

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA - RASMECCC BHAYANDAR</b> RASMECCC BHAYANDAR Unit No.101,102,103B,1st Floor, IT Landmark Building,150ft. Road, Near Hotel Nidhi Opp.Maxus Mall , Bhaynder (West), Thane-401101 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-5903/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30472 / 46252</b> Dispatched through Terms of Delivery	Dated <b>21-Mar-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>


Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Nine Hundred Fifty Only**

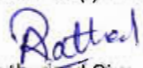
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 Prosanto Kumar Ajit M & Namita Prasanto Mondal.  
 Residential Flat No. 1904, 19th Floor, Building No. 8,  
 "Oakwood", Village – Nilemore, Station Road,  
 Nallasopara (West), Taluka - Vasai, District - Palghar,  
 PIN Code – 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

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**  
  
 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: **Prosanto Kumar Ajit M & Namita Prasanto Mondal**

Residential Flat No. 1904, 19<sup>th</sup> Floor, Building No. 8, "Oakwood", Village – Nilmore, Station Road, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code – 401 203, State - Maharashtra, Country – India.

Latitude Longitude: 19°25'11.9"N 72°48'36.3"E

### Valuation Prepared for:

**State Bank of India**

**RASMECCC Bhayandar**

Unit No. 101, 102, 103B, 1st Floor, IT Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander (West), Thane – 401 101, 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, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1904, 19<sup>th</sup> Floor, Building No. 8, "Oakwood", Village – Nilemore, Station Road, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code – 401 203, State - Maharashtra, Country – India belongs to **Prosanto Kumar Ajit M & Namita Prasanto Mondal**.

### Boundaries of the property.

North	: Jain Apartment
South	: Station Road
East	: Astar apartment
West	: 2 <sup>nd</sup> Road

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 for this particular purpose at **₹ 57,27,000.00 (Rupees Fifty Seven Lakh Twenty Seven Thousand Only)**. As per site inspection 29% of construction work is completed.

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.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

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

Director  
MANOJ BABURAO CHALIKWAR  
VASTUKALA CONSULTANTS (I) PVT. LTD.  
22/14-445-PANI  
22/03/2023

Auth. Sign.



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### 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,  
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**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup>Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400093.

To,

**The Branch Manager,****State Bank of India****RASMECCC Bhayandar**

Unit No. 101, 102, 103B, 1st Floor, IT Landmark Building,

150ft. Road, Near Hotel Shree Nidhi,

Opp. Maxus Mall, Bhayander (West), Thane – 401 101,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	21.03.2023
	b) Date on which the valuation is made	:	22.03.2023
3.	List of documents produced for perusal		<ol style="list-style-type: none"> <li>1. Copy of Agreement for Sale dated 12.01.2023 between M/s. Jeevdani Builders and Developers LLP. (the Developers) and Prosanto Kumar Ajit M &amp; Namita Prasanto Mondal (the Purchasers).</li> <li>2. Copy of Development Permission No. VVCMC / TP / CC / VP – 0402 / 82 / 2020 – 21 dated 27.11.2020 issued by Vasai Virar City Municipal Corporation.</li> <li>3. Copy of RERA Certificate No. P99000029584 dated 11.06.2021.</li> <li>4. Copy of Approved Plan Document No. VVCMC / TP / CC / VP – 0402 / 82 / 2020 – 21 dated 27.11.2020 issued by Vasai Virar City Municipal Corporation</li> </ol>
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Prosanto Kumar Ajit M &amp; Namita Prasanto Mondal</b></p> <p><b>Address:</b> Residential Flat No. 1904, 19th Floor, Building No. 8, "Oakwood", Village – Nilemore, Station Road, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code – 401 203, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Pawan Singh (Sales Person) Contact No. +91 9699933099</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a residential flat No. 1904 in under construction building. The flat is located on 19th floor in the said under construction building. The composition of flat is 1 Bedroom + 1 Study Room + Living Room + Kitchen + 2 Toilets + Passage (i.e. <b>1.5 BHK + 2 Toilets</b>). The property is at 900 Mtr. distance from nearest railway station Nallasopara.</p> <p><b>At the time of inspection Building was under construction, extent of completion as under.</b></p>



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Stage of Construction				
If under construction, extent of completion				
	Foundation	Completed	RCC Plinth	Completed
	Ground/Stilt	Completed	RCC work for Floors	Completed upto 8 <sup>th</sup> Floor
	Internal Brick Work	Completed upto 5 <sup>th</sup> Floor	External Brick Work	Completed upto 5 <sup>th</sup> Floor
	<b>Total</b>	<b>29% work completed</b>		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 197, 98, 148 & 145, Survey No. 104, 135, 136, 103 + 136
	b)	Door No.	:	Residential Flat No. 1904
	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 Plan Document No. VVCMC / TP / CC / VP – 0402 / 82 / 2020 – 21 dated 27.11.2020
	g)	Approved map / plan issuing authority	:	issued by Vasai Virar City Municipal Corporation
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building Under Construction
7.	Postal address of the property		:	Residential Flat No. 1904, 19 <sup>th</sup> Floor, Building No. 8, “Oakwood”, Village – Nilemore, Station Road, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code – 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.	<b>Boundaries of the property</b>			<b>As per actual site</b> <b>As per document</b>
	North		:	Jain Apartment      Building No. 2 Popatlal Trust
	South		:	Station Road      30.00 M.V.D.P. Road
	East		:	Astar apartment      Building No. 7 Astar

			Building
	West	:	2 <sup>nd</sup> Road 12.00 M.V. Lay-Out Road
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.

			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 536.00</b> <b>Usable Carpet Area in Sq. Ft. = 690.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 759.00 (Usable Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°25'11.9"N 72°48'36.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Usable Carpet Area in Sq. Ft. = 690.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 197, 98, 148 & 145, Survey No. 104, 135, 136, 103 + 136	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Nilemore Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1904, 19 <sup>th</sup> Floor, Building No. 8, "Oakwood", Village - Nilemore, Station Road, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Proposed Part Ground + Part Stilt + 1 <sup>st</sup> & 2 <sup>nd</sup> Commercial Floor + 3 <sup>rd</sup> to 20 <sup>th</sup> Upper residential Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 11 Flats on 19 <sup>th</sup> Floor	

8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Car Parking Space
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	19th Floor
2	Door No. of the flat	:	Residential Flat No. 1904
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak Wood door frame, Solid flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering with POP finished
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Prosanto Kumar Ajit M &amp; Namita Prasanto Mondal</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 759.00 (Usable Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the flat?	:	<b>RERA Carpet Area in Sq. Ft. = 536.00</b> <b>Usable Carpet Area in Sq. Ft. = 690.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 14,500.00 Expected rental income per month after building Completion
<b>IV</b>	<b>MARKETABILITY</b>	:	



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1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 8,000.00 to ₹ 9,000.00 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).	:	₹ 8,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 5,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 65,230.00 per Sq. M. i.e. ₹ 6,060.00per 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 / Rgstrn. 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (after Completion) Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,600.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,300.00 per Sq. Ft.</b>
	<b>Remark:</b>	:	





**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	690.00Sq. Ft.	8,300.00	57,27,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable value of the property</b>			<b>57,27,000.00</b>
	<b>Insurable value of the property</b>			<b>20,49,300.00</b>
	<b>Guideline value of the property</b>			<b>45,99,540.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,000.00 to ₹ 9,000.00 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 ₹8,300.00 per Sq. Ft. on Capet Area for valuation.

Impending threat of acquisition by government for road widening / publics 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	₹ 14,500.00 Expected rental income per month after building Completion
iii) Any likely income it may generate	Rental Income

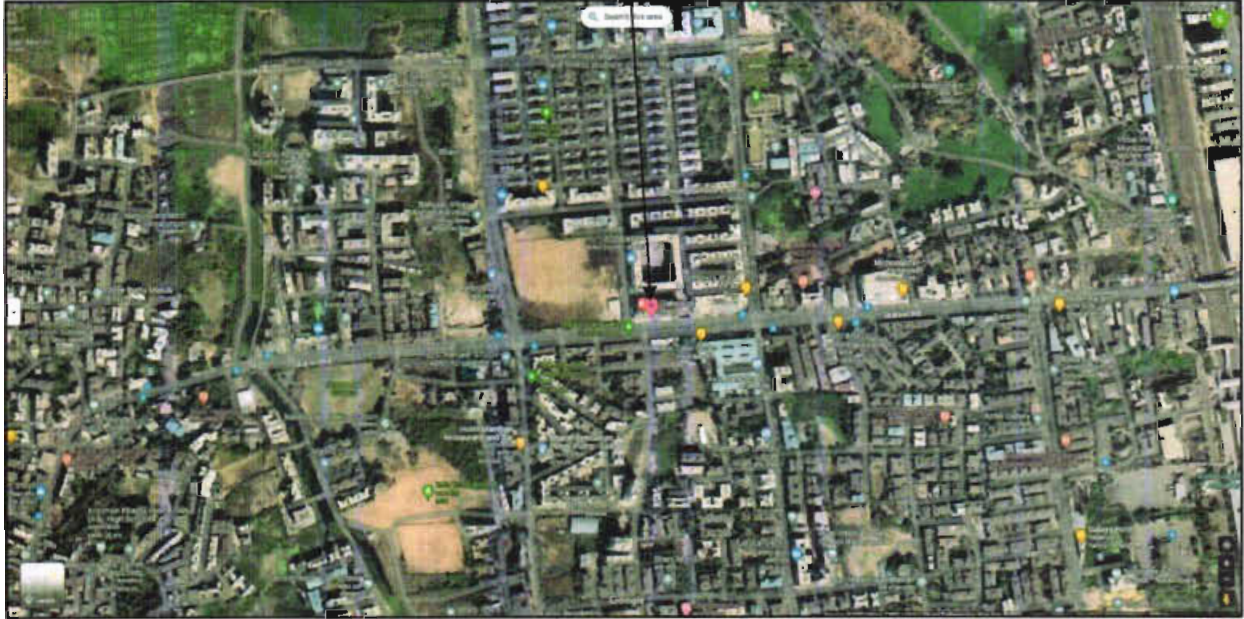
## Actual Site Photographs





## Route Map of the property

Site,u/r



**Latitude Longitude: 19°25'11.9"N 72°48'36.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nallasopara– 900 mtr.)

## Ready Reckoner Rate

DIVISION / VILLAGE : NILMORE						
Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	6	18300	59300	69000	81100	69000
Survey No. 10, 11, 12, 13, 14, 21, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, , 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 77, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 102, 105, 106, 132, 133, 134, 135						

Stamp Duty Ready Reckoner Market Value Rate for Flat	59,300.00			
Increase by 10% on Flat Located on 19th Floor	5,930.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>65,230.00</b>	<b>Sq. Mtr.</b>	<b>6,060.00</b>	<b>Sq. Ft.</b>

### 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








**Jeevdani Oakwood**  
 Sri Prastha Complex, 2nd Road, Nala Sopara,  
 West, Maharashtra - 401203  
₹42.16 Lacs - 63.2 Lacs

Book Property


Overview
Amenities
Price & Floor Plan
Locality

### Project Overview



RERA P89000029584



527-790 sq. ft.  
RERA Carpet Area



2026-05-31  
Ready to launch




₹ 8000/ sq. ft.  
Avg Price

### Key Highlights

- Little Flowers English High School - 1.0kms
- Sacred Heart High School - 1.0kms
- Tate Hospital - 1.1kms
- Alliance Hospital - 2.0kms
- Domino's Pizza - 0.2kms
- KL Twari College of architecture - 1.3kms
- Dube Medical College - 3.5kms

Like this Property?




**Abhishek Pandey**  
Relationship Manager

I agree to the Privacy Policy and Terms & Conditions

Contact RM

While here, don't miss the updates





Not able to find the right Property?  
Let the Smart Search find it for you

EXPLORE

**Jeevdani Oakwood** by Jeevdani Builders And Developers LLP  
₹ 42.16 Lakh +


Nalasopara West, Mumbai

Information useful?  

Project Information
Nearby Landmarks
Floor Plan & Price list
Amenities
Specification
Gallery
Location

### Floor Plan & Price List


1 BHK APARTMENT
2 BHK APARTMENT
2.5 BHK APARTMENT





Book up Area	Carpet Area	Subsidy Price	Availability	Action
NA	790 Sq. Ft. (11.38 Sq. M)	₹63.20 Lakh	Yes	Contact


**Availability:** Now/Soon/Out of Stock/Availability with Builder only


### Jeevdani Oakwood Amenities















































Interested in Jeevdani Oakwood? Fill the form

Name\*

Email\*

Phone\*

Looking for Apartment

Preferred Bedrooms:

1 BHK  2 BHK  2.5 BHK

**Home Loan** Yes, I need a home loan

Allow Quikr to send notifications

I am interested

I authorize Quikr Ltd to submit my details, Read More

## Price Indicators

**Jeevdani Oakwood**  
By Jeevdani Builders And Developers LLP in Nalasopara West

**₹42.16 L onwards** Request a Call Back

OVERVIEW LOCATION BUY (15) RENT

Gallery

1, 2, 2.5 BHK  
527 - 790 sq.ft.  
Aug-2023 (ongoing)  
₹42.16 L - 63.20 L  
Apartment  
Launched Date: Jun-2021

REF ID: P9W0002646 [View More](#)

**REQUEST CALL BACK**

**Unit Configuration**

Unit Types	Super Built Up Area	Carpet Area	Price	Floor Plans / Live-in Tour
1 BHK Apartment <small>Availability: Yes</small>	NA	327 sq.ft. <small>(30.35 sq.m)</small>	₹ 42.16 L	NA
2 BHK Apartment <small>Availability: Yes</small>	NA	590 sq.ft. <small>(54.7 sq.m)</small>	₹ 55.20 L	NA
2.5 BHK Apartment <small>Availability: Yes</small>	NA	730 sq.ft. <small>(67.39 sq.m)</small>	₹ 63.20 L	NA

Think.Innovate.Create



**Sale Instances**

726680		सूची क्र . ०	दस्तावेज क्रमांक: 64 द.नि. वसई 2
28-12-2022			स्वातंत्र्य क्रमांक: 7266 2022
Note :Generated Through eSearch Module,For original report please contact concern SRO office			सेक्टर: Regn 63m
<b>गाव: निळे मोरे</b>			
(1) स्वतंत्र अड्डा	करामात्रा		
(2) क्षेत्रफळ	4496000		
(3) आकारमान (भातकुल्याच्या काळीसहस्राने आकारणी करीत कि सुकर ते संपु करावे )	2911362.3		
(4) मूल्या, क्षेत्रीय व सराफांक (अवकाश)	, इतर माहिती: , इतर माहिती: गाव मोज विवेचने,विधान क्र.6,सर्वे नं.104,प्लॉट नं.197,सर्वे नं.135,सर्वे नं.136,प्लॉट नं.98,सर्वे नं.103+136,प्लॉट नं.148 व 145,या मिळकतीवरील शीकटवृत्त बिल्डिंग मधील सदतिका क्र.609,साल्वा मजला,सेर 526 चौ.फुट प्लॉटनेच 48.85 चौ.मी. कायदेशीरपणे		
(5) सराफा	48.85चौ.मीटर		
(6) आकारणी किंवा पुढी देण्या अर्थाने देवा			
(7) स्वतंत्र अड्डा इत्यादी - विपुल क्षेत्राच्या स्वतंत्रपणे गाव किंवा किंवाही व्यावसायिक सुकुमच्या किंवा असेल अशाप्रमाणे प्रतियोगीय गाव व पहा	1) न विकली किंवा अर्जित देवतासमि समुदायाचे लॉके भागीदार चिक सुप्रीम एच सर्वे नु नु मोज किंवा प्लॉट - 46 प्लॉट नं - , प्लॉट नं - , इतर माहिती गाव - , अर्जित नं - , प्लॉट नं इतर मजला, सुकुमळ एच, विकत अधिपतय मजे, विरार नं . आ सर्वे, वि रानगर , पलारपु, जाले 401303 AAQFJ80711. 2) न विकली किंवा अर्जित देवतासमि समुदायाचे लॉके भागीदार किंवा खेड्यासमि कामका सर्वे नु नु विकत मजली करार - 47 प्लॉट नं - , प्लॉट नं - , इतर माहिती गाव - , अर्जित नं - , प्लॉट नं इतर मजला, सुकुमळ एच, विकत अधिपतय मजे, विरार नं . आ सर्वे, वि रानगर , पलारपु, जाले 401303 AAQFJ80711.		
(8) स्वतंत्र अड्डा गावाच्या स्वतंत्रपणे गाव किंवा किंवाही व्यावसायिक सुकुमच्या किंवा असेल अशाप्रमाणे प्रतियोगीय गाव व पहा	1) लॉके किंवा किले - -42 प्लॉट नं - , प्लॉट नं - , इतर माहिती गाव - , अर्जित नं - , प्लॉट नं को 101, कॅम्प को को को , उपकां प्लॉट, प्लॉट मजला मजे, मजलासमि मजे, आ सर्वे, वि रानगर , पलारपु, जाले 401203 BMJPKS070Q		
(9) स्वतंत्र अड्डा किंवा किंवा	04/05/2022		
(10) गाव येथी केव्हाच किंवा	04/05/2022		
(11) आकारमान, गाव व पहा	7266 2022		
(12) आकारमानासमि सुकत सुकत	270000		
(13) आकारमानासमि सेक्टर सुकत	100		
(14) मजे			
सुधकालासमि विरार मजेसमि सराफे -			

## Sale Instances

Firefox		https://saurta.ignmaharashtra.gov.in/MI_ESEARCH/IN/View/Search/index	
541380 28-12-2022 Note:-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र . २	मूल्य निर्देशक : माह शु.नि. वसई 2 एम्प्लॉय क्रमांक : 5413/2022 नं.बन्दी : Regn.63m	
<b>गाव : निळेमोरे</b>			
(1) लपसोडक प्रकार	करारनामा		
(2) किंमत	4155300		
(3) जाचभावा (भाडेदुबावाक बाडलीसदुबावा अडवणी को कि पुरोका व नुद करावे )	2123391.6		
(4) भूभाग, खेतीपणा व पत्राचरण ( अकारण )	. हार माहिती : , हार माहिती: गाव मोडे निळेमोरे,विभाग क्र.6,सर्वे नं. 104,प्लॉट नं.197,सर्वे नं. 135,सर्वे नं.136,प्लॉट नं 98,सर्वे नं.103- 136,प्लॉट नं.148 व 145.वा मिळवतोवरील जीकबुड विनिर्दिष्ट पध्दतीत सदरमिळा क्र.1505,पध्दती मजला,क्षेत्र 375 चौ.फुट मजलाचेच 34.80 चौ.मी. कागदपेटाकारण		
(5) क्षेत्रफळ	34.80चौ.मीटर		
(6) अडवणी किंवा बुडी कराव असेल किंवा			
(7) लपसोडक करार किंवा / शिष्ट इतरांचा पडताळणे वाच किंवा दिवारी न्यायालयाने दुरुन्याय किंवा अडवण अकारण अडवणीचे गाव व पत्रा	1) वे दिवारी किंवा अडवण इतरांचा पडताळणे अडवणीचे गाव किंवा लपसोडक गाव अडवणीचे गाव - 46 प्लॉट नं. , पत्रा नं. , इतरांचे गाव - , जमीन नं. , प्लॉट नं. दुबावा करार, लपसोडक करार, दिवारी अडवणीचे गाव, किंवा प. , ता. वसई, जि.ठाणे , महाराष्ट्र, जमी 401303 AAQFJ8071L 2) वे दिवारी किंवा अडवण इतरांचा पडताळणे अडवणीचे गाव किंवा लपसोडक गाव अडवणीचे गाव - 47 प्लॉट नं. , पत्रा नं. , इतरांचे गाव - , जमीन नं. , प्लॉट नं. दुबावा करार, लपसोडक करार, दिवारी अडवणीचे गाव, किंवा प. , ता. वसई, जि.ठाणे , महाराष्ट्र, जमी 401303 AAQFJ8071L		
(8) लपसोडक करार किंवा अडवणी पडताळणे वाच किंवा दिवारी न्यायालयाने दुरुन्याय किंवा अडवण अकारण अडवणीचे गाव व पत्रा	2) गाव प्रफुल्ल शिबू - - 35 प्लॉट नं. - , माळा नं. - , इतरांचे गाव - , जमीन नं. - , प्लॉट नं. चौ.401, प्लॉट नं अणंदपेट, निळेमोरे, वा लामोचारा पश्चिम, ता. वसई, जि.ठाणे, महाराष्ट्र, जमी. 401203 AQU PP9689F 1) मूल मजुलुम गाव - - 34 प्लॉट नं. , पत्रा नं. , इतरांचे गाव - , जमीन नं. - , प्लॉट नं. चौ.401, प्लॉट नं अणंदपेट, निळेमोरे, वा लामोचारा पश्चिम, ता. वसई, जि.ठाणे , महाराष्ट्र, जमी 401203 BRXFP4736K		
(9) लपसोडक करार किंवा किंमत	12/04/2022		
(10) लपसोडक करार किंवा किंमत	12/04/2022		
(11) लपसोडक, पत्र व गुण	5413/2022		
(12) जाचभावाअडवणीचे मूळ मूल्य	249500		
(13) जाचभावाअडवणीचे नोंदणी मूल्य	100		
(14) गाव			
मूळमजुलुम किंवा लपसोडक करार -			









(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, ManojChalikwar 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 22.03.2023 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 21.03.2023. 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





Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Prosanto Kumar Ajit M & Namita Prasanto Mondal from M/s. Jeevdani Builders and Developers LLP. vide Agreement for Sale dated 12.01.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Bhayandar 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 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 –21.03.2023 Valuation Date –22.03.2023 Date of Report –22.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</sup> 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **690.00 Sq. Ft. Usable Carpet Area** in the name of **Prosanto Kumar Ajit M & Namita Prasanto Mondal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Prosanto Kumar Ajit M & Namita Prasanto Mondal**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **690.00 Sq. Ft. Usable Carpet Area**.

### Condition & Repair

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

### Valuation Methodology

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

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

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





(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 authorized 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.

