

PROFORMA INVOICE

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. PG-5507/22-23 Dated 4-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30004 / 45856 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Remarks:

"Daisy Navin Gala - Residential Flat No. 703, 7th Floor, Tower No. 14 of Phase I, ""Atlanta Eden World"", Village - Temghar, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India"

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Ratnaal
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Daisy Navin Gala**

Residential Flat No. 703, 7th Floor, Tower No. 14 of Phase I, "**Atlanta Eden World**", Village - Temghar,
Taluka - Bhiwandi, District - Thane, PIN Code – 421 302,
State - Maharashtra, Country – India

Latitude Longitude: 19°17'15.6"N 73°04'49.0"E

Think.Innovate.Create

Valuation Done for:

State Bank of India

SARB Churchgate Branch

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



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

Valuation Report Prepared For: SBI/ SARB Churchgate Branch/ Daisy Navin Gala (30004/45856)

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Vastu/Mumbai/03/2023/30004/45856

04/08-49-NIPA

Date: 04.03.2023

VALUATION OPINION REPORT

This is to certify that for property Residential Flat No. 703, 7th Floor, Tower No. 14 of Phase I, "Atlanta Eden World", Village - Temghar, Taluka - Bhiwandi, District - Thane, PIN Code – 421 302, State - Maharashtra, Country – India belongs Daisy Navin Gala.

Boundaries of the property.

North : Society Ground
South : Open Plot
East : Internal Road
West : Building No. T-13

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 ₹ 33,92,050.00 (Rupees Thirty Three Lakh Ninety Two Thousand Fifty Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.
org, c=IN
Date: 2023.03.15 12:32:18 +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, Ackruti 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 Assistant General Manager,
State Bank of India
SARB Churchgate Branch
 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, SARB Churchgate Branch 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	: 03.03.2023
	b)	Date on which the valuation is made	: 04.03.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale (10 pages from Documents) dated 23.08.2021 2. Copy of Commencement Certificate No. Case No. 55 / Temghar / 2013 – 14 / Tharav No. NRV / 2093 dated 30.10.2013 issued by Bhiwandi Nizampur City Municipal Corporation. 3. Copy of Part Occupancy Certificate Document No. BPK / 55 / 2003 - 2014 / JAVAK No. NRV / 2740 dated 05.02.2016 issued by Bhiwandi Nizampur City Municipal Corporation 4. Copy of N.A. Order dated 11.01.2013 issued by District Collector Office Thane.		
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)	:	Daisy Navin Gala. Address: Residential Flat No. 703, 7 th Floor, Tower No. 14 of Phase I, "Atlanta Eden World", Village - Temghar, Taluka - Bhiwandi, District - Thane, PIN Code – 421 302, State - Maharashtra, Country – India. Sole Ownership Contact Person: Raju (Owner's Representative) Mobile No. 97023 59698
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 703 located on 7 th Floor. The composition of Flat is 2 Bedroom + Living Room cum Dinning area + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The property is at 5.1 Km. distance from nearest Railway station Bhiwandi.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 67/4 Paiki, 69/1 Paiki, 80/1 Paiki, 80/2 Paiki, 81 Paiki, 83 of Village – Temghar

	b)	Door No.	:	Residential Flat No. 703
	c)	C.T.S. No. / Village	:	Village – Temghar
	d)	Ward / Taluka	:	Taluka - Bhiwandi
	e)	Mandal / District	:	District - Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy Certificate Document No. BPK / 55 / 2003 - 2014 / JAVAK No. NRV / 2740 dated 05.02.2016 issued by Bhiwandi Nizampur City Municipal Corporation
	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. 703, 7 th Floor, Tower No. 14 of Phase I, "Atlanta Eden World", Village - Temghar, Taluka - Bhiwandi, District - Thane, PIN Code – 421 302, State - Maharashtra, Country – India.
8.		City / Town	:	Village – Temghar, Bhiwandi
		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 - Temghar Bhiwandi Nizampur City Municipal Corporation
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 Agreement
		North	:	Society Ground Details not available
		South	:	Open Plot Details not available
		East	:	Internal Road Details not available
		West	:	Building No. T-13 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. = 716.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 859.00 (Carpet Area + 20%)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°17'15.6"N 73°04'49.0"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 716.00 (Area as per Agreement for Sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 67/4 Paiki, 69/1 Paiki, 80/1 Paiki, 80/2 Paiki, 81 Paiki, 83 of Village – Temghar
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Temghar Bhiwandi Nizampur City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 703, 7 th Floor, Tower No. 14 of Phase I, " Atlanta Eden World ", Village - Temghar, Taluka - Bhiwandi, District - Thane, PIN Code – 421 302, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2016 (As per Part Occupancy Certificate.)
5.	Number of Floors	: Stilt + 12 upper floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 7 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt 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	: 7 th Floor
2	Door No. of the flat	: Residential Flat No. 703
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Tiles Flooring
	Doors	: Teak wood door frame with flush doors

	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Daisy Navin Gala.
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. = 859.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per BNMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 716.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 10,000.00 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)	:	₹ 4,500.00 to ₹ 5,500.00 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).	:	₹ 5,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 2,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 47,775.00 per Sq. M. i.e. ₹ 4,438.00 per Sq. Ft.

	Guideline rate (after Depreciation)	:	₹ 45,145.00 per Sq. M. i.e. ₹ 4,194.00 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 / Rgstr. 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 Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	7 Years
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,238.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,738.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	716.00 Sq. Ft.	4,738.00	33,92,050.00
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			33,92,050.00
	Realizable value of the property			28,83,243.00
	Distress value of the property			23,74,435.00
	Insurable value of the property			21,47,500.00
	Guideline value of the property			36,02,646.00

Justification for price / rate

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

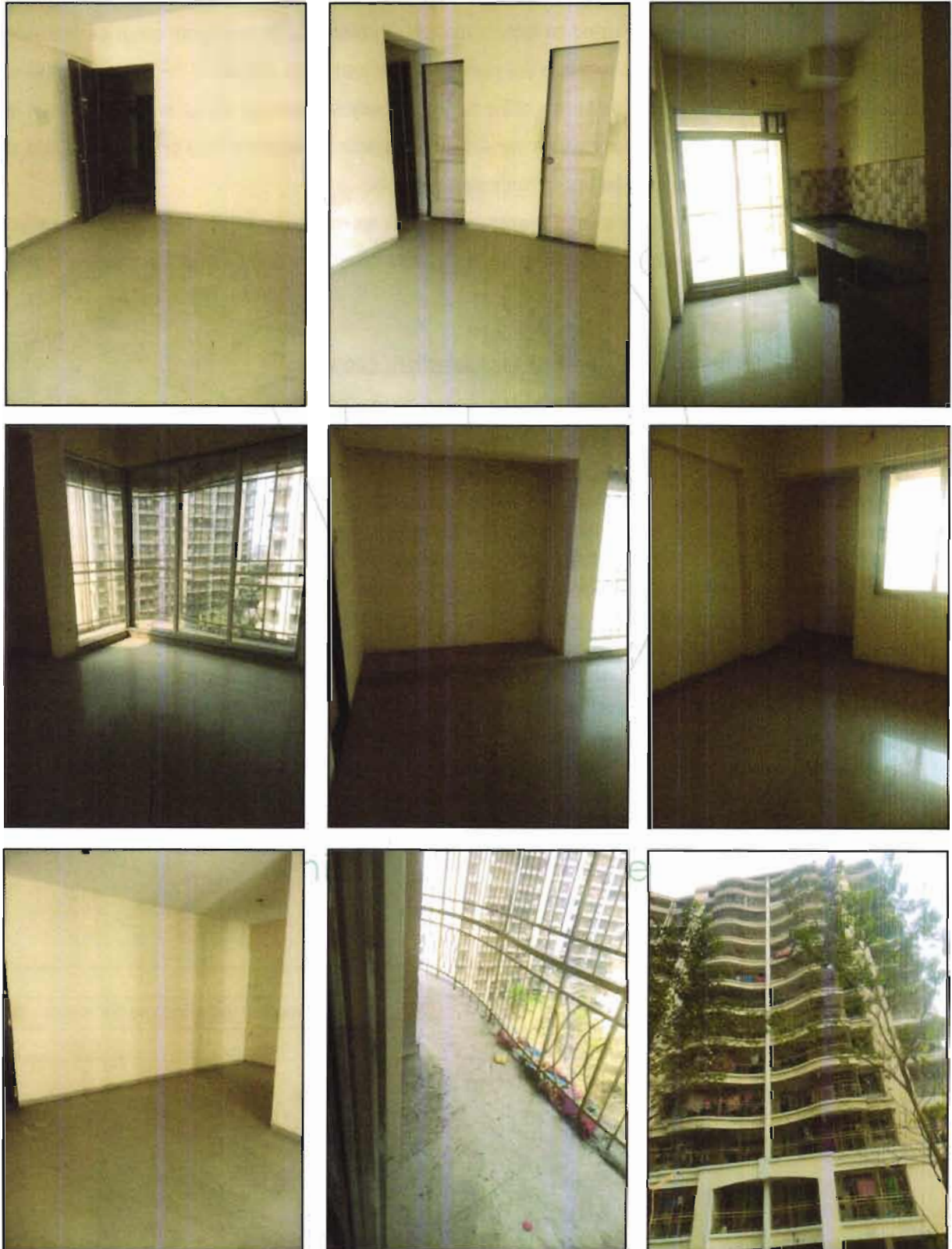
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 7,000.00 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 ₹ 6,406.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

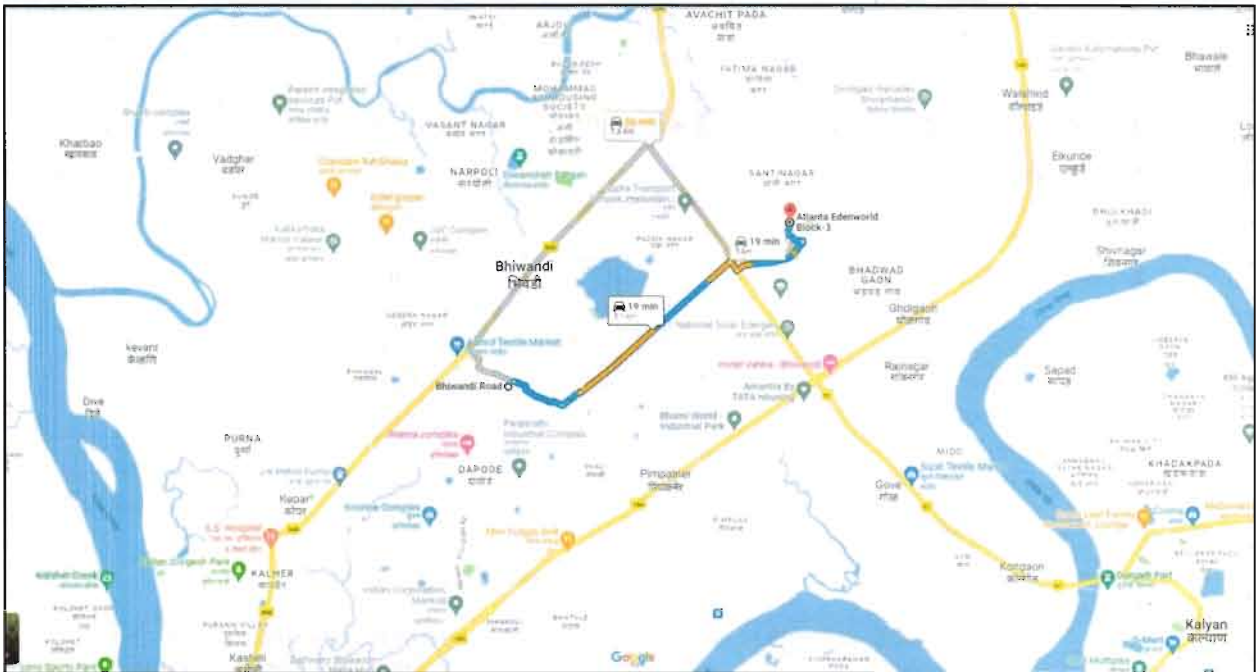
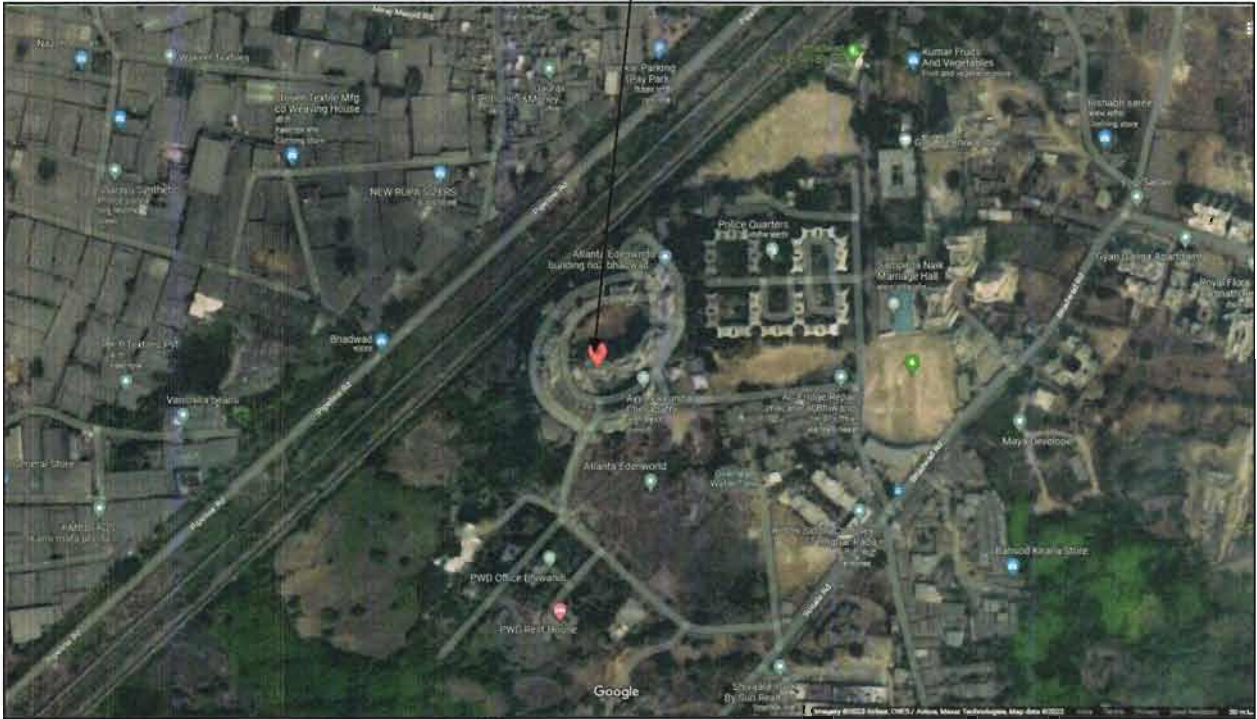
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 10,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°17'15.6"N 73°04'49.0"E

Note: The Blue line shows the route to site from nearest Railway station (Bhiwandi – 5.1 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : TEMGHAR Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type				
Local Body Name	Bhiwandi Nizampur City Municipal Corporation					
Land Mark	Ward No. 13(2) Temghar City, Survey No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	6/66	10200	45500	52300	56800	52300
Survey No. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 112, 113, 114, 115, 116, 117, 119, 121, 122, 123, 127, 128, 129, 130, 134, 136, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184						

Stamp Duty Ready Reckoner Market Value Rate for Flat	45,500.00			
Increase by 5% on Flat Located on 7 th Floor	2,275.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	47,775.00	Sq. Mtr.	4,438.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	10,200.00			
The difference between land rate and building rate (A – B = C)	37,575.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 6 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,145.00	Sq. Mtr.	4,194.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicators

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₹45.0 Lac Get ₹12,500 cashback on the flat size! ✓ **Check the mortgage**

2BHK Flat For Sale in Atlanta Edenworld, Bhiwandi, Thane

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 725 sqft ₹6,207/sqft

Developer: Sai Saijal Developers Project: Atlanta Edenworld

Floor: Ground (Out of 12 Floors) Transaction Type: Resale Status: Ready to Move

Additional Rooming: 1 Store Room Lifts: 2 Furnishing Status: Unfurnished

Contact Owner Get Phone No.

More Details

Price Breakup: ₹45 Lac

Address: 1203, Bhiwandi, Thane - Beyond Thane, Maharashtra

Furnishing: Unfurnished

Floors: Ceramic Tiles

Contact Owner: JAY LAPASIYA

Phone Name: Jyesh

Email: jayesh.khedekar@gmail.com

Phone Number: 9822040622

Website: www.magicbricks.com

Get Contact Details

We can visit this property on your behalf

Simply tell us the details you want to know

LIVE video tour

Verified Property Details

Verified Photos & Videos

See How It Works →

Buy Rent Property Power Society Landmark

₹45 Lac

2BHK 2Baths

Super Built up area 795 sq ft

Built Up area: 600 sq ft

Carpet area: 585 sq ft

Price: ₹45 Lac + Govt Charges & Tax @ 5,660 per sq ft

Property Age: 5 to 10 Year Old

2 Bedrooms - 2 Bathrooms, 2 Balconies

Developer: Sai Atlanta Eden World, Bhiwandi, Mumbai Beyond Thane

Property Age: 5 to 10 Year Old

Places nearby

Bhiwandi, Mumbai Beyond Thane, Mumbai

MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR | Shree Krupa Hospital Thane | Indira Gandhi Memorial Hos

Why should you consider this property?

Close to School Close to Market Fitness Center Gym Club Community Center 24x7 Water Parking Available Swimming Pool Available

Sales Instances

142181		सूची क्र.2		दस्तावेज क्र. गु. नि. शि. 01	
10-03-2023				दस्तावेज क्र. 1424 2023	
Note - Generated Through e-Search Module For original report please contact concern BRO office				पत्तः	
				Page 83n	
गावाचे नाव : टेम्पर					
(1) विक्रेत्याचे नाव	बंकररामनाथ				
(2) मोबदल	3500000				
(3) काढण्यात आलेल्या/प्रमाणित/सर्व्हाणेत असणाऱ्या अकरावरी लीट ही संदर्भण केंद्र म्हणून करावे.	5201128 59				
(4) मू.सामान पोलीस ठाणे व सहायक. (अवधान)	1) पावकिकेचे नाव शिवाजी, सिकारामराम मंगारकर वार्डन. दुसरे मालिकेची मोठे टेम्पर लागूका शिवाजी पोलीस ठाणे नं. 4 पोली. 80 (पोली घा. कामगारीत फो. 1) मोठी टोपर नं. 11 - जेव्हणाला हाडेन जळी टोपर नं. 12 का. ऑप. हाडेनका सोसायटी लि. दुसरे मजला सदरिका नं. 201 क्षेत्र 7.6 चौ. फुट कारपेट (Survey Number : 6* 4 पोली. 80) पोली (1)				
(5) क्षेत्रफळ	716 चौ. फुट				
(6) अकरावरी कित्या चुकी इतरास असेल तर	1				
(7) एखादीच कायम ठेका जे विकृत ठेका जे पहाण्याने येत कित्या विकारी पहाण्यापास हटवण्यात कित्या असेल असायत घडविलेचे नाव व वर्ष	1) नाव असेल विकत घेवोचे वर. 2) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10.				
(8) एखादीच कायम ठेका जे पहाण्याने येत कित्या विकारी पहाण्यापास हटवण्यात कित्या असेल असायत घडविलेचे नाव व वर्ष	1) नाव असेल विकत घेवोचे वर. 2) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10. 3) नाव कित्या घेवोचे वाटणु घरो वर. 4) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10.				
(9) एखादीच कायम विक्रीचा दिनांक	04.05.2023				
(10) दुसरे मोठे मोठे विक्रीचा दिनांक	06.03.2023				
(11) अंशप्राप्तीचा दिनांक व रक्क	3425 2023				
(12) अकरावरी कित्या घडविलेचे नाव व रक्क	231000				
(13) अकरावरी कित्या घडविलेचे नाव व रक्क	30000				
(14) टीप					
दुसऱ्यामजारी कित्या घडविलेचे नाव व रक्क	दुसऱ्यामजारी आवकपत्रात नाही कारण दुसऱ्यामजारी आवकपत्र नाही कारणाचा तपशील दुसऱ्यामजारी आवकपत्र नाही				
दुसरे मूळ अकरावरी कित्या घडविलेचे नाव व रक्क	(i) within the limits of any Municipal Corporation or any Cantonment area situated to it.				

142718		सूची क्र.2		दस्तावेज क्र. गु. नि. शि. 01	
10-03-2023				दस्तावेज क्र. 3271 2023	
Note - Generated Through e-Search Module For original report please contact concern BRO office				पत्तः	
				Page 83m	
गावाचे नाव : टेम्पर					
(1) विक्रेत्याचे नाव	शिवाजी बंकररामनाथ				
(2) मोबदल	2900000				
(3) काढण्यात आलेल्या/प्रमाणित/सर्व्हाणेत असणाऱ्या अकरावरी लीट ही संदर्भण केंद्र म्हणून करावे.	2947224 59				
(4) मू.सामान पोलीस ठाणे व सहायक. (अवधान)	1) पावकिकेचे नाव शिवाजी, सिकारामराम मंगारकर वार्डन. दुसरे मालिकेची मोठे टेम्पर लागूका शिवाजी पोलीस ठाणे पोलीस ठाणे नं. 40 (पोली. 87 (पोली. 81) पोली. 80 (पोली. 80) वा जळोवरील 30 टक्के हाडेन जळी मोठी टोपर नं. 3 मोठी कारणा मालकावरील सदरिका नं. 1204 क्षेत्र 7.6 चौ. फुट कारपेट असेल सदरिका मिळवता. (पोलीस सदरिका (Survey Number : 60) पोली. 87 (पोली. 81) पोली. 80 (पोली. 80) पोली. 81))				
(5) क्षेत्रफळ	472 चौ. फुट				
(6) अकरावरी कित्या चुकी इतरास असेल तर					
(7) एखादीच कायम ठेका जे विकृत ठेका जे पहाण्याने येत कित्या विकारी पहाण्यापास हटवण्यात कित्या असेल असायत घडविलेचे नाव व वर्ष	1) नाव असेल विकत घेवोचे वर. 2) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10. 2) नाव असेल विकत घेवोचे वर. 3) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10.				
(8) एखादीच कायम ठेका जे पहाण्याने येत कित्या विकारी पहाण्यापास हटवण्यात कित्या असेल असायत घडविलेचे नाव व वर्ष	1) नाव कित्या घेवोचे वाटणु घरो वर. 2) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10. 2) नाव कित्या घेवोचे वाटणु घरो वर. 3) नाव असेल न. वाता न. एखादीच नाव असेल न. एते न. एखादीच आघार घेवोचालाटले काय कित्या कित्या घरो वाटणु, हाते वि.सं.क्र. 421102 वि.नं. आ. 222/24/10.				
(9) एखादीच कायम विक्रीचा दिनांक	02.03.2023				
(10) दुसरे मोठे मोठे विक्रीचा दिनांक	02.03.2023				
(11) अंशप्राप्तीचा दिनांक व रक्क	3271 2023				
(12) अकरावरी कित्या घडविलेचे नाव व रक्क	290500				
(13) अकरावरी कित्या घडविलेचे नाव व रक्क	29480				
(14) टीप					
दुसऱ्यामजारी कित्या घडविलेचे नाव व रक्क					
दुसरे मूळ अकरावरी कित्या घडविलेचे नाव व रक्क	(i) within the limits of any Municipal Corporation or any Cantonment area situated to it.				



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 33,92,050.00 (Rupees Thirty Three Lakh Ninety Two Thousand Fifty Only). The Realizable value of the above property is ₹ 28,83,243.00 (Rupees Twenty Eight Lakh Eighty Three Thousand Two Hundred Forty Three Only) and the Distress Value is ₹ 23,74,435.00.00 (Rupees Thirty Three Lakh Seventy Four Thousand Four Hundred Thirty Five Only).

Place: Mumbai

Date: 04.03.2023

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.com,
c=IN
Date: 2023.03.15 12:32:38 +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).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	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 04.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 03.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is 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 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 was purchased by Daisy Navin Gala from Bhavesh Dinkar Joshi vide Agreement for Sale dated 23.08.2021.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SARB Churchgate Branch to assess fair market 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 Suraj Zore – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 03.03.2023 Valuation Date – 04.03.2023 Date of Report – 04.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 03.03.2023
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 **04th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

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

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **716.00 Sq. Ft. Carpet Area** in the name **Daisy Navin Gala**. 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

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 **716.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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.

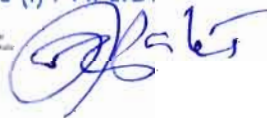
Miscellaneous

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.

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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=CRD,
email=sharadkumar@vstulda.org, c=IN
Date: 2023.03.15 16:32:48+0530



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



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