

# 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</b> RACPC SANTACRUZ BRANCH 1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West), Mumbai - 400 054, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-6053/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30621 / 46405</b> Dispatched through Terms of Delivery	Dated <b>26-Mar-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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Sl 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:*  
 Mr. Sanjay Kiret Mehta & Mrs. Rekha Sanjay Mehta -  
 Residential Flat No. 505, 5th Floor, Wing - D,  
 "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi  
 Residency, New Link Road, Next to Vasant Nagari,  
 Village - Achole, Vasai (East), Taluka - Vasai, District -  
 Palghar, PIN - 401 209, 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**

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



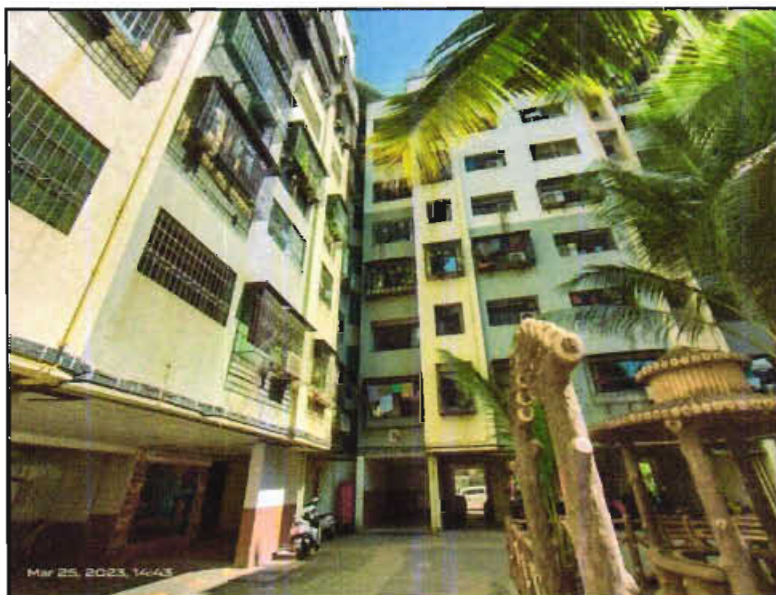
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sanjay Kiret Mehta & Mrs. Rekha Sanjay Mehta**

Residential Flat No. 505, 5<sup>th</sup> Floor, Wing - D, "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi Residency, New Link Road, Next to Vasant Nagari, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 209, State – Maharashtra, Country – India.

Latitude Longitude: 19°24'31.0"N 72°49'31.7"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Santacruz (West)**

1<sup>st</sup> Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West), Mumbai - 400 054, 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 property bearing Residential Flat No. 505, 5<sup>th</sup> Floor, Wing - D, "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi Residency, New Link Road, Next to Vasant Nagari, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 209, State – Maharashtra, Country – India belongs to **Mr. Sanjay Kiret Mehta & Mrs. Rekha Sanjay Mehta.**

### Boundaries of the property.

North	:	Tania Kadam Apartment
South	:	Internal Road
East	:	Vasant Nagari Road
West	:	Shiv Srishti Complex

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 **₹ 36,44,430.00 (Rupees Thirty Six Lakh Forty Four Thousand Four Hundred Thirty Only).**

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

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

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.

Digitally signed by Manoj Baburao Chalikwar  
DN: cn=Manoj Baburao Chalikwar, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=INDIA, email=manoj@vastukala.com, c=IN, postalCode=400069, st=Maharashtra, serialNumber=110480448032, uid=Manoj Chalikwar, cn=Manoj Chalikwar  
Date: 2023.03.27 10:08:01 +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, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
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**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400093.

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Santacruz (West)**  
 1<sup>st</sup> Floor, Jeevan Seva Annex Bldg., LIC Complex,  
 S. V. Road, Santacruz (West),  
 Mumbai - 400 054,  
 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	:	25.03.2023
	b) Date on which the valuation is made	:	26.03.2023
3.	List of documents produced for perusal	:	
	1. Copy of Agreement for Sale dated 19.10.2020 between Mr. Vinay Premnarayan Singh (the Transferor) And Mr. Sanjay Kiret Mehta & Mrs. Rekha Sanjay Mehta (the Transferees). 2. Copy of Commencement Certificate No. CIDCO / VVSR / RDP / BP / ZCC – 20 / E / 4480 dated 17.07.2008 issued by CIDCO. 3. Copy of Occupancy Certificate No. VVCMC / TP / POC / VP – 0743 / 79 / 2012 - 13 dated 21.05.2012 issued by Vasai Virar City Municipal Corporation. 4. Copy of Society Maintenance Bill No. 491 dated 01.06.2022 in the name Mr. Sanjay Kiret Mehta & Mrs. Rekha Sanjay Mehta of issued by Yashwant Park Co-Op. Hsg. Soc. Ltd.		
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)	:	<b>Mr. Sanjay Kiret Mehta &amp; Mrs. Rekha Sanjay Mehta.</b> <b>Address:</b> Residential Flat No. 505, 5 <sup>th</sup> Floor, Wing - D, "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi Residency, New Link Road, Next to Vasant Nagari, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 209, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Sanjay Mehta (Owner) Contact No. 9096803299 Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat is located on 5 <sup>th</sup> floor. The composition of Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Dry Balcony Area + Niche Area (i.e. <b>1 BHK + 2 Toilets</b> ). The property is at 4.8 Km. travelling distance from nearest railway station Vasai.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 57 (364), Hissa No. 6/2, 6/3, 6/4 & others
	b) Door No.	:	Residential Flat No. 505
	c) C. T.S. No. / Village	:	Village – Achole
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar

	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Residential Flat No. 505, 5 <sup>th</sup> Floor, Wing - D, "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi Residency, New Link Road, Next to Vasant Nagari, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, Country - India.	
8.		City / Town	:	Vasai (East), 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 - Achole CIDCO / 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	:	Tania Kadam Apartment	Details not available
		South	:	Internal Road	Details not available
		East	:	Vasant Nagari Road	Details not available
		West	:	Shiv Srishti Complex	Details not available
13		Dimensions of the site	:	N. A. as property under consideration is a Flat in an apartment building.	
				<b>A</b> As per the Deed	<b>B</b> Actual
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	<p>Carpet Area in Sq. Ft. = 420.00  Niche Area in Sq. Ft. = 36.00  Dry Balcony Area in Sq. Ft. = 14.00  Total Carpet Area in Sq. Ft. = 470.00  (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 426.00  (Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 511.00</p>	

		(Area as per Index II) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
14.	Latitude, Longitude & Co-ordinates of Flat	: 19°24'31.0"N 72°49'31.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 426.00</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.	: Owner Occupied
<b>II</b>	<b>FLAT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 57 (364), Hissa No. 6/2, 6/3, 6/4
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Achole CIDCO / Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 505, 5 <sup>th</sup> Floor, Wing - D, "Yashwant Park Co-Op. Hsg. Soc. Ltd.", Near Rashmi Residency, New Link Road, Next to Vasant Nagari, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 209, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2012 (As per Occupancy Certificate)
5.	Number of Floors	: Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 6 Flats on 5 <sup>th</sup> 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 Sewerage System
	Car parking - Open / Covered	: Stilt Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 5 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 505
3	Specifications of the Flat	
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door frame, Solid flush doors
	Windows	: Aluminum Sliding windows

	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	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?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Sanjay Kiret Mehta &amp; Mrs. Rekha Sanjay Mehta</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. = 511.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 420.00 Niche Area in Sq. Ft. = 36.00 Dry Balcony Area in Sq. Ft. = 14.00 Total Carpet Area in Sq. Ft. = 470.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 426.00 (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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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)	:	₹ 8,500.00 to ₹ 9,500.00 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).	:	₹ 9,000.00 per Sq. Ft. on Carpet Area ₹ 8,555.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 6,300.00 per Sq. Ft.



4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 73,080.00 per Sq. M. i.e. ₹ 6,789.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 67,351.00 per Sq. M. i.e. ₹ 6,257.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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	:	11 Years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,255.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,300.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,555.00 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	426.00 Sq. Ft.	8,555.00	<b>36,44,430.00</b>
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>36,44,430.00</b>
	<b>Insurable value of the property (511.00 Sq. Ft. X 2,700.00)</b>			<b>13,79,700.00</b>
	<b>Guideline value of the property (511.00 Sq. Ft. X 6,257.00)</b>			<b>31,97,327.00</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.

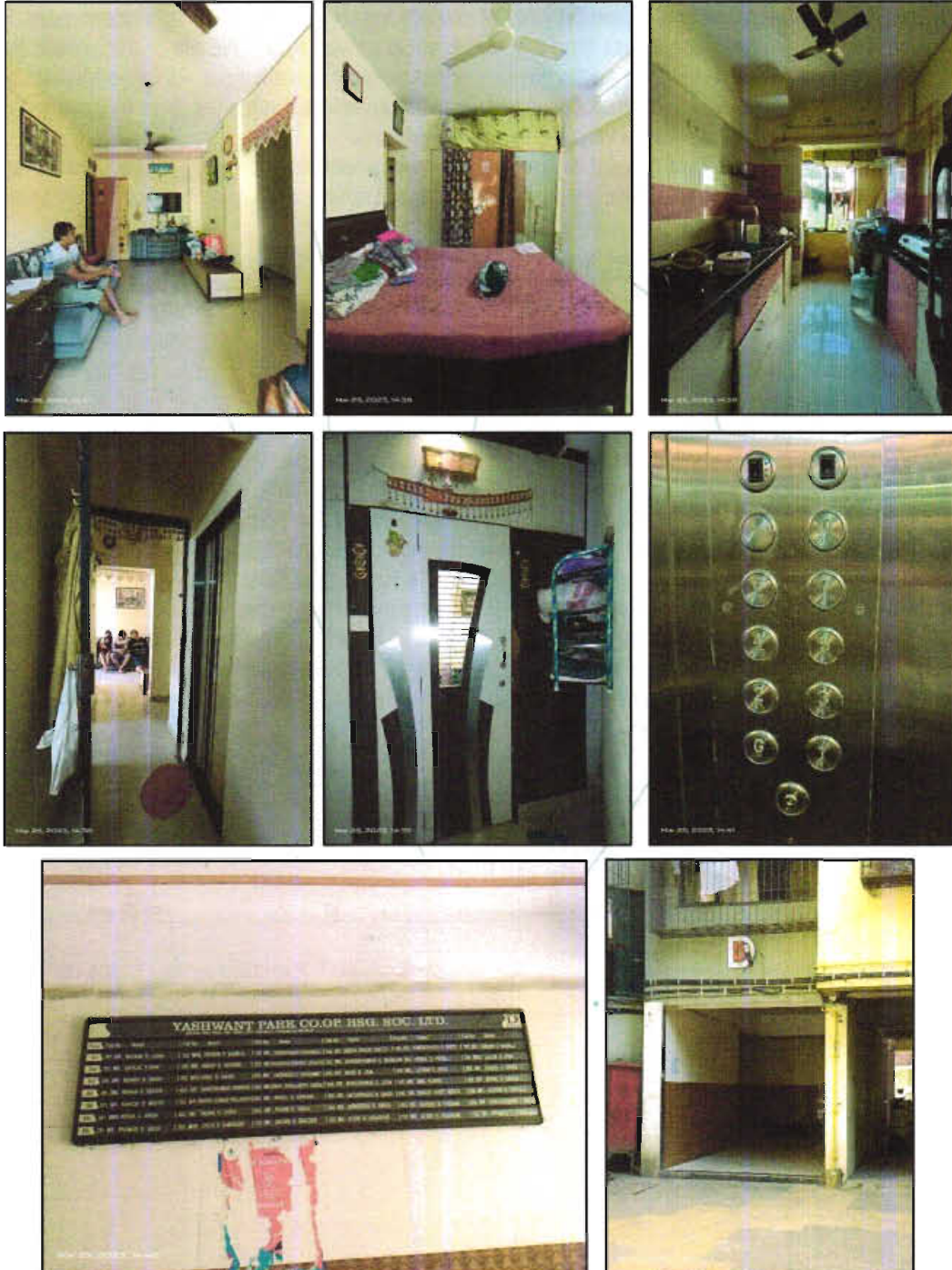
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

## 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 ₹ 8,500.00 to ₹ 9,500.00 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 ₹ 8,555.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 7,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs





## Actual Site Photographs



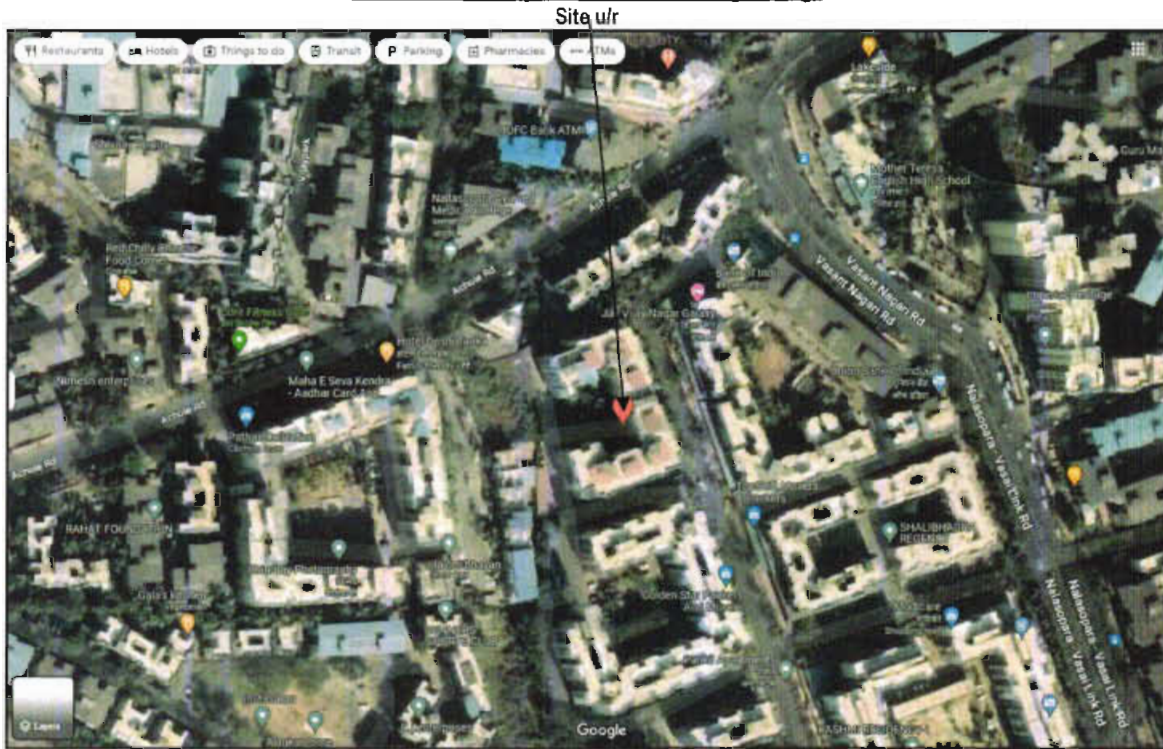
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An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



### Route Map of the property



**Latitude Longitude: 19°24'31.0"N 72°49'31.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasai – 4.7 Km.)



## Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
21000	69600	80400	92900	80400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,600.00			
5% Increase by Flat Located on 5 <sup>th</sup> Floor	3,480.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>73,080.00</b>	<b>Sq. Mt.</b>	<b>6,789.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,000.00			
The difference between land rate and building rate (A – B = C)	52,080.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>67,351.00</b>	<b>Sq. Mt.</b>	<b>6,257.00</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

### 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

The screenshot displays a real estate listing for a 1 BHK flat in Sai Crystal Empire, Nallasopara East. The listing includes the following details:

- Property Title:** 1 BHK Flat in Sai Crystal Empire For Sale in Nallasopara East
- Price:** ₹ 58 Lacs
- Monthly Rent:** ₹ 21,777/Month
- Area:** 660 Sq.ft.
- Bedrooms:** 1 Bedroom
- Bathrooms:** 1 Bathroom
- Listing Date:** Feb 4, 2023
- Property Type:** 1 BHK Flat
- Building Name:** Sai Crystal Empire

The overview section provides additional specifications:

- Age of Building:** 1-3 Years
- Maintenance Charge:** ₹ 5.6 Per Sq.ft./yr
- Buildup Area:** 400 Sq.ft.
- Furnishing Status:** Unfurnished
- Ownership Type:** Self Owned
- Flooring:** Marble Tiles
- Carpet Area:** 430 Sq.ft.
- Facing:** West

The page also features a gallery of photos showing the interior of the flat, including a living area with a TV and a bedroom. A 'Get Client Details' button is visible on the right side of the listing.



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## Sale Instances

4058350	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3
26-03-2023		दस्त क्रमांक : 4058/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn.63m
<b>गावाचे नाव : आचोळे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	3625000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3568000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: विभाग क्रं.8,सदनिका क्र. बी/604,6 वा मजला,यशवंत पार्क को ऑप.हौ. सो. लि.,गाव-आचोळे,वसई पूर्व,तालुका-वसई,जिल्हा पालघर क्षेत्रफळ 437.75 चौ.फुट.(कारपेट एरिया)म्हणजेच 48.81 चौ. मी.(बिल्ट अप)( ( Survey Number : Survey No. 57,14,18,19,20,21 Hissa No. 4 to 5/7 & 6/2 to 6/4, ; ) )	
(5) क्षेत्रफळ	48.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गिरजेश कुमार रामबहादुर मिश्रा . वय:-51 पत्ता:-प्लॉट नं: बी/604, माळा नं: 6 वा मजला .. इमारतीचे नाव: यशवंत पार्क को.ऑप.हौ.सो.लि. , ब्लॉक नं: गाव आचोळे, , रोड नं: वसई पूर्व , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-ALVPM5297Q 2): नाव:-माया गिरजेश मिश्रा . वय:-48 पत्ता:-प्लॉट नं: बी /604, माळा नं: 6 वा मजला, इमारतीचे नाव: यशवंत पार्क को.ऑप.हौ.सो.लि. , ब्लॉक नं: गाव आचोळे, , रोड नं: वसई पूर्व , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-BTSPM3074N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शशिकांत सुरेंद्रनाथ मौर्या . वय:-31; पत्ता:-प्लॉट नं: रूम नं 8 , माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: वृन्दावन नगर, गावदेवी रोड , रोड नं: जवळ शिवाजी मैदान, पोईसर, काजुपाडा, कांदीवली पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-CQLPM4069E	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4058/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	253750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
गटव्यवस्थापकी विभागात देवलेला		



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## Sale Instances

3650350 26-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 3650/2023 नोदणी : Regn:63m
<b>गावाचे नाव : आचोळे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2675000	
(3) बाजारभावभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2676000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र. 503,पाचवा मजला,ए विंग,रश्मी रेजेन्सी - 1 बिल्डिंग नं. ए ते डी को- ओ. हौ. सो. ली.,न्यू लिंक रोड,गाव मोजे आचोळे,नालासोपारा पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 8.( ( Survey Number : 57, 62, 63, 70 ; ) )	
(5) क्षेत्रफळ	40.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोफिया विजय घोसाळकर लग्नापूर्वीचे नाव सोफिया जॉन विक्टर चेट्टियार -- वय:-30 पत्ता:-प्लॉट नं. प्लॉट नं 305, रूम नं 2 , माळा नं. : इमारतीचे नाव: - , ब्लॉक नं: रोड नं 16, जवाहर नगर , रोड नं: गोरगाव पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AQSPC1673K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशिश समरबहादुर सिंह -- वय:-36, पत्ता:-प्लॉट नं: रूम नं ९०८ , माळा नं. : इमारतीचे नाव: शिव गोकल चाळ , ब्लॉक नं: विरार रोड, मोरेगाव ऑटो स्टॅंड, मोरेगाव , रोड नं: नालासोपारा पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BIYPS5111F 2): नाव:-साती सिंह -- वय:-34, पत्ता:-प्लॉट नं: रूम नं ९०८ , माळा नं. : इमारतीचे नाव: शिव गोकल चाळ , ब्लॉक नं: विरार रोड, मोरेगाव ऑटो स्टॅंड, मोरेगाव , रोड नं: नालासोपारा पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-KSJPS0568G	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3650/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	187400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26800	
(14)थेरा		
मुल्यांकनासाठी विचारात घेतलेला		

## Sale Instances

1319350	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3
26-03-2023		दस्त क्रमांक : 1319/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : आचोळे</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	3011000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3794000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: , इतर माहिती: सदनिका क्र. 703,डी विंग,सातवा मजला,रश्मी धुवीता पार्क बिल्डिंग नं. ए ते जी को-ओ. ही. सो. ली.,गाव मौजे आचोळे,नालासोपारा पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 7. परडी नं. 9,11 आणि 24,सर्वे नं. 2,14,18 ते 21,57,59 आणि 70,114,119,242,254,257,259,260 आणि 276( ( Survey Number : Flat No. D/703 ; ) )	
(5) क्षेत्रफळ	56.65 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदीश विनोदभाई घारेख - - वय:-61 पत्ता:-प्लॉट नं: डी/703, माळा नं: -, इमारतीचे नाव: रश्मी धुवीता पार्क बिल्डिंग नं. ए ते जी को-ओ. ही. सो. ली., ब्लॉक नं: आचोळे, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BVFPP0920H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जय प्रकाश बच्चन सिंह - - वय:-42; पत्ता:-प्लॉट नं: रूम नं 302, माळा नं: -, इमारतीचे नाव: गंगा बिल्डिंग, ब्लॉक नं: आचोळे रोड, पारस नगर शॉपींग सेंटर, संगम मेडिकल समोर, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BOJPS6512P 2): नाव:-संगीता जयप्रकाश सिंह - - वय:-40; पत्ता:-प्लॉट नं: रूम नं 302, माळा नं: -, इमारतीचे नाव: गंगा बिल्डिंग, ब्लॉक नं: आचोळे रोड, पारस नगर शॉपींग सेंटर, संगम मेडिकल समोर, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-CMTPS4968J	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1319/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	265600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



(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 26.03.2023 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 Engineer Mr. Sanket Karalkar has personally inspected the property on 25.03.2023. 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













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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 426.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

(Annexure – II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

conduct the valuation independent of external influences.

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

#### **Confidentiality**

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

#### **Information Management**

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

