

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 - SARB CHURCHGATE Stressed Assets Recovery Branch Churchgate 6th Floor, International 16, Maharshi Karve Road Churchgate, Mumbai-400020 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-3174/22-23	10-Nov-22
	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	43551/27483	Destination
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
		CGST		450.00
		SGST		450.00
	Total			₹ 5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi - Residential Flat No. 1001, 10th Floor, "Pragati Gulati Heights", Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi**

Residential Flat No. 1001, 10th Floor, "**Pragati Gulati Heights**", Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'46.4"N 72°50'57.0"E

Valuation Done for:

Think. Innovate. Create
State Bank of India

Stressed Assets Recovery Branch Churchgate

6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai - 400020,
State - Maharashtra, Country - India

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1001, 10th Floor, "Pragati Gulati Heights", Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi**.

Boundaries of the property.

North	:	Vimla Kunj
South	:	Atharv House
East	:	Siddhi Enclave
West	:	Vishnu Villa

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 3,14,43,500.00 (Rupees Three Crore Fourteen Lakh Forty Three Thousand Five Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

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=C360, email=c360@vastukala.com, c=IN
Date: 2022.11.11 09:45:27 +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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



Our Pan India Presence at :

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

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

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
Stressed Assets Recovery Branch Churchgate
 6th Floor, International 16, Maharshi Karve Road,
 Churchgate, Mumbai - 400020,
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, Stressed Assets Recovery Branch Churchgate to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	:	03.11.2022
	b) Date on which the valuation is made	:	10.11.2022
3.	List of documents produced for perusal	:	
	1. Copy of Agreement for Sale dated 24.07.2013 between M/s. Pragatee Developers (Seller) and Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi (Purchaser).		
	2. Copy of Full Occupancy Certificate vide CHE / WS / 0091 / K / 337 / NEW / OCC / 1 / New / dated 01.07.2022.		
	3. Details of Dues provided by the bank.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi Address: Residential Flat No. 1001, 10 th Floor, "Pragati Gulati Heights", Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India Joint Ownership Details of share of each owner is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential duplex Flat No. 1001 is located on 10 th and 11 th Floor. The composition of flat is: 10 th floor - 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage. 11 th Floor – 2 Bedrooms + 2 WC + Bath + Passage. At the time of visit we observed that flat was in raw condition and in the possession of bank. The property is at 700 M. travelling distance from nearest railway station Vile Parle.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Final Plot No. 334, TPS – II
	b) Door No.	:	Residential Flat No. 1001
	c) C. T.S. No. / Village	:	CTS No. 1655, Village – Vile Parle (East)
	d) Ward / Taluka	:	Taluka – Andheri, K/E Ward
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available it is 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	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 1001, 10 th Floor, “Pragati Gulati Heights”, Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India
8.	City / Town	:	Vile Parle (East)
	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 (East) 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 documents
	North	:	Virmla Kunj Details not available
	South	:	Atharv House Details not available
	East	:	Siddhi Enclave Details not available
	West	:	Vishnu Villa 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 of 10 th Floor in Sq. Ft. = 744.00 Carpet Area of 11 th Floor in Sq. Ft. = 742.00 Total Carpet Area in Sq. Ft. = 1,486.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1,450.00 (Area of 10th and 11th Floor as per Agreement) Built Up Area in Sq. Ft. = 1,740.00 (Carpet Area as per Agreement + 20%)
14.	Latitude, Longitude & Co-ordinates of flat	:	19°11'45.5"N 72°52'32.0"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 1,450.00 (Area of 10th and 11th Floor as per Agreement)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Raw condition flat in the possession of Bank.
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Final Plot No. 334, TPS - II, CTS No. 1655
	Block No.	:	-
	Ward No.	:	K/E Ward
	Village / Municipality / Corporation	:	Village – Vile Parle (East) Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1001, 10 th Floor, "Pragati Gulati Heights", Nariman Road, Near Nariman Tower, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016 (As per site information)
5.	Number of Floors	:	Stilt + Podium + 11 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 10 th and 11 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 lifts + 1 Car lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt + Podium Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the flat is situated	: 10 th and 11 th Floor
2	Door No. of the flat	: Residential Flat No. 1001
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Flat in raw condition
	Doors	: Teak Wood door
	Windows	: Aluminum Sliding windows
	Fittings	: Flat in raw condition
	Finishing	: Flat in raw condition
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?	: Flat in raw condition
7	Sale Deed executed in the name of	: Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi
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. = 1,740.00 (Carpet Area as per Agreement + 20%)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the flat?	: Carpet Area of 10 th Floor in Sq. Ft. = 744.00 Carpet Area of 11 th Floor in Sq. Ft. = 742.00 Total Carpet Area in Sq. Ft. = 1,486.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1,450.00 (Area of 10 th and 11 th Floor as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	: Upper Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Raw condition flat in the possession of Bank.
15	If rented, what is the monthly rent?	: ₹ 96,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 30,000.00 to ₹ 35,000.00 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).	:	₹ 32,300.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 29,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,26,643.00 per Sq. M. i.e. ₹ 21,056.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 2,19,570.00 per Sq. M. i.e. ₹ 20,399.00 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 area Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 29,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 32,030.00 per Sq. Ft.
	<p>Remarks:</p> <ol style="list-style-type: none"> In the year 2016 the builder left the construction incomplete and later society itself constructed the pending work. At the time of inspection we observed that the flat was in raw condition. It's having 3 parking at podium level (2 Stack Parking + Open). Society nameboard & numbering of flats not yet done. Upto 7th floor flats are occupied and are in possession. From 8th to 11th floor flats are duplex and also in raw condition. We have deducted dues of ₹1,50,00,000.00. Details of which are provided by the bank. 		

Details of Valuation:

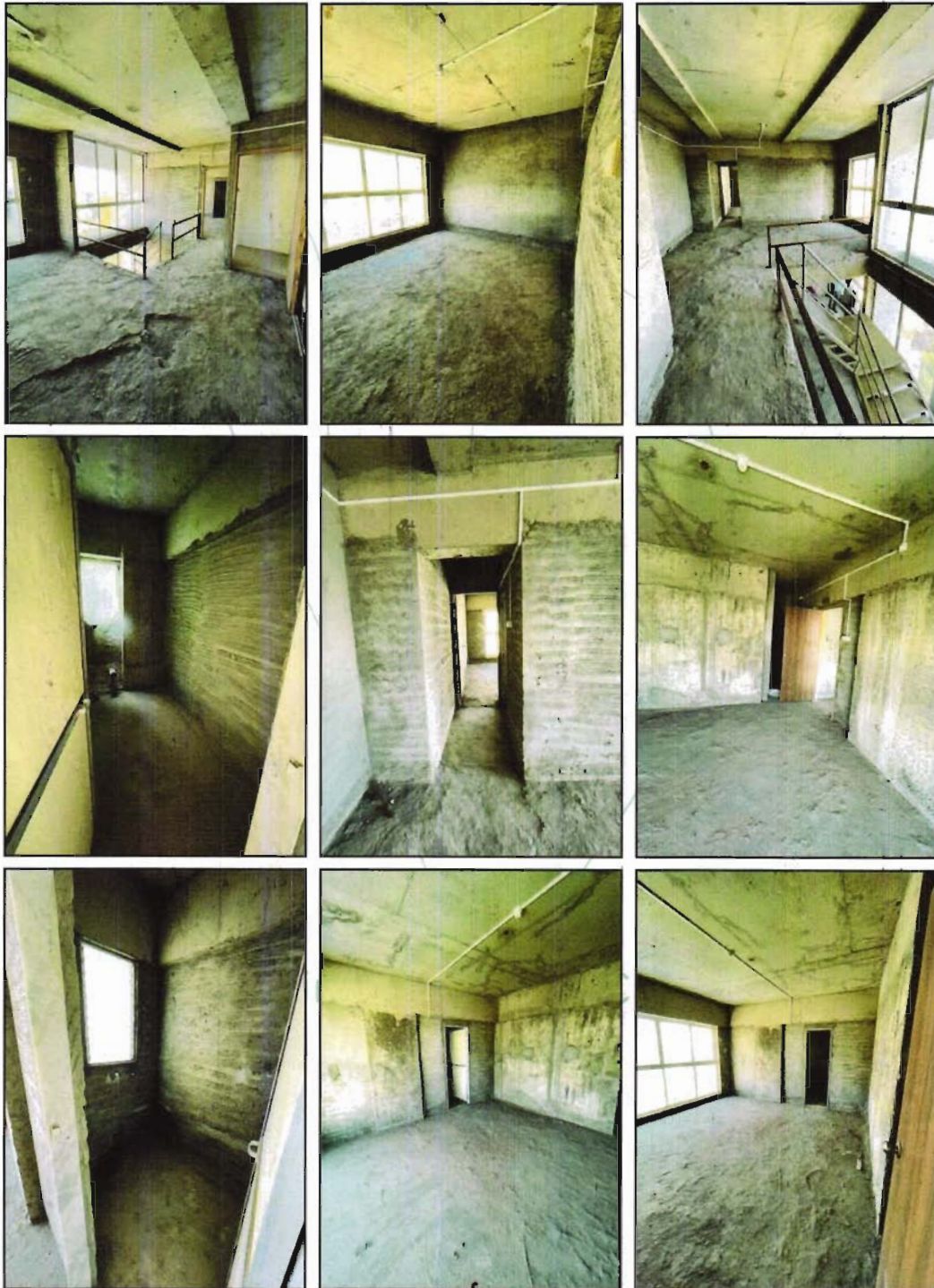
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	1,450.00 Sq. Ft.	32,030.00	4,64,43,500.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			4,64,43,500.00
	Less: Dues details which are provided by the bank			1,50,00,000.00
	Net value of the property			3,14,43,500.00
	The Realizable value of the property			2,67,26,975.00
	Distress value of the property			2,20,10,450.00
	Insurable value of the property (1,740.00 Sq. Ft. X 3,000.00)			52,20,000.00
	Guideline value of the property (1,740.00 Sq. Ft. X 20,399.00)			3,54,94,260.00

Justification for price / rate

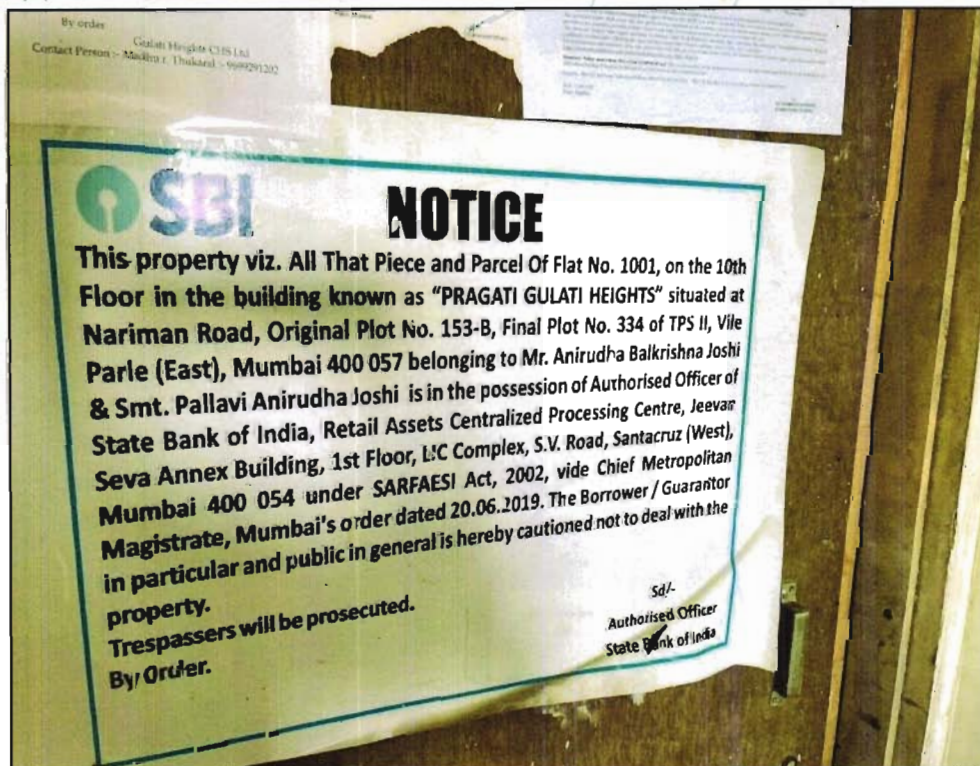
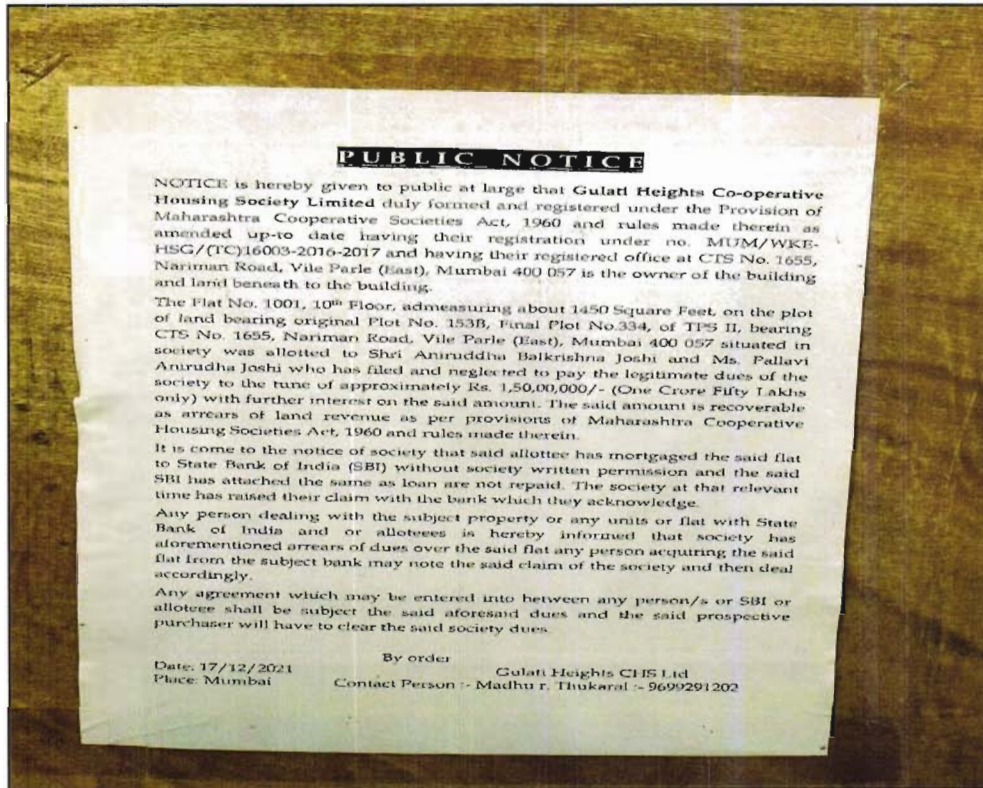
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

Actual Site Photographs – 11th Floor



Actual Site Photographs – Notices



Actual Site Photographs – Notices

STATE BANK OF INDIA
Stressed Assets Recovery Branch, Mumbai (05168)
6th Floor, "The International", 15, Maharashtra Karyak Road, Churchgate, Mumbai-400 020
Phone : 022 - 22053163 / 22053164 / 22053165 E-mail : sbi.05168@sbi.co.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgage/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 29.09.2022 to between 11:00 am to 04:00 pm for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under :

Sr. No.	Name of Borrower/Direct or/ Guarantor	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1	Mr. Anirudha Balakrishna Joshi & Mrs. Pallavi Anirudha Joshi (Borrower)	Rs. 2,39,80,127.00 (Rupees Two Crore Thirty Nine Lakh Eighty Thousand One Hundred Twenty Seven Only) as on 01.08.2018 and with further interest, costs and expenses etc. thereon.	All part and parcel including car parkings of immovable property i.e. Flat No. 101, 10th Floor, "Pragati Gaudi" Thousand One Hundred Twenty Heights", Nariman Road, Original Plot No. 153-B, Final Plot No. 334 of TPSII, CTS No. 1655, Vile Parle (East), Mumbai - 400027 in the name of Mr. Anirudha Balakrishna Joshi & Mrs. Pallavi Anirudha Joshi	Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakh Only)	Rs. 39,50,000/- (Rupees Thirty Nine Lakh Fifty Thousand Only)	29.09.2022 From 02.00 pm to 04.00 pm

Note: The said flat is in Raw Condition. Society dues or any other dues related to the property are to be paid separately by intended purchaser. The e-auction will be conducted through Bank's approved service M/A MSTC Ltd. at their web portal <https://www.mstccommerce.com/auction/home/rhsp/index.jsp>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit amount in the virtual wallet created by service provider as per guidelines provided on <https://bapi.m> and <https://www.mstccommerce.com/auction/home/rhsp/index.jsp>. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inters-e Bidding etc., may visit the website <https://bapi.m> and https://bapi.in/Sale_info_Login.aspx. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in> and website <https://www.mstccommerce.com/auction/home/rhsp/index.jsp>, <https://bapi.in>.

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Inquiry: Shri S.C. Sarikwat, Authorised Officer, Mobile No.9833817616. Shri V.B. Khedkar, City Case Officer, Mobile No.9004697396

-sd-
**AUTHORISED OFFICER,
STATE BANK OF INDIA**

Date: 17.09.2022
Place: Mumbai

RUBINA KHAN
Advocate, High Court

29th August 2019

To,
The Senior Inspector of Police,
Vile Parle Police Station,
Mumbai

Re.: BEFORE THE HON'BLE CHIEF METROPOLITAN MAGISTRATE
ESPLANADE COURT, MUMBAI
CASE NO. 215A/2019

State Bank of India
Through its Authorised Officer
Mr. Sanjay R. Rane Applicant

Vis
Mr. Anirudha Balakrishna Joshi
Ms. Pallavi Anirudha Joshi Respondents

Sir / Madam,

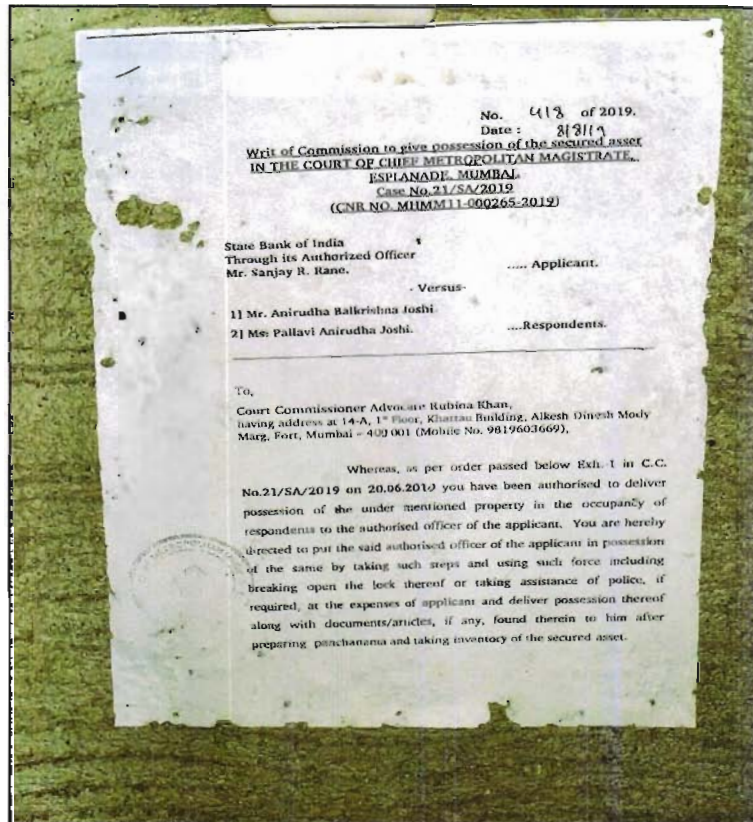
Sub: Police Protection / Assistance in the above matter at the time of taking possession of secured asset described below

With respect to the captioned matter, I hereby inform you that I have been appointed as Advocate Court Commissioner vide order dated 20th June 2019 passed by the Hon'ble Chief Metropolitan Magistrate, Esplanade Court, Mumbai and thereby authorised and directed to take possession of the secured asset mentioned herein below by taking such steps and using such force including breaking open the lock thereof or taking assistance of police and deliver the possession of the said secured asset to the authorised officer of State Bank of India.

in the building known as "Pragati Gaudi"
Original Plot No. 153-B, Final Plot No. 334
of TPSII, CTS No. 1655, Vile Parle (East), Mumbai - 400027

Page 1 of 2

Actual Site Photographs – Notices



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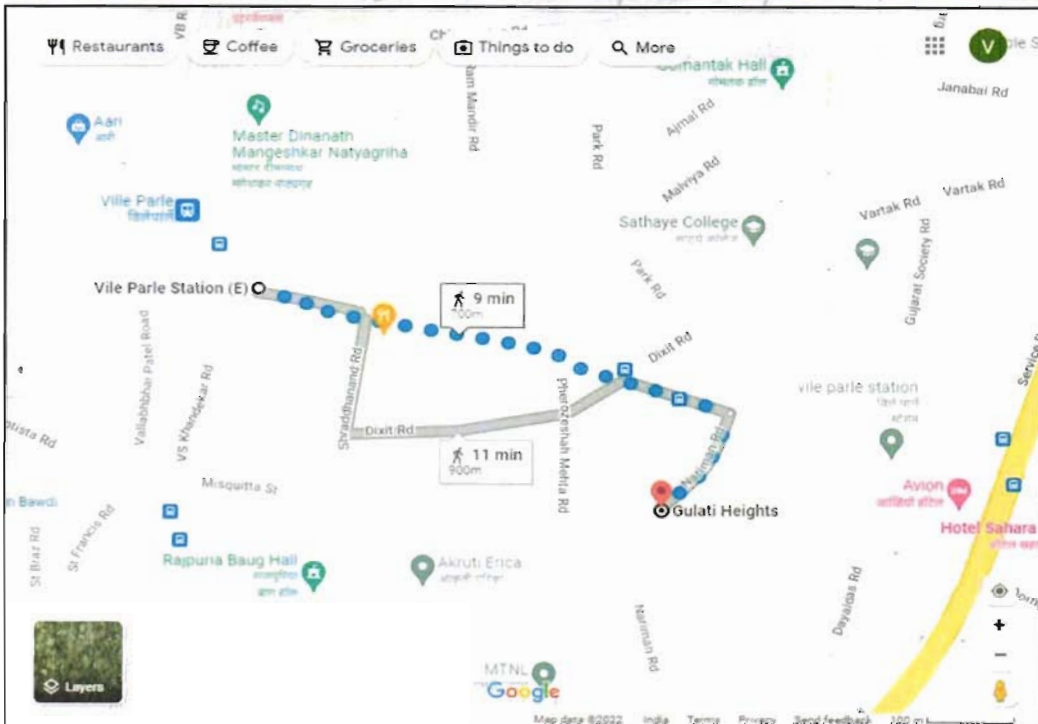
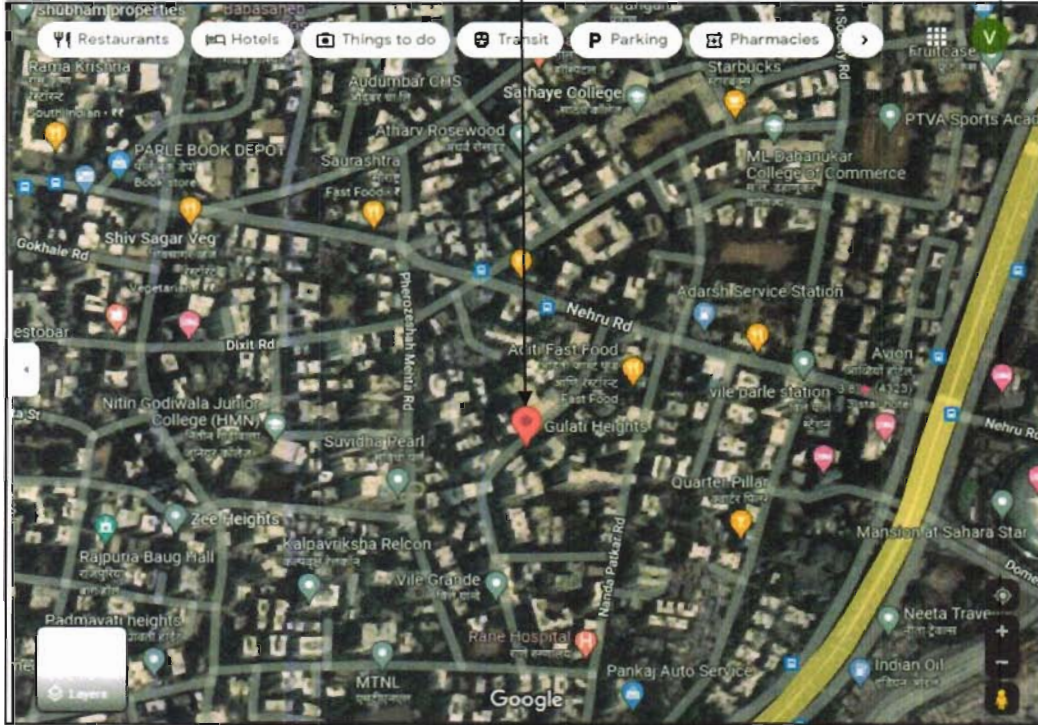
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Route Map of the property Site/u/r



Latitude Longitude: 19°05'46.4"N 72°50'57.0"E

Note: The Blue line shows the route to site from nearest railway station (Vile Parle – 700 M.)



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Ready Reckoner



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2022-2023 Language: English

Selected District: मुंबई (उपनगर)

Select Village: त्रिलोपाचें पुर्वे (अंधेरी)

Search By: Survey No Location

Enter Survey No: 1655 Search

उपविभाग	सुवी वरील	निवासी सवनीक	जॉडीस इकाने	जॉडोपिक (Rs.)	एकक Attribute
36/183-सुभाग: उत्तरेस गावाची वृद्ध, पूर्वेस दूनगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230	315900	215850 चौरस मीटर सि.टी.एम. नंबर

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Price Indicators

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Bank Auction Properties
फेब्रुअरी ११

BANK AUCTION FLATS /ROW HOUSE/PENT HOUSE/DUPLEX IN MUMBAI /NEW MUMBAI 021122
CONTD....

13. FLAT AREA 1450 SQ FT VILE PARLE EAST 1001, 10H FLR, PRAGATI GULATI HEIGHTS, NARIMAN RD, VILE PARLE EAST (PREV 5.2) RESEVE PRICE 4.68 CR

HOUSING.COM Buy in Mumbai

Vile Parle East

Padmavati Residency

₹1.17 Cr - 3.26 Cr / ₹133.00 K/sq.ft
EMI starts at ₹58,276

By PROMISUIT ENTERPRISES MUMBAI
Pratishthanam Road, Vile Parle East, Western Suburbs, Mumbai

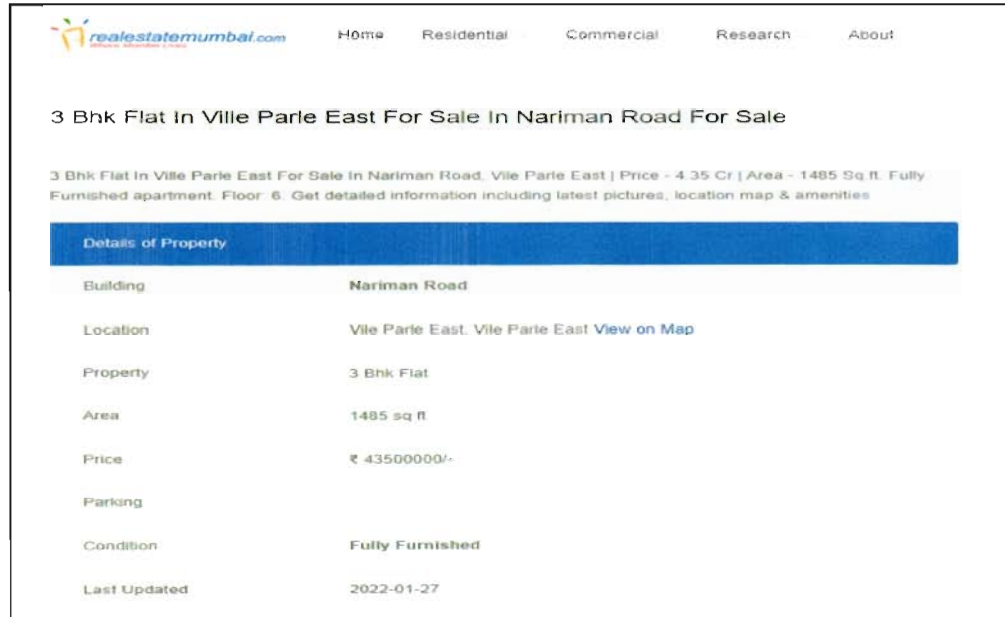
Contact Developer

"This is a dummy image for representation"

1, 2, 5 BHK Duplex Apartm., Configurations
Dec 2023 Possession Starts
₹133.00 K/sq.ft Avg. Price
156.00 sq.ft - 989.00 sq.ft Carpet Area

Overview Home More About Project About Project Recommended Properties Floor Plan Tour This Project

Price Indicators



The screenshot shows a real estate listing on the website realestatemumbai.com. The listing is for a 3 BHK flat in Vile Parle East, Nariman Road. The price is 4.35 Cr and the area is 1485 sq ft. The flat is fully furnished and located on the 6th floor. The listing includes a table with details of the property.

Details of Property	
Building	Nariman Road
Location	Vile Parle East. Vile Parle East View on Map
Property	3 BHK Flat
Area	1485 sq ft
Price	₹ 43500000/-
Parking	
Condition	Fully Furnished
Last Updated	2022-01-27

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Sale Instance

Index 2		
12634322	सूची क्र.2	दुय्यम विबंधक : सह द्रुपि अंशेरी ।
14-01-2021		दस्ता क्रमांक : 12634/2020
Note -Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी :
		Regn:63m
गावाचे नाव : विलेपार्ले		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मीटरदरता	17000000	
(3) बाजार मूल्य (भांडे-गटदणत्या) बाजारितगटदणकार आकाराची देणेची नदरेदार से नपुढ करावे)	10608541.2	
(4) मू-मपन, गोटदरेस्ता व दरकरमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपाहूनर बॉर्नर नदरनिका न. सवुनिका न. 1, माळा न. तळ मजला, इमारतीचे नाव सूर अमठ को अंण ही सो सी. झॉक न. नरोमन रोड एक्टेशन, रोड न. विलेपार्ले पूर्व मुंबई 400057, इतर माहिती सवुनिकेचे दृढण क्षेत्रकळ 545 चौ फुट कार्पेट. ((C.T.S. Number : 1675 :))	
(5) क्षेत्रकळ	60.78 चौ.मीटर	
(6) आकाराची किंवा पुढी देण्यात असेल तेव्हा.		
(7) दस्तावेज करन देणा-या/सिद्ध देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदरेता असल्यास प्रतिकारिचे नाव व पत्ता.	1): नाव:-कामिनी राजेबा आध्याय बघ-61 पत्ता:-पॉट नं. - माळा नं. - इमारतीचे नाव राज हिल, झॉक नं शर माळा, रोड नं. सोरीबली, महाराष्ट्र, MUMBAL. पिन कोड:-400066 पिन नं:-AAAPA7778D	
(8) दस्तावेज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदरेता असल्यास प्रतिकारिचे नाव व पत्ता	1): नाव:-मार्गन विलेन रोड बघ-24, पत्ता:-पॉट नं. 1201, माळा नं. - इमारतीचे नाव कास श्वासिक, झॉक नं अदामद रोड, रोड नं. विलेपार्ले पूर्व, महाराष्ट्र, MUMBAL. पिन कोड:-400057 पिन नं:-FZHPG8221Q 2): नाव:-धुली विलेन रोड बघ-51, पत्ता:-पॉट नं. 101, माळा नं. - इमारतीचे नाव अयिरेक, झॉक नं अदामद रोड, रोड नं. विलेपार्ले पूर्व, महाराष्ट्र, MUMBAL. पिन कोड:-400057 पिन नं:-AAIPB8305K	
(9) दस्तावेज करन दिल्याचा दिनांक	30/12/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2020	
(11) अनुक्रमांक, खंड व पृष्ठ	12634/2020	

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 3,14,43,500.00 (Rupees Three Crore Fourteen Lakh Forty Three Thousand Five Hundred Only). The Realizable value of the above property is ₹ 2,67,26,975.00 (Rupees Two Crore Sixty Seven Lakh Twenty Six Thousand Nine Hundred Seventy Five Only) and the Distress value is ₹ 2,20,10,450.00 (Rupees Two Crore Twenty Lakh Ten Thousand Four Hundred Fifty Only).

Place: Mumbai

Date: 10.11.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally 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: 2022.11.11 09:45:42 +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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

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Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 10.11.2022 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 03.11.2022. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. 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 Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi from Mr. Vihan S. Desai & Mr. Ayan S. Desai vide Agreement for Sale dated 30.08.2000.

2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Stressed Assets Recovery Branch Churchgate to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Aniket Navale – Valuation Engineer Vaishali Sarmalkar – 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 – 03.11.2022 Valuation Date – 10.11.2022 Date of Report – 10.11.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 03.11.2022
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 **10th November 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 1,450.00** in the name of **Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi**. 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 inputs received from the documents, we understand that the subject property is owned by **Mr. Anirudha Balkrishna Joshi & Mrs. Pallavi Anirudha Joshi**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 1,450.00**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 1,450.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - 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.

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: 2022.11.11 09:45:49 +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

SBI Empanelment No.: SME/TCC/2021-22/85/13