

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	Invoice No. PG-5955/22-23	Dated 23-Mar-23
Buyer (Bill to) BANK OF INDIA - CHURCHGATE Churchgate Branch Eros Theater Building, J.Tata Road.Mumbai-400020 GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30430 / 46305	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

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

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal -
 Residential Flat No. 201, 2nd Floor, Wing - B, "Hari Darshan", Near Rajiv Gandhi Vidyalaya, Village Nilemore, Nallasopara (West), Palghar - 401 203, 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

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

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal**

Residential Flat No. 201, 2nd Floor, Wing – B, "**Hari Darshan**", Near Rajiv Gandhi Vidyalaya, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India.

Longitude Latitude: 19°25'34.1"N 72°48'55.1"E

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Valuation Done for:

Bank of India




Churchgate Branch

Eros Theatre Building, Hight Court Jamshedji Tata Road, Post Box No. 11013,
Mumbai – 400 020, 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: Bank of India / Churchgate Branch / Mr. Amrit Lal Gupta (30430/446305) Page 2 of 22

Vastu/Mumbai/03/2023/30430/46305

23/41-498-SBSH

Date: 23.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Wing – B, "**Hari Darshan**", Near Rajiv Gandhi Vidyalaya, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India belongs to **Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal.**

Boundaries of the property.

North	:	Dwarka Palace CHSL
South	:	Internal Road & New Gajanan CHSL
East	:	Anurag Apartment
West	:	Internal Road & Sai Krupa Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 27,78,412.00 (Rupees Twenty Seven Lakh Seventy Eight Thousand Four Hundred Twelve Only).**

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=ADAPR, email=manojbaburaochalikwar@vastukala.com, c=IN, st=Maharashtra
2.5.4.25=98236c4a8355c34de935e24680f124840f3e3414333
111279637a786052, postalCode=400003, cn=Manoj Baburao Chalikwar
email=manojbaburaochalikwar@vastukala.com, email=manojbaburaochalikwar@vastukala.com, email=manojbaburaochalikwar@vastukala.com, email=manojbaburaochalikwar@vastukala.com
#4190423e512725e5, email=manojbaburaochalikwar@vastukala.com
Date: 2023.03.23 10:26:54 +05:30

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackerlil 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,
Bank of India
Churchgate Branch
 Eros Theatre Building,
 Hight Court Jamshedji Tata Road,
 Post Box No. 11013, Mumbai – 400 020,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 20.03.2023
	b)	Date on which the valuation is made	: 23.03.2023
3.	List of documents produced for perusal: 1) Copy of Deed of Rectification dated 13.02.2015 Between M/s. Shree Hari Om Developers (the Builders) and Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal (the Transferee). 2) Copy of Index II Registration No. 605/2015 dated 22.01.2015.		
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. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal Address: Residential Flat No. 201, 2 nd Floor, Wing – B, "Hari Darshan", Near Rajiv Gandhi Vidyalaya, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India. Contact Person: Mrs. Rekha Devi – (Owner) Contact No. 9821005113 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of flat is having 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage + Balcony (i.e. 1BHK with WC & Bath + Balcony). The property is at 1.1 Km. walkable distance from nearest railway station Nallasopara.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 1, Hissa No. 1
	b)	Door No.	: Residential Flat No. 201
	c)	C. T.S. No. / Village	: Village – Nilemore
	d)	Ward / Taluka	: Taluka – Vasai
	e)	Mandal / District	: District – Palghar
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Building plans were not provided and not verified.

	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. 201, 2 nd Floor, Wing – B, "Hari Darshan", Near Rajiv Gandhi Vidyalaya, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India.
8.		City / Town	:	Nallasopara (West), Palghar
		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 – Nilemore Vasai Virar 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 Site As per Documents
		North	:	Dwarka Palace CHSL Details not available
		South	:	Internal Road & New Gajanan CHSL Details not available
		East	:	Anurag Apartment Details not available
		West	:	Internal Road & Sai Krupa Apartment Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 368.00 Balcony Area in Sq. Ft. = 53.00 Total Carpet Area in Sq. Ft. = 421.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 374.00 (Area as per Deed of Rectification)

		Built Up Area in Sq. Ft. = 449.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°25'34.1"N 72°48'55.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 449.00 (Area as per Index II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C. T.S. No.	: Survey No. 1, Hissa No. 1
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Nilemore Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 201, 2 nd Floor, Wing – B, " Hari Darshan ", Near Rajiv Gandhi Vidyalay, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2015 (As per site information)
5.	Number of Floors	: Ground + 4 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 6 Flats on 2 nd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking	: Open 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	: 2 nd Floor
2	Door No. of the flat	: Residential Flat No. 201
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak Wood door frame, Solid flush doors shutters
	Windows	: Powder Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings.

		Electrical wiring with Concealed
	Finishing	Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal
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. = 449.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per VVCMC norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 368.00 Balcony Area in Sq. Ft. = 53.00 Total Carpet Area in Sq. Ft. = 421.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 374.00 (Area as per Deed of Rectification)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 6,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
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)	: ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Built Up 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	: ₹ 6,500.00 per Sq. Ft. on Built Up Area ₹ 6,188.00 per Sq. Ft. (after depreciation)

	under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,600.00 per Sq. Ft.
	II. Land + others	: ₹ 3,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 55,600.00 per Sq. M. i. e. ₹ 5,165.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 52,152.00 per Sq. M. i. e. ₹ 4,845.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,600.00 per Sq. Ft.
	Age of the building	: 8 Years
	Life of the building estimated	: 52 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 12.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,288.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,900.00 per Sq. Ft.
	Total Composite Rate	: ₹ 6,188.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	449.00 Sq. Ft.	6,188.00	27,78,412.00
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			
	Present market value of the property			27,78,412.00
	The Realizable value of the property			25,00,571.00
	The Distress value of the property			22,22,730.00



Insurable value of the property (449.00 Sq. Ft. X 2,600.00)	11,67,400.00
Govt. Value of the property (449.00 Sq. Ft. X 4,845.00)	21,75,405.00

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 ₹ 5,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up 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 ₹ 6,188.00 per Sq. Ft. on Built Up Area (after depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 6,000.00 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



Longitude Latitude: 19°25'34.1"N 72°48'55.1"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.1 Km.)

Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,600.00			
No increase on Flat Located on 2 nd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	55,600.00	Sq. Mt.	5,165.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,500.00			
The difference between land rate and building rate (A – B = C)	43,100.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	52,152.00	Sq. Mt.	4,845.00	Sq. Ft.

Multi-Storied building with Lift

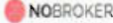
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	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


Table – D: 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



My Bookings
Post Your Property



1 BHK Flat in Surya Palace For Sale in Malaspina (West)

Unit: 205 (205sq.ft) 2 A Road: Rajgiri, Malaspina, Worli Nagar, South Zone, Maharashtra 400022 India

₹ 30 Lacs

Highly Rated

₹ 17,194/Month

Estimated EMI

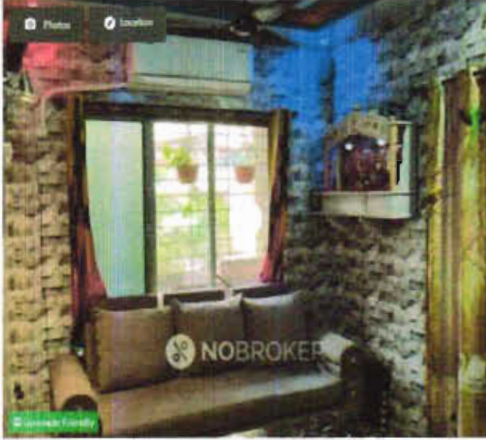


520

Sq.ft

Save Home Loan

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Malaspina west / 1 BHK Flat for Sale in Malaspina west / Property Details

- 1 Bedroom
- 1 Bathroom
- NS
- Bike and Car

Feb 6, 2023

Immediate

Surya Palace

North

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: [Ming Overseas Fun Parks](#) [Dorwin's Plaza](#) [Sahakar Bhandar](#) [Draupidi Veg Delight](#) [Central Medical & General Store](#)


Overview

Age of Building	5.88 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.ft/M	Flooring	NA
Buildup Area	520 Sq.ft	Furnishing Status	Fully Furnished


Activity On This Property

4 118 3

Similar Properties



My Bookings
Post Your Property



1 BHK Flat in Alek Regency For Sale in Nala Separa

Unit: 104 (104sq.ft) 104sq.ft 104sq.ft 104sq.ft

₹ 45 Lacs

Highly Rated

₹ 25,791/Month

Estimated EMI




683

Sq.ft

Save Home Loan

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Malaspina west / 1 BHK Flat for Sale in Malaspina west / Property Details

- 1 Bedroom
- 1 Bathroom
- 3

Feb 11, 2023

Immediate

Alek Regency

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: [Ming Overseas Fun Parks](#) [Dorwin's Plaza](#) [Sahakar Bhandar](#) [Draupidi Veg Delight](#) [Central Medical & General Store](#)

Overview

Age of Building	4.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.ft/M	Flooring	Marble Granite
Buildup Area	683 Sq.ft	Furnishing Status	Some View More
Facing	East	Floor	37

Activity On This Property

4 19 0

Similar Properties

Price Indicators

Housing.com | Real Estate in Mumbai

Alok Regency
By HSGCL (Alok Regency Phase 2) | 4.6★

₹26 L - 45 L | ₹5.40 K/sq.ft
2BHK Flats at ₹13.77 L

1.2 BHK Apartments
Configurations

Sup. 2019
Possession Starts

₹5.40 K/sq.ft
Avg. Price

334.00 sq.ft. - 545.00 sq.ft.
Sq. Feet (Supt Area)

Alok Regency Overview

- Project Area: 1 Acre
- Area: 334.00 sq.ft. - 545.00 sq.ft.
- Project Date: 1 Building - W units
- Completion Date: Sep. 2019
- Configuration: 1.2 BHK Apartments
- Avg. Price: ₹ 5.40 K/sq.ft.
- Project Status: 150/500/500/500

About Alok Regency

Alok Regency is a fine upcoming living space within the busy city of Mumbai that would be located in Narekone West. This project by AOK Construction offers 1 BHK and 2 BHK configurations with a carpet area ranging from 334 square feet and 545 square feet. The whole

NOBROKER

1 BHK Flat in Gokul Dham 2 For Sale in Narekone West

₹ 27 Lacs
₹ 11,474/Month
450 sq.ft.

1 Bedroom

2 Bathroom

NA

5Bike

15000

Get Better Details

Price trends by NEstimate

Report what was not correct in this property

Listed By Bookers Sold Out Wrong Info

Activity On This Property

54 views
0 likes

Overview

- Age of Building: 3-10 Years
- Maintenance Charge: ₹. 4 Per Sq.Ft.
- Building Area: 450 Sq.Ft.
- Ownership Type: Self Owned
- Floors: Ground
- Carpet Area: 400 Sq.Ft.

Similar Properties

Sales Instance

सूची क्र.2		दुयम निबंधक दु.नि. वसई 1
224979 23/03/2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office		दस्त क्रमांक 2249 2023 नोदणी Regn 63m
गावाचे नाव : निळेमोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2350000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2581000	
(4) भू-मापन पोटहिस्सा व घरक्रमांक, असल्यास	1) पालिकेचे नाव.पालघर इतर वर्णन : इतर माहिती: इतर माहिती: गाव भोने निळेमोरे तालुका वसई जिल्हा पालघर येथील सर्वे नं 164 हिस्सा नं बी या जमीन मिळकती वर बांधण्यात आलेले बाबा हाईट्स को.हो.सो.लि. या बिल्डींग मधील सदनिका नं. ई 701, सातवा मजला, ई विंग, ज्याचे एकूण क्षेत्र 560 चौ फूट (बिल्ट अप) म्हणजेच 52.04 चौ मीटर (बिल्ट अप) बिल्डिंग नं 2 हि मिळकत (Survey Number : सर्वे नं 164 हिस्सा नं बी :)	
(5) क्षेत्रफळ	560 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून देवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव.गाजी अहमद नोस्त्रि अहमद सय्यद .- वय -42 पत्ता -प्लॉट नं .- माळा नं सातवा मजला, ई विंग, इमारतीचे नाव बाबा हाईट्स को हो सो लि, ब्लॉक नं सदनिका नं ई 701, रोड नं निळेमोरे, नालासोपारा (प.ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे पिन कोड -401 209 पॅन नं - AKYPM1940K	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव.मकबूल वाय मापकर .- वय -80, पत्ता -प्लॉट नं .- माळा नं तिसरा मजला ई विंग, इमारतीचे नाव बाबा हाईट्स को हो सो लि, ब्लॉक नं सदनिका नं ई 302, रोड नं फौरी रोड, नालासोपारा - विहार तिक रोड जवळ श्रीप्रस्थ, नालासोपारा (प.ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे पिन कोड -401 209 पॅन नं -AMHPM4248F	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2023	
(10) दस्त नोदणी केल्याचा दिनांक	13/02/2023	
(11) अनुक्रमांक खंड व पृष्ठ	2249 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180700	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	25900	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 23.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. My Engineer Mr. Anwar Shaikh has personally inspected the property on 20.03.2023. The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. 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. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal from M/s. Shree Hari Om Developers vide Index II dated 22.01.2015.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Churchgate Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Shobha Kuperkar – Technical Manger Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 20.03.2023 Valuation Date – 23.03.2023 Date of Report – 23.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 20.03.2023
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 Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **449.00 Sq. Ft. Built Up Area** in the name of **Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client's representative, we understand that the subject property is owned by **Mr. Amrit Lal Gupta & Mrs. Rekha Devi Amrit Lal**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **449.00 Sq. Ft. Built Up Area**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **449.00 Sq. Ft. Built Up Area.**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd March 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

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.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 27,78,412.00 (Rupees Twenty Seven Lakh Seventy Eight Thousand Four Hundred Twelve Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitaly signed by MANOJ BABURAO CHALIKWAR
DN: cn=, ou=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, serial=2019, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, postalCode=400006, st=Maharashtra,
serialNumber=2, cn=Manoj Baburao Chalikwar, o=VASTUKALA
CONSULTANTS (I) PRIVATE LIMITED, postalCode=400006,
CHALIKWAR
Date: 2023.03.24 10:24:53 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&I:Valuers:2019-20. 010

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