North | : | LR Papan Marg Details not available |
| | South | : | Four Seasons Hotel Mumbai Details not available |
| | East | : | Lokhandwala Residency Details not available |
| | West | : | Mohatta Bhavan Details not available |
| 13. | Dimensions of the site | : | N. A. as property under consideration is a flat in an apartment building. |
| | | | A B |
| | | | As per the Deed Actual |
| | North | : | - - |
| | South | : | - - |
| | East | : | - - |
| | West | : | - - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 2930.00 (Area as per Actual Site Measurement) |

| | | | |
|------------------------------|--|---|--|
| | | | Carpet Area in Sq. Ft. = 2679.00 Usable Area = 453.00 Balcony Area = 92.00 Total Carpet Area = 3224.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 3546.00 (Area as per Index - II) |
| 14. | Latitude, Longitude & Co-ordinates of flat | : | 18°59'43.8"N 72°49'15.0"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 2679.00 Usable Area = 453.00 Balcony Area = 92.00 Total Carpet Area = 3224.00 (Area as per Agreement for Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | The flat is sold as bare shell unit |
| II APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | : | |
| | C.T.S. No. | : | CTS No. 1/136, 1H/136 of Lower Parel Division |
| | Block No. | : | - |
| | Ward No. | : | G – South Ward |
| | Village / Municipality / Corporation | : | Lower Parel Division Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 1901, 19 th Floor, "Four Seasons Private Residences", 1 H / 136, Dr. E. Moses Road, Worli, Mumbai - 400 018, State - Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2021 (Approx.) |
| 5. | Number of Floors | : | 2 Basements + Ground + 64 upper floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 1 Flats on 19 th Floor |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities Available | : | |
| | Lift | : | 4 Lifts |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Along with 3 Car Parking Space. |
| | Is Compound wall existing? | : | Yes |

| | | | |
|------------|--|---|---|
| | Is pavement laid around the building | : | Yes |
| III | FLAT | | |
| 1 | The floor in which the flat is situated | : | 19 th Floor |
| 2 | Door No. of the flat | : | Residential Flat No. 1901 |
| 3 | Specifications of the flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | The flat is sold as bare shell unit. |
| | Doors | : | The flat is sold as bare shell unit. |
| | Windows | : | The flat is sold as bare shell unit. |
| | Fittings | : | The flat is sold as bare shell unit. |
| | Finishing | : | The flat is sold as bare shell unit. |
| 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? | : | The flat is sold as bare shell unit. |
| 7 | Sale Deed executed in the name of | : | Mrs. Vinayak Kalani & Mrs. Namita Kalani. |
| 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. = 3546.00 (Area as per Index - II) |
| 10 | What is the floor space index (app.) | : | As per local norms |
| 11 | What is the Carpet Area of the flat? | : | Carpet Area in Sq. Ft. = 2930.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 2679.00 Usable Area = 453.00 Balcony Area = 92.00 Total Carpet Area = 3224.00 (Area as per Agreement for Sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | I Class |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | The flat is sold as bare shell unit. |
| 15 | If rented, what is the monthly rent? | : | ₹ 6,35,000.00 Expected rental income per month after completion |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two | : | ₹ 94,000.00 to ₹ 96,000.00 per Sq. Ft. on Carpet Area |

| | | |
|-----------|--|---|
| | latest deals / transactions with respect to adjacent properties in the areas) | |
| 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). | : ₹ 95,000.00 per Sq. Ft. |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 3,300.00 per Sq. Ft. |
| | II. Land + others | : ₹ 91,700.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 2,66,453.00 per Sq. M. i.e. ₹ 24,754.00 per Sq. Ft. |
| 5 | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given | : It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | |
| a | Depreciated building rate | : |
| | Replacement cost of flat with Services (v(3)i) | : ₹ 3,300.00 per Sq. Ft. |
| | Age of the building | : 1 (Approx.) |
| | Life of the building estimated | : 59 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 | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 3,300.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 91,700.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 95,000.00 per Sq. Ft. |
| | Remark: The flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement. | |

Think.Innovate.Create



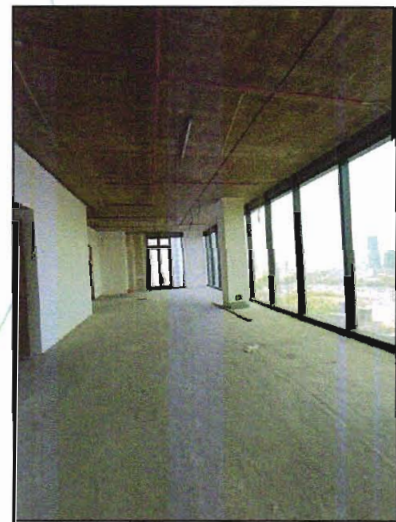
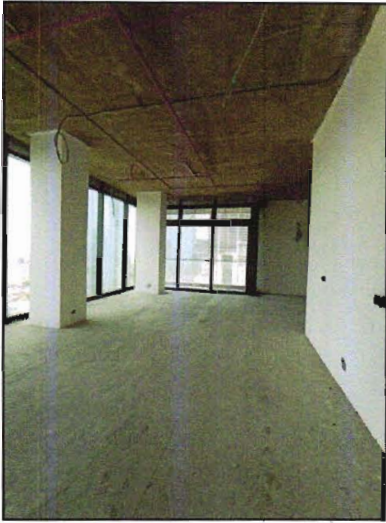
Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|-----------------|-------------------|------------------------|
| 1 | Present value of the flat (incl. car parking) | 3224.00 Sq. Ft. | 95,000.00 | 30,62,80,000.00 |
| 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 | | | |
| | Total value of the property | | | 30,62,80,000.00 |
| | Realizable value of the property | | | 27,56,52,000.00 |
| | Distress Value of the property | | | 24,50,24,000.00 |
| | Insurable value of the property | | | 1,17,01,800.00 |
| | Guideline value of the property | | | 8,77,77,684.00 |

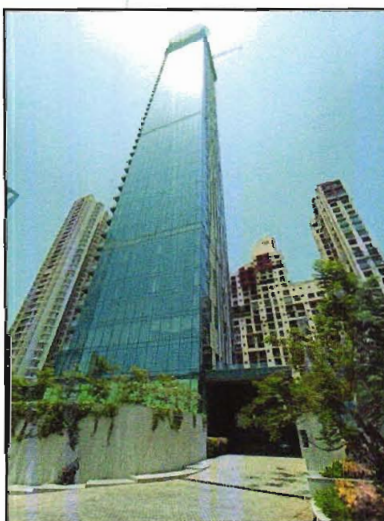
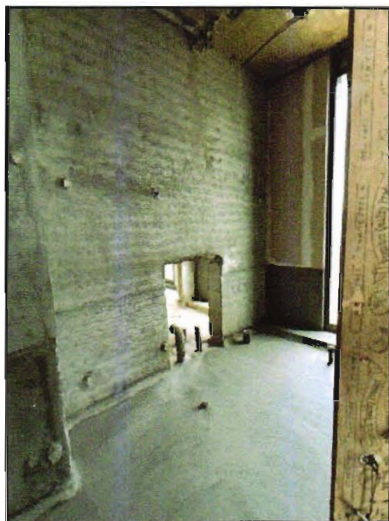
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 94,000.00 to ₹ 96,000.00 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 ₹ 95,000.00 per Sq. Ft. on Carpet area for valuation.

| | |
|--|---|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | |
| i) Saleability | Good |
| ii) Likely rental values in future in | ₹ 6,35,000.00 Expected rental income per month after completion |
| iii) Any likely income it may generate | Rental Income |

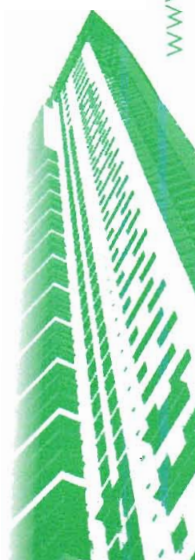
Actual Site Photographs



Actual Site Photographs

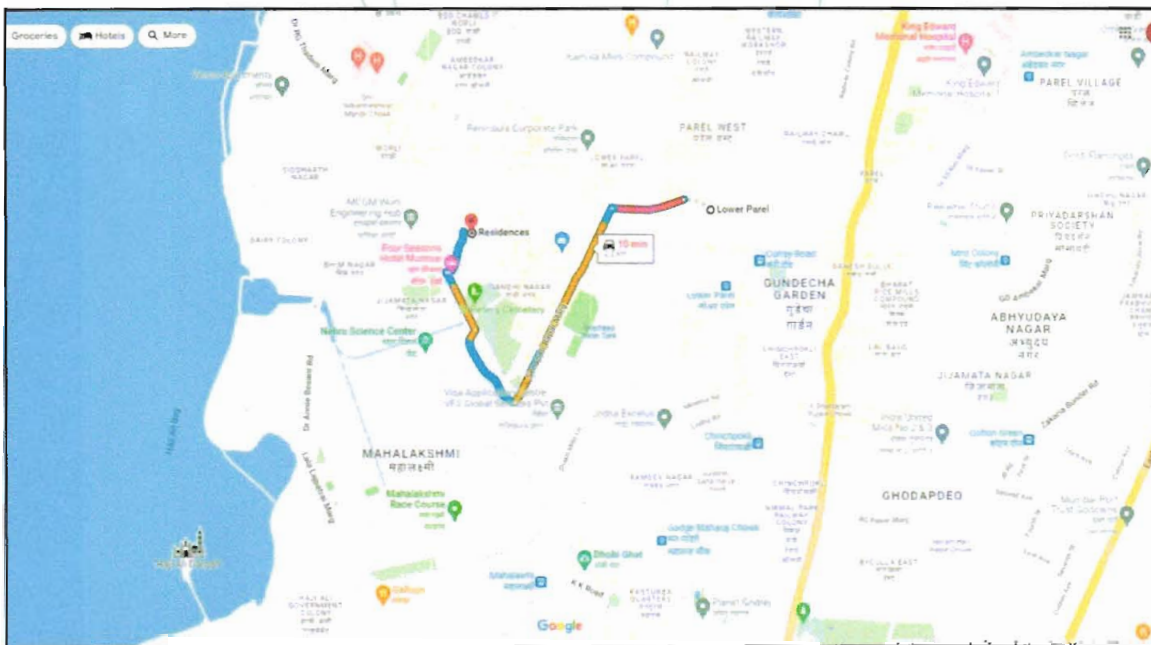
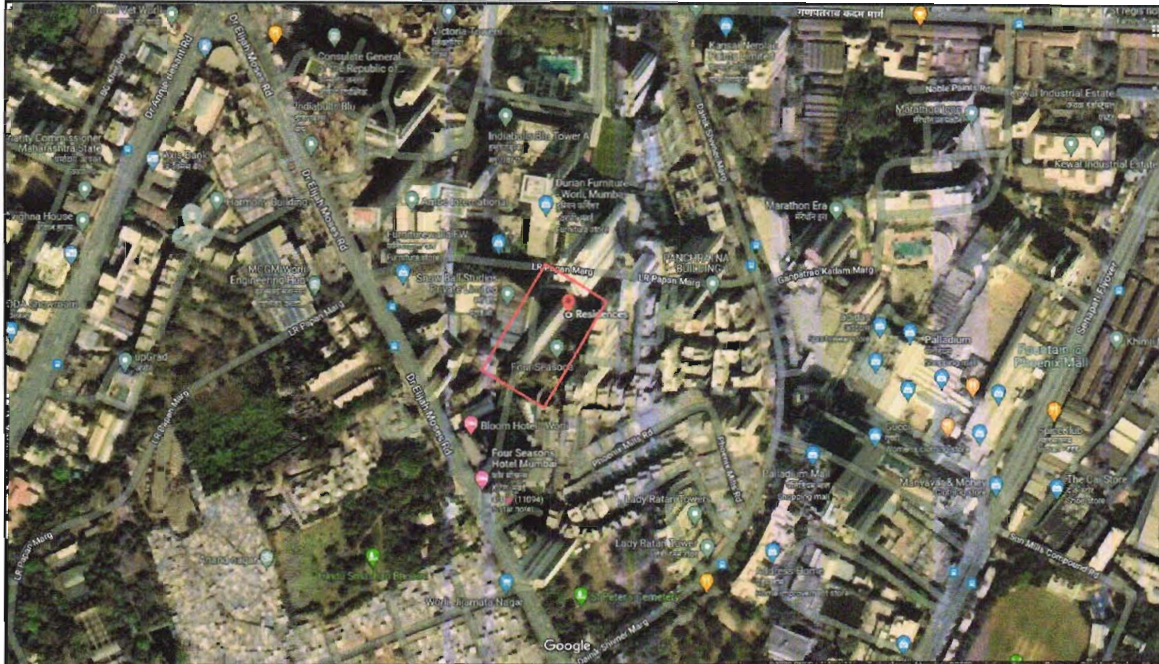


Think.Innovate.Create



Route Map of the property

Site u/r



Latitude Longitude: 18°59'43.8"N 72°49'15.0"E

Note: The Blue line shows the route to site from nearest railway station (Lower Parel – 2.2 Km.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Ready Reckoner

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2022/2023

Language: English

Selected District: मुंबई (मैन)

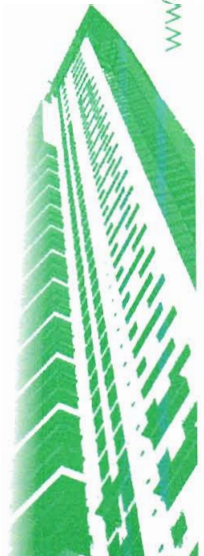
Select Village: तोंअर परेत ठिक्कोजन

Search By: ☐ Survey No ☒ Location

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | आंशिक दुकाने | औद्योगिक | एकक (Sq.ft.) |
|-----------|--|---------------|---------------|--------------|----------|--------------|
| Survey No | 12/91A-भूभाग : मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, दक्षिण पूर्वेस सानेगुरुजी मार्ग, दक्षिमेस केसवराव खाटे मार्ग | 133890 | 302230 | 352900 | 423700 | 302230 |
| Survey No | 12/91B-रस्ता : डॉ ई मोहंतेस रोड - सात रस्ता जंक्शन पासून वरली नाक्यापर्यंत | 134380 | 275800 | 335400 | 402500 | 280720 |
| Survey No | 12/91C-रस्ता : केसवराव खाटे मार्ग - सात रस्ता जंक्शन पासून पश्चिम रेल्वे लाईन पर्यंत | 124160 | 242230 | 289900 | 348000 | 242230 |
| Survey No | 12/91 E-भूभाग : उत्तरेस गजपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोहंतेस रोड वामवील विकासकृती भूभाग | 119060 | 283440 | 325950 | 354290 | 283440 |
| Survey No | 12/91FA-भूभाग: पूर्वेस मध्य रेल्वे लाईन,उत्तरेस बालशेठ माधुरकर मार्ग (कॉरल रोड) पश्चिमेस ना.म.जोशी मार्ग,दक्षिमेस रेल्वे घाक | 60500 | 0 | 0 | 0 | 0 |
| | | 1 2 3 4 5 6 7 | | | | |



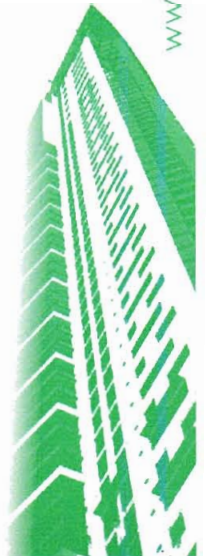
Think.Innovate.Create



Sales Instance

| Index 2 | |
|--|---|
| 1750509 10/02/2022 Note :-Generated Through eSearch Module,For original report please contact concern SRO office | सूची क्र.2 दुकान निबंधक : सह दु. नि. मुंबई शहर 5 दस्ता क्रमांक : 1750/2022 नोटिफिकेशन : Regn 63m |
| गावाचे नाव : लोअर परेल | |
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 291375000 |
| (3) बाजारभावात (मंडीपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 111224904 |
| (4) मू. मालम पोटिस्ता व परकमाक (असल्यास) | 1) पालिकेचे नाव मुंबई मनपा शहर वर्जिन . इतर माहिती रेसिडेन्सीयल अपार्टमेंट नं 4701.47 या मजलाखोर सिव्हिल प्रायव्हेट रेसिडेन्स डॉ ई मोसीस रोड वरळी मुंबई 400018 . सदनिकेचे एकूण क्षेत्रफळ 2738.57 चौ. फूट कारपेट व सोबत एम्बेस्झरी एरिया 452 चौ. फूट व सोबत बाल्कनी एरिया 155 चौ. फूट. सोबत 3 खोर पार्किंग स्पेस सहित . ((C.T.S Number 1H/136 .)) |
| (5) क्षेत्रफळ | 342.02 चौ मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल की नाही | |
| (7) दस्तऐवज करून देणा-या किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता | 1). नाव - प्रोविनन्स लँड प्रायव्हेट लिमिटेड . पूर्वीचे नाव मेगस इस्टेट्स एन्ड इंटेलिज प्रॉपर्टी लिमिटेड) चे संचालक आदर्श जादीया तर्फे कुल मुख्यालय भारत माधुर - वय - 45 पत्ता - प्लॉट नं . , माळा नं . - इमारतीचे नाव 1/136 डॉ. ई मोसीस रोड, वरळी मुंबई, पिन कोड - 400018 पॅन नं - AADCM1868. |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता | 1). नाव - हर्मीस इन्विलरी प्रायव्हेट लिमिटेड तर्फे ऑफिस अमित करे . . . वय - 42 पत्ता - प्लॉट नं . , माळा नं . - इमारतीचे नाव अंजली रायवडाल रोड, पोस्ट पहाड, ता रायवडाल, जिल्हा बेंगलुरू, कर्नाटक, पिन कोड - 591317 पॅन नं - AAFPM6878A. |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/02/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 09/02/2022 |
| (11) अनुक्रमानुसार खंड व पृष्ठ | 1750/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 14569000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |
| मूल्यांकनासाठी विचारता येतलेला तपशील . | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it |


Think.Innovate.Create



Price Indicators

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign in My Activity · Post Property FREE

Home · Property for Sale in Mumbai · Flats for Sale in Mumbai · Flats for Sale in Andheri · 3 BHK Flats for Sale in Andheri · 3054 Sq-ft



3 BHK Flat
For Sale in Andheri, Mumbai
₹ 33.0 Cr
₹ 97059 / sq-ft

3400 Sq-ft
Carpet Area

3 BHK
2 Bathrooms

Sea facing · Concierge Services
Bar/Lounge · Air Conditioned

Agent name: Amar Jadhav | 300+ Buyers Served
Certified Agent
Trusted by users · Genuine Listings · Market Knowledge

Contact Agent · Save for Later

Amar Jadhav Jadhav
Certified Agent
+91-9300000029
Save for Later

Make a Safe & Stress-free Investment!
Use Legal Title Check
✓ Stay safe from fraudsters
✓ Avoid any kind of legal disputes
Avail FREE Service

Download Brochure · Share Property Feedback

| | | | |
|-------------|--------------|------------|---------------|
| Bedrooms: 3 | Bathrooms: 5 | Balcony: 1 | Store Room: 1 |
|-------------|--------------|------------|---------------|

Carpet area: 3400 sq-ft
₹ 97059/sq-ft

Developer: Provenance Land

Project: Four Seasons Private Residences

Transaction type: New Property
[Free Legal Title Check](#)


Floor: 12 (Out of 64 Floors)

Car parking: 2 Covered

Furnished status: Semi-Furnished

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign in My Activity · Post Property FREE

Home · Property for Sale in Mumbai · Flats for Sale in Mumbai · Flats for Sale in Andheri · 5 BHK Flats for Sale in Andheri · 6000 Sq-ft



5 BHK Flat
For Sale in four seasons private residences, Mumbai
₹ 60.0 Cr
₹ 100000 / sq-ft

6000 Sq-ft
Carpet Area

5 BHK
7 Bathrooms

Bar/Lounge · Air Conditioned
Banquet Hall · Jogging and Strolling Track

Agent: Kalpesh Varaiya | 2500+ Buyers Served
Contact Agent

Know the exact value of a Property with Unbiased Valuation
Free
✓ Protection against Third Parties
✓ Get Pre-approved Home Loan & Cashback
Request Valuation

Download Brochure

| | | | |
|-------------|--------------|--------------|--------------|
| Bedrooms: 5 | Bathrooms: 7 | Balconies: 2 | Puja Room: 1 |
|-------------|--------------|--------------|--------------|

Carpet area: 6000 sq-ft
₹ 100000/sq-ft

Developer: Provenance Land

Project: Four Seasons Private Residences

Status: Ready to Move

Transaction type: New Property
[Free Legal Title Check](#)

Floor: 25 (Out of 65 Floors)

Car parking: None

USP: Newly Constructed Property

Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark Near Me Post property

Property in Worli, 4BHK 5Baths
Estimated EMI ₹ 26,35,722
Posted on May 06, 2022 Ready to move

₹33 Cr @ 68,750 per sq. ft.
4BHK 5Baths
Residential Apartment for Sale
Provenance Four Seasons Private Residences Worli, Mumbai South

REGISTRATION REGISTRATION No. P5/160202785 Website: <https://mumbairesidences.in>

Overview Society Dealer Details Price Trends Registry Record

Property (1) Society (25)

Area
Super Built up area: 4800 sq. ft. (1443.33 sq. m.)
Carpet area: 3300 sq. ft. (106.58 sq. m.)

Price
₹ 33 Crore+ Govt Charges & Tax
@ 68,750 per sq. ft. (All inclusive) View Price Details

Configuration
4 Bedrooms, 5 Bathrooms, 1 Balcony with Servant Room, Store Room
View Floor Plan

Address
Provenance Four Seasons Private Residences Worli, Mumbai South

Floor Number
46 of 55 Floors

Orientation
West

Chances of Booking
Pool, Park, Garden, Club, Main Road, Others

Property Age
0 to 1 Year Old View Construction Status

Places nearby
Worli, Mumbai South, Mumbai

Nipponzhan Miyoshiji SBI ATM Nirmal Clinic Ipc Heart CareESIS Hospital WORLI Anand Niketan Hospital

Why should you consider this property?

Private Garden Full Power Backup Water Parking Available Air Conditioned Fresh Construction On-call Maintenance Staff Close to Market

99acres Buy Enter Locality / Project / Society / Landmark Near Me Post property

Property in Worli, 5BHK 6Baths
Estimated EMI ₹ 39,93,520
Posted on April 22, 2022 Ready to move

₹50 Cr @ 66,606 per sq. ft.
5BHK 6Baths
Residential Apartment for Sale
Provenance Four Seasons Private Residences Worli, Mumbai South

REGISTRATION REGISTRATION No. P5/160202785 Website: <https://mumbairesidences.in>

Overview Society Dealer Details Recommendations Price Trends Registry Record

Property (15) Society (25)

Area
Super Built up area: 7500 sq. ft. (2196.77 sq. m.)
Carpet area: 5000 sq. ft. (1463.52 sq. m.)

Price
₹ 50 Crore+ Govt Charges & Tax
@ 66,606 per sq. ft. (All inclusive)

Configuration
5 Bedrooms, 6 Bathrooms, 2 Balconies with Pooja Room, Study Room, Servant Room, Others

Address
Provenance Four Seasons Private Residences Worli, Mumbai South

Floor Number
54 of 64 Floors

Chances of Booking
Park, Garden, Main Road, Club, Pool, Others, Sea Facing

Property Age
0 to 1 Year Old View Construction Status

Places nearby
Worli, Mumbai South, Mumbai

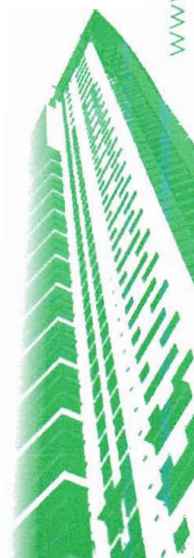
Nipponzhan Miyoshiji Canara bank ATM Worli Hospital For Women BMC Hospital Peoples Mobile Hospitals

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

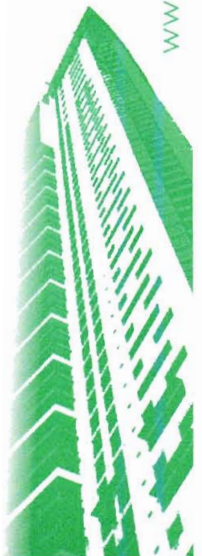
I, Mnaoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- 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 01.06.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 31.05.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

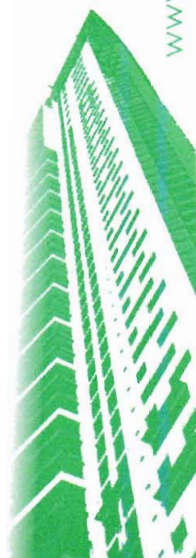


Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property under consideration was purchased by Mrs. Vinayak Kalani & Mrs. Namita Kalani from Provenance Land Private Limited vide Agreement for Sale dated 31.03.2022. |
| 2. | purpose of valuation and appointing authority | As per the request from State Bank of India, RACPC - Chinchpokli (East) Branch to assess realizable 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 Chandan Singh – Valuation Engineer Nitesh Khedekar – Technical Officer Shobha Kuperkar – Technical Manager |
| 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 – 31.05.2022 Valuation Date – 01.06.2022 Date of Report – 01.06.2022 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 31.05.2022 |
| 7. | nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us |
| 8. | procedures adopted in carrying out the valuation and valuation standards followed; | Sales 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 **01st June 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 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

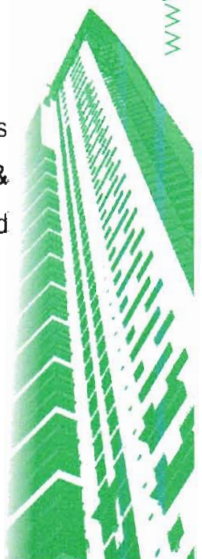
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **3224.00 Sq. ft. Total Carpet Area** in the name of **Mrs. Vinayak Kalani & Mrs. Namita Kalani**. 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 **Mrs. Vinayak Kalani & Mrs. Namita Kalani**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **3224.00 Sq. ft. Total Carpet Area**.

Condition & Repair

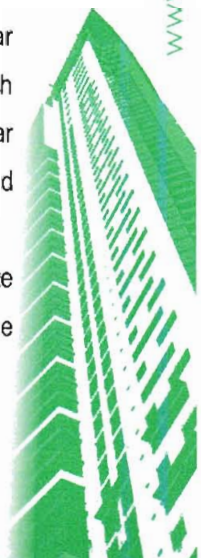
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

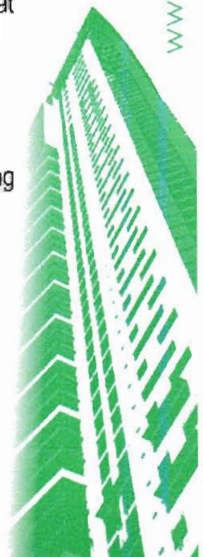
We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **3224.00 Sq. ft. Total 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 - II)

MODEL CODE OF CONDUCT FOR VALUERS**Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

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.

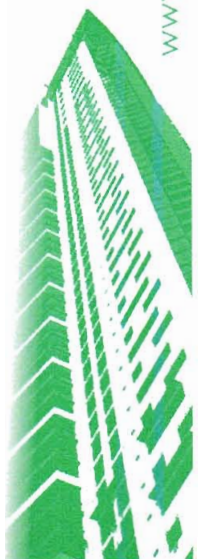
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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.



Think.Innovate.Create



This exercise is to assess of the property under reference as on **01st June 2022.**

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress";

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

Considering various parameters recorded herein above, 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 ₹ 30,62,80,000.00 (Rupees Thirty Crore Sixty Two Lakh Eighty Thousand Only).

Think.Innovate.
For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANDI BAIJURAJ CHALUKWAR
DN: cn=O=VASTUKA CONSULTANTS (P) PRIVATE LIMITED,
ou=ADMIN
2.5.4.20=922206c7ad35cd36cd93f9e26865913490d5633d4133311
5279017a1856532, postalCode=400006, st=Maharashtra,
serialNumber=41a36a56a0c8e2890c2a55a8d3c3ef3131b2c5f94
e28f2e29a327262532, o=MANDI BAIJURAJ CHALUKWAR
Date: 2022.06.22 13:06:10 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company