

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 KALYAN Main Branch 1st Floor Near LIC Office Murbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-481/23-24 Dated 9-May-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No., Dated Dispatch Doc No. 31300 / 2300485 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**

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **340505000531**

Branch & IFS Code : **THANE CHARAI & ICIC0003405**

Remarks:

"Miss. Seema Diwansingh Patil. - Residential Flat No. 101, 1st Floor, Wing - B, ""Saish Villa"", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, 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



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Patil
Authoriser Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Miss. Seema Diwansingh Patil**

Residential Flat No. 101, 1st Floor, Wing - B, "**Saish Villa**", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, India.

Latitude Longitude : 19°12'36.0"N 73°6'14.5"E

Valuation Prepared for:

State Bank of India




RACPC Kalyan

Main Branch, 1st Floor, Near LIC Office Murbad Road, Kalyan West. 421301.



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
-  Tele/Fax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Wing - B, "**Saish Villa**", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, India belongs to **Miss. Seema Diwansingh Patil**.

Boundaries of the property

North	: B - Wing, Goverdhan Complex
South	: Sai Baba Mandir Road
East	: Nagubai Apartment
West	: Omkar Sadan

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 19,80,000.00 (Rupees Nineteen Lakh Eighty Thousand 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 report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., c=IN,
2.5.4.20=9822b6c4ed35d03b6c79e286091349d1d33d110117,
1.2.756.4.1.1=9822b6c4ed35d03b6c79e286091349d1d33d110117,
serialNumber=1, email=baburao.chalikwar@vastukala.com, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., cn=MANOJ BABURAO CHALIKWAR,
date=2023.05.09 11:26:38 +05'30'

Auth. Sign.



Encl.: Valuation report



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.1

121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai

To,
The Branch Manager,
State Bank of India
RACPC Kalyan
 Main Branch, 1st Floor, Near LIC Office Murbad Road,
 Kalyan West. 421301.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 08.05.2023
	b) Date of which the valuation is made : 09.05.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Dated 27.03.2023 between Mr. Mukesh Mohan Patil(The The Owner) And Miss. Seema Diwansingh Patil(The purchaser). II) Copy of Commencement Certificate Document No.KDMP / NRV / BP / DOV / 2017-2018 / 21 Dated 14.06.2017 issued by Kalyan Dombivli Mahanagarpalika. III) Copy of Occupancy Certificate Document No.KDMP / NRV / CC / DOV Dated 02.02.2018 issued by Kalyan Dombivli Mahanagarpalika. IV) Copy of Maintenance Bill Dated 10.03.2023 issued by SOCIETY(issued by Saish Villa). V) Copy of Allotment Letter Dated 28.04.2023 between Saish Group(The Developers) And Mrs. Seema Diwansingh Patil (The purchaser).
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) : Miss. Seema Diwansingh Patil Residential Flat No. 101, 1 st Floor, Wing - B, "Saish Villa", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, India. <u>Contact Person :</u> Seema Diwansingh Patil (Owner) Mobile No. 9370699831 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is Living Room + Kitchen + WC + Bathroom + Balcony Area. (1 RK) . The property is at 2.7 Km distance from Railway Station Dombivli.
6	Location of property
a)	Plot No. / Survey No.

b)	Door No.	:	Residential Flat No. 101	
c)	C.T.S. No. / Village	:	CTS No - 2711, 2712, 2714, 2715, 2716, 2767, Village - Azade Golavali	
d)	Ward / Taluka	:	Taluka - Kalyan	
e)	Mandal / District	:	District - Thane, Dombivli (East)	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it 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	:	No	
7	Postal address of the property	:	Residential Flat No. 101, 1 st Floor, Wing - B, "Saish Villa", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Azade Golavali Kalyan Dombivli Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	B - Wing, Goverdhan Complex	Omkar High School
	South	:	Sai Baba Mandir Road	Goverdhan Complex
	East	:	Nagubai Apartment	Tilak College
	West	:	Omkar Sadan	Sai-Baba Mandir
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	

		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 235.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 330.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'36.0"N 73°6'14.5"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 330.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 2711, 2712, 2714, 2715, 2716, 2767	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Azade Golavali, Kalyan Dombivali Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 101, 1 st Floor, Wing - B, " Saish Villa ", Sai Baba Mandir Road, Village - Azade Golavali, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421203, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2018 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	1 st Floor is having 5 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	

11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt + Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 101
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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?	:	Details not available
7.	Sale Deed executed in the name of	:	Miss. Seema Diwansingh Patil
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. = 330.00 (Area As Per Agreement for sale)
10.	What is the floor space index (app.)	:	As per KDMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 235.00 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium

13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 5,000/- (Expected rented income as per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,900/- to ₹ 7,000/- per Sq. Ft. on Carpet Area ₹ 3,600/- to ₹ 6,300/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 3,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 39,200/- per Sq. M. i.e. ₹ 3,642/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 37,865/- per Sq. M. i.e. ₹ 3,518/- 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 / 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	5 years

	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	7.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,313/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,813/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	330.00 Sq. Ft.	5,813.00	19,18,290.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			19,80,000.00
	Insurable value of the property (330.00 X 2,500.00)			8,25,000.00
	Guideline value of the property (330.00 X 3,518.00)			11,60,940.00

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.

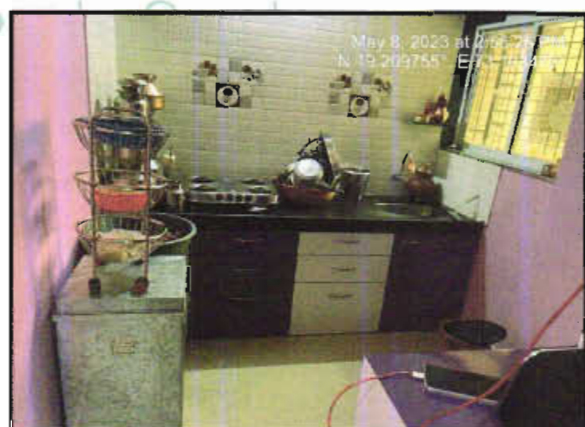
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

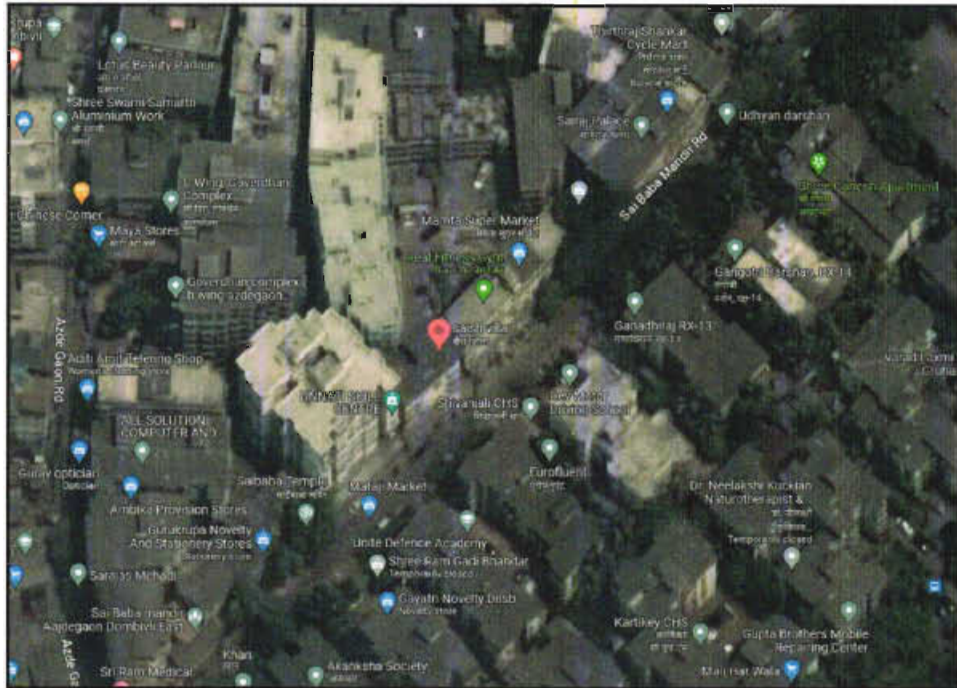
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 3,900.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area / ₹ 3,600.00 to ₹ 6,300.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹5,813.00 per Sq. Ft. on Built Up 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	
Saleability	Good
Likely rental values in future	₹ 5,000/- (Expected rented income as per month)
Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'36.0"N 73°6'14.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 2.7 Km).

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20232024 English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : आसदे (कल्याण-डोंडिवली महानगरपालिका)

Search By: Survey No Location

Select	वपविषय	पुणे व सीमा	निवासी सदरिका	बॉक्स	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	37/104-नोंडे आसदे गावातील रूहीबास क्षेत्रातील मिळकती	12500	39200	48600	55100	48600	चौ. मीटर
SurveyNo	37/105-नोंडे आसदे गावातील गावठाणावधील मिळकती	10200	41400	47500	55700	47500	चौ. मीटर
SurveyNo	37/106A-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड	13250	0	0	0	0	चौ. मीटर
SurveyNo	37/106-नोंडे आसदे गावातील म.औ.वि.म.(MIDC)दुहेरीतील	13100	49000	55900	61200	55900	चौ. मीटर

Think.Innovate.Create

Price Indicator

Property	Flat
Source	https://www.99acres.com/
Area Type	Built Up
Area	550 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 4,727/- per Sq. Ft.
Floor	2nd

The screenshot displays a property listing on the 99acres website. The main heading is "₹26 Lac @ 4,727 per sq.ft. 1BHK 1Bath". Below this, it states "Estimated BVI ₹20.756" and "Flat/Apartment for Sale". The location is "Sagar Apartment Society, Azde Gaon, Mumbai Beyond Thane, Mumbai". The listing is dated "Posted on Feb 14, 2023" and is marked as "Ready to move".

Key details from the listing include:

- Area:** Built Up area: 550 sq.ft.
- Configuration:** 1 Bedroom, 1 Bathroom, 2 Balconies
- Price:** ₹ 26 Lac @ 4,727 per sq.ft. (Negotiable)
- Address:** Sagar Apartment Society, Azde Gaon, Mumbai Beyond Thane
- Floor Number:** 2nd of 4 Floors
- Facing:** West
- Overlooking:** Main Road
- Property Age:** 1 to 5 Year Old

The listing also includes a "REERA STATUS" of "NOT AVAILABLE" and a "Contact Owner" button. A navigation menu at the bottom of the listing includes "Overview", "Owner Details", "Price Trends", "Locality Reviews", "Recommendations", and "Article".

Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	530 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 5,832/-
Floor	4th

The screenshot shows a property listing on the 99acres website. The main details are:

- Price:** ₹ 34 Lac (₹ 6,415 per sq.ft.)
- Configuration:** 1BHK 2Baths
- Area:** Carpet area: 530 sq.ft.
- Address:** New Dhanashree Plaza, Azde Gaon, Mumbai Beyond Thane
- Property Age:** 5 to 10 Year Old
- Floor Number:** 4th of 5 Floors
- Estimated EM:** ₹ 27.15k
- REBA STATUS:** NOT AVAILABLE

The listing includes a photo of the interior of the flat, showing a dining table and chairs, and a kitchen area. The website interface also shows navigation options like 'Overview', 'Owner Details', 'Price Trends', 'Locality Reviews', 'Recommendations', and 'About'.

Property	Flat
Source	https://www.99acres.com/
Area Type	Built Up
Area	440 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 5,341/- per Sq. Ft.
Floor	1st

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


Home > Property in Mumbai > Flats in Mumbai > Flats in Azde Gaon > 1 BHK Flats in Azde Gaon Posted on Feb 27, 2023

₹23.5 Lac @ 5,340 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹ 18,770 Flat/Apartment for Sale
 in Bhagirathi Complex, Azde Gaon, Mumbai Beyond Thane, Mumbai

RENA STATUS ● **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

[Overview](#) [Owner Details](#) [Price Trends](#) [Locality Reviews](#) [Recommendations](#) [Articles](#)

Property (5)



Photos (1/5)

Area
Built Up area: 440 sq.ft. +100 sq.ft.

Price
₹ 23.5 Lac + Govt Charges & Tax
@ 5,340 per sq.ft. [View Price Details](#)

Floor Number
1st of 3 Floors

Overlooking
Others

Configuration
1 Bedroom, 1 Bathroom, No Balcony

Address
Bhagirathi Complex
Azde Gaon, Mumbai Beyond Thane

Facing
North

Property Age
5 to 10 Year Old

Property	Flat
Source	Housing.Com
Area Type	Built Up
Area	650 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 6,346/- per Sq. Ft.
Floor	-

HOUSING.COM Buy in Mumbai

Dombivli East, x + Add

Download App List Proper

Home / Dombivli / Dombivli East / Apartment for Sale in Dombivli East / 1BHK Apartment 44x

1 BHK Apartment

By KAPLESHWARA HOMES LLP

Kapleshwara Residency Dombivli East, Thane

₹41.25 L EMI starts at ₹21.84 K

₹6.35 K/sq ft

Contact Seller

OFFER Zero brokerage Know More

SHARE SAVE

25 more

650 sq ft Build Up Area

₹6.35 K/sq ft Avg. Price

1BHK Configuration

31st Jul 2025 Possession status

Middle of 27 floors

East facing Facing

Semi-Furnished Furnishing

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Built Up
Area	520 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 18,65,000/- per Sq. Ft.
Floor	3

सूची क्र.2	
7264507 08-05-2023 Note--Generated Through eSearch Module.For original report please contact concern SRO office.	दुयम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 7264/2022 नोंदणी : Regn.63m
गावचे नाव : आसदे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1865000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2176500
(4) भू, मापन, पोट्टिस्ता व धरकमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीजे आजदे सी टी एस नं 2711 2712 प्लॉट नं 303 तिसरा मजला सीताकुंज बिल्डिंग नं 1 आसदे गांव डोंबिवली पूर्व क्षेत्रफळ 520 चौ फूट 48.32 चौ मिटर बांधीव (C.T.S. Number : 2711 2712 :)
(5) क्षेत्रफळ	520 चौ.फूट
(6) आकारणी किंवा खुली दिग्दर्शक असेल तेव्हा.	
(7) दस्तावेज करून देणं-या/लिहून ठेवणं-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-विकास शांताराम पवार वय:-38 पत्ता:-प्लॉट नं: 303, माळा नं: 3, इमारतीचे नाव: सीताकुंज बिल्डिंग नं 1 सोसायटी , ब्लॉक नं: आजदे गांव , रोड नं: डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं:-AQBP2952R
(8) दस्तावेज करून घेणं-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-रविंद्र अर्जुन देवें वय:-31, पत्ता:-प्लॉट नं: चाळ नं 2 , माळा नं: 6, इमारतीचे नाव: श्री गणेश चाळ, ब्लॉक नं: अटली मेन रोड (धर्मवीर नगर), रोड नं: आंबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421102 पिन नं: BCPPD7871L 2) नाव-अजयदा रवींद्र देवें वय:-30, पत्ता:-प्लॉट नं: चाळ नं 2 , माळा नं: 6, इमारतीचे नाव: श्री गणेश चाळ, ब्लॉक नं: अटली मेन रोड (धर्मवीर नगर), रोड नं: आंबिवली पश्चिम , महाराष्ट्र, THANE. पिन कोड:-421102 पिन नं: DXEPK0214A 3) नाव-ज्ञानेश्वर अर्जुन देवें वय:-35, पत्ता:-प्लॉट नं: 204, माळा नं: 2, इमारतीचे नाव: माता पार्वती बिल्डिंग , ब्लॉक नं: दावडी, रोड नं: डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं:-ANLPD7523P
(9) दस्तावेज करून दिल्याचा दिनांक	19/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	19/05/2022
(11) अनुक्रमीक संड व पृष्ठ	7264/2022
(12) बाजारभावाप्रमाणे सुद्रीक शुल्क	152500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21800
(14) शीरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
सुद्रीक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment area

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 **₹19,80,000.00 (Rupees Nineteen Lakh Eighty Thousand Only)**.

Place : Mumbai

Date : 09.05.2023

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

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manoj.chalikwar@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.09 11:27:02 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

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)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.05.2023 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. My engineer Nikhil Sonawane has personally inspected the property on 08.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Seema Diwansingh Patil from Saish Group vide Allotment Letter dated 28.04.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Nikhil Sonawane - Valuation Engineer Vaishali Sarmalkar - Technical Manager Pratibha Shilvantha - 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 - 08.05.2023 Valuation Date - 09.05.2023 Date of Report - 09.05.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 08.05.2023
7	nature and sources of the information used or relied upon;	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 Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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 **9th May 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **330.00 Sq. Ft. Built Up Area** in the name of **Miss. Seema Diwansingh Patil**. 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 **Miss. Seema**



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 **330.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure-V)

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. 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manoj.chalikwar@vastukala.org, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400004, st=Maharashtra, serialNumber=41, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.09 15:27:52 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

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