

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA 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. PG-134/23-24 Dated 18-Apr-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30901 / 2300136 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

Remarks:
 Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate
 - Residential Flat No. 201, 2nd Floor, Wing E,
 "Rustomjee's Virar Avenue L1, L2 & L4 Wing E & F",
 Rustomjee Global City, Dongarpada, Virar (West),
 District Palghar – 401 303, 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 www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate**

Residential Flat No. 201, 2nd Floor, Wing E, "Rustomjee's Virar Avenue L1, L2 & L4 Wing E & F",
Rustomjee Global City, Dongarpada, Virar (West), District Palghar – 401 303,
State – Maharashtra, Country – India.

Latitude Longitude: 19°28'18.6"N 72°48'21.1"E

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Valuation Prepared for:

State Bank of India

RACPC - Santacruz (West)

1st Floor, Jeevan Seva Annex Building, 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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report Prepared For: SBI/ RACPC – Santacruz (West) / Mr. Suryakant Kalbate (30901/2300136) Page 2 of 26

Vastu/Mumbai/04/2023/30901/2300136
18/04-133-AHSK
Date: 18.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Wing E, "Rustomjee's Virar Avenue L1, L2 & L4 Wing E & F", Rustomjee Global City, Dongarpada, Virar (West), District Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate**.

Boundaries of the property.

North : Internal Road
South : Club One Road
East : Under Construction Building
West : Internal 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 **₹ 39,00,000.00 (Rupees Thirty Nine Lakh Only)**.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.18 10:57:57 +05'30'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



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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,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	b)	Door No.	:	Residential Flat No. 201
	c)	C.T.S. No. / Village	:	Village – Dongare
	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. 201, 2 nd Floor, Wing E, "Rustomjee's Virar Avenue L1, L2 & L4 Wing E & F", Rustomjee Global City, Dongarpada, Virar (West), District Palghar – 401 303, State – Maharashtra, Country – India.
8.		City / Town	:	Virar (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 – Dongare 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 actual site As per document
		North	:	Internal Road Details not available
		South	:	Club One Road Details not available
		East	:	Under Construction Building Details not available
		West	:	Internal Road Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B As per the Deed Actual
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 365.00

		(Area as per Actual site measurement) Carpet Area in Sq. Ft. = 331.00 Exclusive Areas in Sq. Ft. = 59.00 Total Carpet Area in Sq. Ft. = 390.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 429.00 (Area as per Index II)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°28'18.6"N 72°48'21.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 331.00 Exclusive Areas in Sq. Ft. = 59.00 Total Carpet Area in Sq. Ft. = 390.00 (Area as per Agreement for Sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 5/1, 5/2, 5/3, 5/4, 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7, 5/8 of Village - Dongare
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Dongare Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 201, 2 nd Floor, Wing E, “Rustomjee's Virar Avenue L1, L2 & L4 Wing E & F” , Rustomjee Global City, Dongarpada, Virar (West), District Palghar – 401 303, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2022 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 14 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Flats on 2 nd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Along with One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	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
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP
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. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate
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. = 429.00 (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. = 365.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 331.00 Exclusive Areas in Sq. Ft. = 59.00 Total Carpet Area in Sq. Ft. = 390.00 (Area as per Agreement for Sale)
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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	390.00 Sq. Ft.	10,000.00	39,00,000.00
2	Showcases			
3	Wardrobes			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Total / Realizable value of the property				39,00,000.00
Insurable value of the property (468.00 X 2,500.00)				11,70,000.00
Guideline value of the property (As per Index II)				31,86,000.00

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

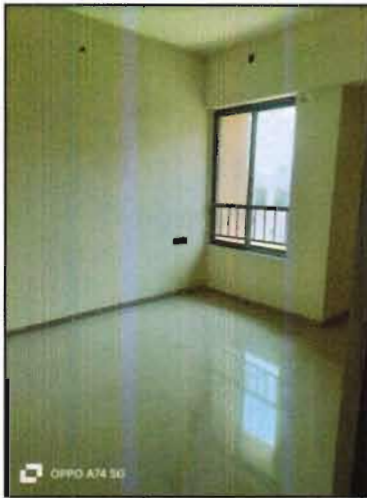
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 9,000.00 to ₹ 11,000.00 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 ₹ 10,000.00 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	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude: 19°28'18.6"N 72°48'21.1"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 2.6 Km.)

Price Indicators

99acres Buy ▾ Enter locality / Project / Society / Landmark

Home / Property in Mumbai / Flats in Mumbai / Flats in Mira Road / 1 BHK Flats in Mira Road

₹40 Lac @ 10,256 per sq.ft. **1BHK 1Bath**
 Estimated EM: ₹31,948
 Flat/Apartment for Sale
 Rustomjee Avenue L1 L2 and L4, Virar West, Mira Road And Beyond, Mumbai.

REGA STATUS REGISTERED Registration No: P9900018622 Website: <https://maharashtra.mahaperline.gov.in/>

Overview Society Owner Details Price Trends Explore Locality Recommendation

Property (5) Society (26)

Area
Carpet area: 390 sq.ft.

Price
₹40 Lac @ 10,256 per sq.ft.

Floor Number
6th of 14 Floors

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony

Address
Rustomjee Avenue L1 L2 and L4, Virar West, Mira Road And Beyond

Property Age
0 to 1 Year Old [View Construction Status](#)

Photos (1/7)

99acres Buy ▾ Enter locality / Project / Society / Landmark

Home / Property in Mumbai / Flats in Mumbai / Flats in Mira Road / 1 BHK Flats in Mira Road / 1 BHK 2 Bath

₹46 Lac @ 10,142 per sq.ft. **1BHK 2Baths**
 Estimated EM: ₹36,748
 Flat/Apartment for Sale
 Rustomjee Avenue L1 L2 and L4, Virar West, Mira Road And Beyond, Mumbai.

REGA STATUS REGISTERED Registration No: P9900018622 Website: <https://maharashtra.mahaperline.gov.in/>

Overview Society Dealer Details Price Trends Explore Locality Recommendation

Property (7) Society (26)

Area
Super Built-up area: 475 sq.ft.

Price
₹46 Lac + Govt Charges & Tax @ 10,747 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number
9th of 14 Floors

Configuration
1 Bedroom, 2 Bathrooms, 1 Balcony with Others

Address
Rustomjee Avenue L1 L2 and L4, Virar West, Mira Road And Beyond

Facing
North-East

Property Age
0 to 1 Year Old [View Construction Status](#)

Photos (1/7)

Price Indicators

HOUSING.com Buy in Mumbai

Virar West

Rustomjee Virar Avenue L1 L2 and L4 Wing A and B ₹35.5 L - 44.87 L | ₹17 K/sq.ft
 331 starts at ₹18.80 /sq.ft

By RUSTOMJEE BUILDERS
 Survey No. 5, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 5AA, 5AB, 5AC, 5AD, 5AE, 5AF, 5AG, 5AH, 5AI, 5AJ, 5AK, 5AL, 5AM, 5AN, 5AO, 5AP, 5AQ, 5AR, 5AS, 5AT, 5AU, 5AV, 5AW, 5AX, 5AY, 5AZ, 5BA, 5BB, 5BC, 5BD, 5BE, 5BF, 5BG, 5BH, 5BI, 5BJ, 5BK, 5BL, 5BM, 5BN, 5BO, 5BP, 5BQ, 5BR, 5BS, 5BT, 5BU, 5BV, 5BW, 5BX, 5BY, 5BZ, 5CA, 5CB, 5CC, 5CD, 5CE, 5CF, 5CG, 5CH, 5CI, 5CJ, 5CK, 5CL, 5CM, 5CN, 5CO, 5CP, 5CQ, 5CR, 5CS, 5CT, 5CU, 5CV, 5CW, 5CX, 5CY, 5CZ, 5DA, 5DB, 5DC, 5DD, 5DE, 5DF, 5DG, 5DH, 5DI, 5DJ, 5DK, 5DL, 5DM, 5DN, 5DO, 5DP, 5DQ, 5DR, 5DS, 5DT, 5DU, 5DV, 5DW, 5DX, 5DY, 5DZ, 5EA, 5EB, 5EC, 5ED, 5EE, 5EF, 5EG, 5EH, 5EI, 5EJ, 5EK, 5EL, 5EM, 5EN, 5EO, 5EP, 5EQ, 5ER, 5ES, 5ET, 5EU, 5EV, 5EW, 5EX, 5EY, 5EZ, 5FA, 5FB, 5FC, 5FD, 5FE, 5FF, 5FG, 5FH, 5FI, 5FJ, 5FK, 5FL, 5FM, 5FN, 5FO, 5FP, 5FQ, 5FR, 5FS, 5FT, 5FU, 5FV, 5FW, 5FX, 5FY, 5FZ, 5GA, 5GB, 5GC, 5GD, 5GE, 5GF, 5GG, 5GH, 5GI, 5GJ, 5GK, 5GL, 5GM, 5GN, 5GO, 5GP, 5GQ, 5GR, 5GS, 5GT, 5GU, 5GV, 5GW, 5GX, 5GY, 5GZ, 5HA, 5HB, 5HC, 5HD, 5HE, 5HF, 5HG, 5HH, 5HI, 5HJ, 5HK, 5HL, 5HM, 5HN, 5HO, 5HP, 5HQ, 5HR, 5HS, 5HT, 5HU, 5HV, 5HW, 5HX, 5HY, 5HZ, 5IA, 5IB, 5IC, 5ID, 5IE, 5IF, 5IG, 5IH, 5II, 5IJ, 5IK, 5IL, 5IM, 5IN, 5IO, 5IP, 5IQ, 5IR, 5IS, 5IT, 5IU, 5IV, 5IW, 5IX, 5IY, 5IZ, 5JA, 5JB, 5JC, 5JD, 5JE, 5JF, 5JG, 5JH, 5JI, 5JJ, 5JK, 5JL, 5JM, 5JN, 5JO, 5JP, 5JQ, 5JR, 5JS, 5JT, 5JU, 5JV, 5JW, 5JX, 5JY, 5JZ, 5KA, 5KB, 5KC, 5KD, 5KE, 5KF, 5KG, 5KH, 5KI, 5KJ, 5KK, 5KL, 5KM, 5KN, 5KO, 5KP, 5KQ, 5KR, 5KS, 5KT, 5KU, 5KV, 5KW, 5KX, 5KY, 5KZ, 5LA, 5LB, 5LC, 5LD, 5LE, 5LF, 5LG, 5LH, 5LI, 5LJ, 5LK, 5LL, 5LM, 5LN, 5LO, 5LP, 5LQ, 5LR, 5LS, 5LT, 5LU, 5LV, 5LW, 5LX, 5LY, 5LZ, 5MA, 5MB, 5MC, 5MD, 5ME, 5MF, 5MG, 5MH, 5MI, 5MJ, 5MK, 5ML, 5MM, 5MN, 5MO, 5MP, 5MQ, 5MR, 5MS, 5MT, 5MU, 5MV, 5MW, 5MX, 5MY, 5MZ, 5NA, 5NB, 5NC, 5ND, 5NE, 5NF, 5NG, 5NH, 5NI, 5NJ, 5NK, 5NL, 5NM, 5NN, 5NO, 5NP, 5NQ, 5NR, 5NS, 5NT, 5NU, 5NV, 5NW, 5NX, 5NY, 5NZ, 5OA, 5OB, 5OC, 5OD, 5OE, 5OF, 5OG, 5OH, 5OI, 5OJ, 5OK, 5OL, 5OM, 5ON, 5OO, 5OP, 5OQ, 5OR, 5OS, 5OT, 5OU, 5OV, 5OW, 5OX, 5OY, 5OZ, 5PA, 5PB, 5PC, 5PD, 5PE, 5PF, 5PG, 5PH, 5PI, 5PJ, 5PK, 5PL, 5PM, 5PN, 5PO, 5PP, 5PQ, 5PR, 5PS, 5PT, 5PU, 5PV, 5PW, 5PX, 5PY, 5PZ, 5QA, 5QB, 5QC, 5QD, 5QE, 5QF, 5QG, 5QH, 5QI, 5QJ, 5QK, 5QL, 5QM, 5QN, 5QO, 5QP, 5QQ, 5QR, 5QS, 5QT, 5QU, 5QV, 5QW, 5QX, 5QY, 5QZ, 5RA, 5RB, 5RC, 5RD, 5RE, 5RF, 5RG, 5RH, 5RI, 5RJ, 5RK, 5RL, 5RM, 5RN, 5RO, 5RP, 5RQ, 5RR, 5RS, 5RT, 5RU, 5RV, 5RW, 5RX, 5RY, 5RZ, 5SA, 5SB, 5SC, 5SD, 5SE, 5SF, 5SG, 5SH, 5SI, 5SJ, 5SK, 5SL, 5SM, 5SN, 5SO, 5SP, 5SQ, 5SR, 5SS, 5ST, 5SU, 5SV, 5SW, 5SX, 5SY, 5SZ, 5TA, 5TB, 5TC, 5TD, 5TE, 5TF, 5TG, 5TH, 5TI, 5TJ, 5TK, 5TL, 5TM, 5TN, 5TO, 5TP, 5TQ, 5TR, 5TS, 5TT, 5TU, 5TV, 5TW, 5TX, 5TY, 5TZ, 5UA, 5UB, 5UC, 5UD, 5UE, 5UF, 5UG, 5UH, 5UI, 5UJ, 5UK, 5UL, 5UM, 5UN, 5UO, 5UP, 5UQ, 5UR, 5US, 5UT, 5UU, 5UV, 5UW, 5UX, 5UY, 5UZ, 5VA, 5VB, 5VC, 5VD, 5VE, 5VF, 5VG, 5VH, 5VI, 5VJ, 5VK, 5VL, 5VM, 5VN, 5VO, 5VP, 5VQ, 5VR, 5VS, 5VT, 5VU, 5VV, 5VW, 5VX, 5VY, 5VZ, 5WA, 5WB, 5WC, 5WD, 5WE, 5WF, 5WG, 5WH, 5WI, 5WJ, 5WK, 5WL, 5WM, 5WN, 5WO, 5WP, 5WQ, 5WR, 5WS, 5WT, 5WU, 5WV, 5WW, 5WX, 5WY, 5WZ, 5XA, 5XB, 5XC, 5XD, 5XE, 5XF, 5XG, 5XH, 5XI, 5XJ, 5XK, 5XL, 5XM, 5XN, 5XO, 5XP, 5XQ, 5XR, 5XS, 5XT, 5XU, 5XV, 5XW, 5XX, 5XY, 5XZ, 5YA, 5YB, 5YC, 5YD, 5YE, 5YF, 5YG, 5YH, 5YI, 5YJ, 5YK, 5YL, 5YM, 5YN, 5YO, 5YP, 5YQ, 5YR, 5YS, 5YT, 5YU, 5YV, 5YW, 5YX, 5YY, 5YZ, 5ZA, 5ZB, 5ZC, 5ZD, 5ZE, 5ZF, 5ZG, 5ZH, 5ZI, 5ZJ, 5ZK, 5ZL, 5ZM, 5ZN, 5ZO, 5ZP, 5ZQ, 5ZR, 5ZS, 5ZT, 5ZU, 5ZV, 5ZW, 5ZX, 5ZY, 5ZZ

1, 2 BHK Apartments Configurations

Jul. 2022 Possession Starts

₹17 K/sq.ft Avg. Price

331.00 sq.ft. - 512.00 sq.ft. Carpet Area Sizes

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Bolinj » 1 BHK Flats for Sale in Bolinj » 475 Sq-ft

₹46.0 Lac Get ₹13,800 cashback on Home Loan

1 BHK 475 Sq-ft Flat For Sale **Bolinj, Mumbai**

1 Bed 2 Baths 2 Balconies Unfurnished

Carpet Area: 428 sqft ₹10.74/sqft

Floor: 9 (Out of 14 Floors)

Facing: North

Developer: **Rustomjee**

Project: **Rustomjee L1, L2 & L4**

Transaction Type: **Resale**

Lifts: 2

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Near chitrone global city.

Contact Agent Get Phone No.

Price Indicators

717534	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5
14-04-2023		दस्त क्रमांक : 717/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : डोंगरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3490361	
(3) बाजारभावां भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3345000	
(4) भू-मापन,पोटलिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: सदनिका नंबर 1001,मजला 10,विग-जी,रुस्तमजीज विरार एक्झेनु एल। एल2 अँड एल4 विग जी,विरार पश्चिम,मौजे डोंगरे विभाग -1/1(सदनिकेचे एकूण क्षेत्रफळ -39.81 चौ मी बांधीव)((Survey Number : 5/1, 5/2, 5/3, 5/4, 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7, 5/8. :))	
(5) क्षेत्रफळ	39.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेफा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किस्टोन इन्फ्रास्ट्रक्चर प्रा लि चे संचालक मनीष रथेव तर्फे मुखत्यार अतुल सक्सेना - - वय:-42 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 702 नटराज वेस्टर्न एक्सप्रेस हायवे एम की रोड जंक्शन अंधेरी पूर्व , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AACCK9004G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशरफ बशीर सम्यद - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं.-88, भूषण गुप्ता किराणा शॉप, जुहु गल्ली, गिल्बर्ट हिल रोड, अंधेरी (पश्चिम) मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-CEVPS0753K 2): नाव:-आफ्रिन अशरफ सम्यद - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं.-88, भूषण गुप्ता किराणा शॉप, जुहु गल्ली, गिल्बर्ट हिल रोड, अंधेरी (पश्चिम) मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-BRAPA0770K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	717/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	244400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

447534	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5
14-04-2023		दस्ता क्रमांक : 447/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : डोंगरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3311000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3186000	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: सदनिका नंबर 404,मजला 4,विंग-जे,रुस्तमजीज विरार एव्हेनु एल। एल2 अँड एल4 विंग आय जे अँड रिटेल बिल्डिंग,विरार पश्चिम,मौजे डोंगरे विभाग -1/1(सदनिकेचे एकूण क्षेत्रफळ -39.81 चौ मी बांधीव)((Survey Number : 5/1, 5/2, 5/3, 5/4, 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7, 5/8. ;))	
(5) क्षेत्रफळ	39.81 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:-किस्टोन इन्फ्रास्ट्रक्चर प्रा लि चे संचालक मनीष रम्येव तर्फे मुखत्यार अतुल सक्सेना - . वय:-42 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 702 नटराज व्हेस्टर्न एक्सप्रेस हायवे एम व्ही रोड जेव्हाण अंधेरी पूर्व, बर्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AACCK9904G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर धनुधारी भादव - . वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 411,क्लासिक पॉवर रेसिडेन्सी, ए. विंग, मिलन सबवे, सांताक्रुज (पश्चिम) मुंबई, बर्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AOGPY6254C 2): नाव:-बर्फी धनुधारी भादव - . वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 411,क्लासिक पॉवर रेसिडेन्सी, ए. विंग, मिलन सबवे, सांताक्रुज (पश्चिम) मुंबई, बर्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AHIPIY4418M	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	447/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	231800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)थोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 39,00,000.00 (Rupees Thirty Nine Lakh Only).

Place: Mumbai

Date: 18.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.18 10:58:24 +0530'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate from M/s. Keystone Infrastructure Private Limited vide Agreement for sale dated 06.04.2023.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC – Santacruz (West) to assess value of the property for Bank loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Shyam Kajvilkar – Technical Manager Abhishek Harijan – 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 - 13.04.2023 Valuation Date - 18.04.2023 Date of Report - 18.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.03.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th April 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **390.00 Sq. Ft. Carpet Area** in the name of **Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate**. 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 **Mr. Suryakant Kalbate & Mrs. Bharati Suryakant Kalbate**. 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 **390.00 Sq. Ft. 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 authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=C&B, email=md@vastukala.org, c=IN
Date: 2023.04.18 10:58:37 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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