

# 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 SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L. B. S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-524/23-24</b> Dated <b>11-May-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>31361 / 2300528</b> Delivery Note Date Dispatched through Destination Terms of Delivery
---	---

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

*E. & O.E*

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:

"Name of Proposed Purchaser:  
Mr. Vijay Gaikwad

Name of Proposed Owner:

M/s. Kendale Developers - Residential Flat No. 504, 5th Floor, D Wing, Building No. 3, "Kendale Emeralds", Village - Belavali, Badlapur Katai Road, Badlapur (East), Thane - 421503, 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

*[Signature]*  
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 Proposed Purchaser: **Mr. Vijay Gaikwad**

Name of Owner: **M/s. Kendale Developers**

Residential Flat No. 504, 5<sup>th</sup> Floor, D Wing, Building No. 3, "Kendale Emeralds", Village – Belavali,  
Badlapur Katai Road, Badlapur (East), Thane – 421503, State - Maharashtra, Country - India.

Latitude Longitude: 19°10'41.9"N 73°13'06.2"E

Think.Innovate.Create

### Valuation Done for:

**State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6<sup>th</sup> Floor, Kirod Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code – 400 070, 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





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

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Sion**  
 B-603 & 604, Kohinoor City,  
 Commercial-1 6th Floor, Kirol Road,  
 Off L.B.S. Marg, Kurla (West),  
 Mumbai, Pin Code – 400 070,  
 State – Maharashtra, Country – India.

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

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 10.05.2023
	b)	Date on which the valuation is made	: 11.05.2023
3.	List of documents produced for perusal:		
	1.	Copy of Cost Sheet dated 25.04.2023 in the name of Mr. Vijay Gaikwad issued by Kailas S. Jadhav & Sagar K. Jadhav.	
	2.	Copy of RERA Registration Certificate No. P51700023217 dated 08.09.2021.	
	3.	Copy of Amended Commencement Certificate No. KBMC / NRV / BP / 2596 / 2021 – 2022 / Unique No. 230 dated 25.03.2022 issued by Kulgaon Badlapur Municipal Council for Building No. 1 – A & B Wing (Part Ground + Part Stilt + 8 Upper Floors), Building No. 2 – C Wing (Part Ground + Part Stilt + 7 Upper Floors), Building No. 3 – D Wing (Stilt + 10 Upper Floors), Building No. 4 – E Wing (Part Ground + Part Stilt + 5 Upper Floors) & Building No. 5 – F Wing (Part Ground + Part Stilt + 10 Upper Floors) (As downloaded from RERA site).	
	4.	Copy of Amended Approved Plan No. KBMC / NRV / BP / 2596 – 230 dated 25.03.2022 issued by Kulgaon Badlapur Municipal Council.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint Ownership)	:	<p><b>Name of Proposed Purchaser:</b> Mr. Vijay Gaikwad</p> <p><b>Name of Proposed Owner:</b> M/s. Kendale Developers</p> <p><b>Address:</b> Residential Flat No. 504, 5<sup>th</sup> Floor, D Wing, Building No. 3, “Kendale Emeralds”, Village – Belavali, Badlapur Katai Road, Badlapur (East), Thane – 421503, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Sameer (Sales Person) Contact No. 7718998747</p> <p>Sole Ownership</p>

			Details of Ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 504 in under construction building. The flat is located on 5 <sup>th</sup> floor in the said under construction building. As per Approved Plan, the composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Enclosed Balcony + EP Area + Passage (i.e., 2 BHK + 2 Toilets). The property is at 2.7 Km. travelling distance from nearest railway station Badlapur.  <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
	Foundation	Completed	RCC Plinth
	Total	10% work completed	Completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 69, Hissa No. 1, Survey No. 69, Hissa No. 2/1 of Village – Belavali
	b) Door No.	:	Residential Flat No. 504
	c) T.S. No. / Village	:	Village – Belavali
	d) Ward / Taluka	:	Taluka – Ambernath
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Amended Approved Plan No. KBMC / NRV / BP / 2596 – 230 dated 25.03.2022 issued by Kulgaon Badlapur Municipal Council.
	g) Approved map / plan issuing authority	:	Badlapur Municipal Council.
	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. 504, 5 <sup>th</sup> Floor, D Wing, Building No. 3, “Kendale Emeralds”, Village – Belavali, Badlapur Katai Road, Badlapur (East), Thane – 421503, State - Maharashtra, Country – India.
8.	City / Town	:	Badlapur (East), Thane
	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 Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Belavali Kulgaon Badlapur Municipal Council
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling	:	No



	Act) or notified under agency area/ scheduled area / cantonment area		
12.	Boundaries of the property	<b>As per actual Site</b>	<b>As per Document</b>
	North	: Open Plot	Details not available
	South	: Open Plot	Details not available
	East	: Internal Road	Details not available
	West	: Open Plot	Details not available
13	Dimensions of the site	N. A. as property under consideration is a flat in an apartment building.	
		A As per the Deed	B Actual
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: <b>Area as per Cost Sheet are as under:</b>	
		<b>Particulars</b>	<b>Area in Sq. Ft.</b>
		RERA Carpet Area	488.00
		Balcony Area As per RERA	95.00
		E. P. Area As per RERA	17.00
		<b>Total Carpet Area</b>	<b>600.00</b>
		Built Up Area in Sq. Ft. = 660 (Total Carpet + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	: 19°10'41.9"N 73°13'06.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Area as per Cost Sheet are as under:</b>	
		<b>Particulars</b>	<b>Area in Sq. Ft.</b>
		RERA Carpet Area	488.00
		Balcony Area As per RERA	95.00
		E. P. Area As per RERA	17.00
		<b>Total Carpet Area</b>	<b>600.00</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 69, Hissa No. 1, Survey No. 69, Hissa No. 2/1 of Village – Belavali	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Belavali Kulgaon Badlapur Municipal Council	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 504, 5 <sup>th</sup> Floor, D Wing, Building No.	

		3, "Kendale Emeralds", Village – Belavali, Badlapur Katali Road, Badlapur (East), Thane – 421503, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is under construction
5.	Number of Floors	: Proposed Stilt + 10 Upper Floors
6.	Type of Structure	: Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 5 Flats on 5 <sup>th</sup> Floor
8.	Quality of Construction	: Building is under construction
9.	Appearance of the Building	: Building is under construction
10.	Maintenance of the Building	: Building is under construction
11.	Facilities Available	:
	Lift	: Proposed 2 Lifts
	Protected Water Supply	: Proposed Municipal Water supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Stilt / Open Car Parking
	Is Compound wall existing?	: Proposed, Yes
	Is pavement laid around the building	: Proposed, Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 5 <sup>th</sup> Floor
2	Door No. of the flat	: Residential Flat No. 504
3	Specifications of the flat	:
	Roof	: Proposed R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Teak wood door framed with flush doors
	Windows	: Proposed Powder coated aluminum sliding windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	: Proposed Cement Plastering
4	House Tax	
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the flat?	: Building is under construction
7	Sale Deed executed in the name of	: <b>Name of Proposed Purchaser:</b> Mr. Vijay Gaikwad  <b>Name of Proposed Owner:</b> M/s. Kendale Developers
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. = 660 (Total Carpet + 10%)										
10	What is the floor space index (app.)	:	As per KBMC norms										
11	What is the Carpet Area of the flat?	:	<b>Area as per Cost Sheet are as under:</b> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area</td> <td>488.00</td> </tr> <tr> <td>Balcony Area As per RERA</td> <td>95.00</td> </tr> <tr> <td>E. P. Area As per RERA</td> <td>17.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>600.00</b></td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	RERA Carpet Area	488.00	Balcony Area As per RERA	95.00	E. P. Area As per RERA	17.00	<b>Total Carpet Area</b>	<b>600.00</b>
Particulars	Area in Sq. Ft.												
RERA Carpet Area	488.00												
Balcony Area As per RERA	95.00												
E. P. Area As per RERA	17.00												
<b>Total Carpet Area</b>	<b>600.00</b>												
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium										
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose										
14	Is it Owner-occupied or let out?	:	Building is under construction										
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month after building completion										
<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)	:	₹ 6,500.00 to ₹ 7,500.00 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).	:	₹ 7,000.00 per Sq. Ft. on Carpet Area										
3	Break – up for the rate	:											
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.										
	II. Land + others	:	₹ 4,500.00 per Sq. Ft.										
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 51,135.00 per Sq. M. i.e. ₹ 4,751.00 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 / 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)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	600.00 Sq. Ft.	7,000.00	42,00,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable value of the property</b>			<b>42,00,000.00</b>
	<b>Insurable value of the property (660.00 X 2,500.00)</b>			<b>16,50,000.00</b>
	<b>Guideline value of the property (660.00 X 4,751.00)</b>			<b>31,35,660.00</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 ₹ 6,500.00 to ₹ 7,500.00 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 ₹ 7,000.00 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	₹ 9,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Actual site photographs

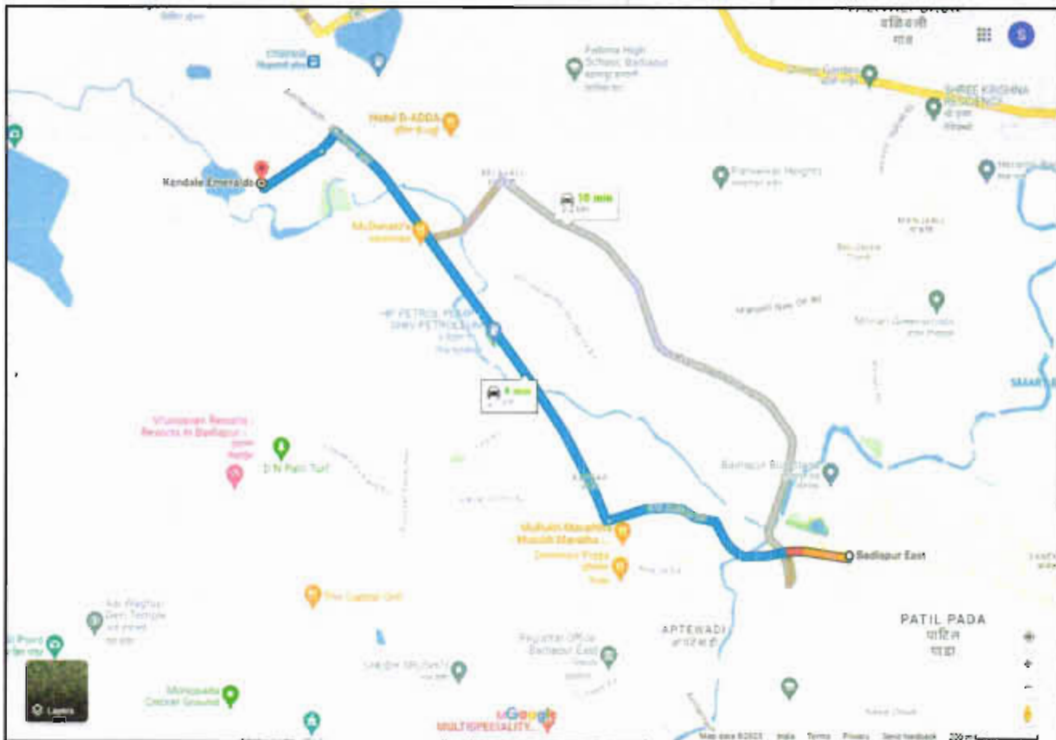


Think.Innovate.Create



## Route Map of the property

Site, u/r





**Latitude Longitude: 19°10'41.9"N 73°13'06.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Badlapur – 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  
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year  
20232024
Annual Statement of Rates
Language  
English

Selected District: 
 Select Taluka: 
 Select Village: 
 Search By:  Survey No  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	वैद्योपिच	एकक (Fsq.)	Attribute
7/15-डी -2) ब्रेलडली गावातील संख्ये नंबर 83 व 53 जवळील नाग्याच्या उत्तर पश्चिमेकडील भाग	9440	48700	56000	60900	56000		चौ. मीटर सध्दे नगर

Think.Innovate.Create

## Price Indicators

This screenshot shows a property listing on the 99acres website. The property is a 1BHK 2Baths unit priced at ₹27 Lac. The listing includes a photo of the interior, a carpet area of 415 sq.m., and a price of ₹27 Lac including Govt Charges & Tax at ₹6,506 per sq.m. The property is located in Kurla Emeralds, Bedapur, Mumbai Beyond Thane. The listing is dated April 28, 2023.

**Property (9) Society (14)**

**₹27 Lac** (1 BHK 2 Baths)  
Estimated EMR ₹21.50 L

**₹27 Lac\*** Govt Charges & Tax @ 6,506 per sq.m.

Carpet area: 415 sq.m.

1 BHK, 2 Baths, 1 Balcony with Store Room

Address: Kurla Emeralds, Bedapur, Mumbai Beyond Thane

Facing: South-East

Property Age: 0 to 1 Year Old

Places nearby: 301, Bedapur, Mumbai Beyond Thane, Mumbai

This screenshot shows another property listing on the 99acres website. The property is a 1BHK 2Baths unit priced at ₹30 Lac. The listing includes a photo of the interior, a carpet area of 415 sq.m., and a price of ₹30 Lac including Govt Charges & Tax at ₹7,228 per sq.ft. (Attractive Negotiable). The property is located in Kurla Emeralds, Bedapur, Mumbai Beyond Thane. The listing is dated March 13, 2023.

**Property (11) Society (14)**

**₹30 Lac** (1 BHK 2 Baths)  
Estimated EMR ₹23.50 L

**₹30 Lac\*** Govt Charges & Tax @ 7,228 per sq.ft. (Attractive Negotiable)

Carpet area: 415 sq.m.

1 Bedroom, 2 Bathrooms, 2 Balconies with Study Room

Address: Kurla Emeralds, Bedapur, Mumbai Beyond Thane

Facing: East

Property Age: 0 to 1 Year Old

Places nearby: Bedapur, Mumbai Beyond Thane, Mumbai

Mahalaxmi Mandir, Ambamata Mandir, Ganapati Mandir, Swami Samarth Math, Datta Mandir, Ram Maruti



## Price Indicators

**99acres** Buy - Enter Locality / Project / Society / Landmark

Posted on Apr 28, 2023

**₹41.99 Lac** ₹6,861 per sq.ft. **2BHK 2Baths**  
Estimated FSI ₹ 23.536  
Full Apartment for Sale  
Kendale Emeralds, Mumbai Beyond Thane, Mumbai

**NEW STATUS** **REGISTERED** Registration No. 95/100027126 Website: <https://www.99acres.com>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#)

**Property (12)** **Society (14)**

**Carpet area:** 612 sq.ft.

**Price:** ₹41.99 Lac + Govt Charges & Tax @ 6,861 per sq.ft.

**Floor number:** 1<sup>st</sup> of 7 Floors

**Other:** Others

**2 Bedrooms, 2 Bathrooms, 2 Balconies with Others**

**Kendale Emeralds**  
Badiapur, Mumbai Beyond Thane

**Facing:** North-East

**Property Age:** 0 to 1 Year Old [View Completion Status](#)

**Places nearby**  
0001, Badiapur, Mumbai Beyond Thane, Mumbai

[View All \(2\)](#)

**99acres** Buy - Enter Locality / Project / Society / Landmark

Posted on Apr 24, 2023

**₹38.7 Lac** ₹6,417 per sq.ft. **2BHK 2Baths**  
Estimated FSI ₹ 30.976  
Full Apartment for Sale  
Kendale Emeralds, Mumbai Beyond Thane, Mumbai

**NEW STATUS** **REGISTERED** Registration No. 95/100027126 Website: <https://www.99acres.com>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#)

**Property (12)** **Society (14)**

**Carpet area:** 603 sq.ft.

**Price:** ₹38.7 Lac + Govt Charges & Tax @ 6,417 per sq.ft.

**Floor number:** 6<sup>th</sup> of 12 Floors

**Other:** Park/Garden

**2 Bedrooms, 2 Bathrooms, 2 Balconies with Store Room**

**Kendale Emeralds**  
Badiapur, Mumbai Beyond Thane

**Facing:** North-East

**Property Age:** 0 to 1 Year Old [View Completion Status](#)

**Places nearby**  
003, Badiapur, Mumbai Beyond Thane, Mumbai

[View All \(2\)](#)



## Sale Instance

2738541 29/04/2023 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक 2738/2023 नोंदणी Regn.63m
<b>गावाचे नाव : बेलवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3150000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2362500	
(4) भू. मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मौजे बेलवली तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे नं 69 हिस्सा नं 1, सर्व्हे नं 69 हिस्सा नं 2/1 या मिळकतीवर फेस नं 2 KENDALE EMERALDS कॉम्प्लेक्स मध्ये बिल्डिंग नं 5 मध्ये विंग एफ सदनिका नं. 302 तिसरा मजला क्षेत्र 38.70 चौरस मीटर कारपेट - इनक्लोज्ड बाल्कनी क्षेत्र 3.30 चौरस मीटर ( Survey Number : सर्व्हे नं 69 हिस्सा नं 1, सर्व्हे नं 69 हिस्सा नं 2/1 : )	
(5) क्षेत्रफळ	42 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 -मे. केंदळे डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार संतोष तुळजाराम केंदळे यांच्यावतीने कबुलीजबाबा करिता कु.मु. मणुल ओमकार संतोष केंदळे वय -21 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. सर्व्हे नं 69 हिस्सा नं 1 सर्व्हे नं 69 हिस्सा नं 2/1 जाधव नगर सन-ऑड शेड हॉटेल समोर कार्मेल हायस्कूल जवळ कात्रप रोड बेलवली बदलापूर पूर्व, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -421 503 पॅन नं.-AAWFM5778R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -सुनिल गजानन राऊत वय -44, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. सदनिका नं 202 श्री जगन्नाथ अर्केड आपटेवाडी बदलापूर पूर्व तालुका अंबरनाथ जिल्हा ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड -421 503 पॅन नं.-AROPR4788K 2): नाव -साक्षी सुनिल राऊत वय -34, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. सदनिका नं 202 श्री जगन्नाथ अर्केड आपटेवाडी बदलापूर पूर्व तालुका अंबरनाथ जिल्हा ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड -421 503 पॅन नं.-DAEPR0104M	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2738 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Sale Instance

2140541 29/04/2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक सह दु.नि. उल्हासनगर 4 दस्त क्रमांक . 2140/2023 नोदणी : Regn:63m
<b>गावाचे नाव : बेलवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2928500	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन . इतर माहिती: मौजे बेलवली तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 या मिळकतीवर फेस नं 2 KENDALE EMERALDS कॉम्प्लेक्स मध्ये बिल्डिंग नं 3 मध्ये विंग डी सदनाका नं. 403 चौथा मजला क्षेत्र 51.36 चौरस मीटर कारपेट . इनक्लोज्ड बाल्कनी क्षेत्र 3.30 चौरस मीटर( ( Survey Number : सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 : ) )	
(5) क्षेत्रफळ	54 66 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या तिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- मे. केदळे डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार संतोष तुळजाराम केदळे यांच्यावतीने कबुलीजबाबा करिता कु मु म्हणून ओमकार संतोष केदळे वय -21 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 जाधव नगर सन अँड शेड हॉटेल समोर कार्मेल हायस्कूल जवळ कात्रप रोड बेलवली बदलापूर पूर्व, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे पिन कोड -421 503 पॅन नं.-AAWFM5778R	
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- पूजा निखील गोहिल लग्नपूर्वीचे नाव पूजा रमेश चरण वय -31, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव- 004 बी विंग शुभ रेसिडेन्सी बी कॅम्पेन रोड गावदेवी मंदिर जवळ , बदलापूर पूर्व, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे पिन कोड -421503 पॅन नं -AOLPC8349F 2) नाव -निखील कमलेश गोहिल वय-34, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव 004 बी विंग शुभ रेसिडेन्सी बी कॅम्पेन रोड गावदेवी मंदिर जवळ, बदलापूर पूर्व, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे पिन कोड -421503 पॅन नं -ATNPR39922P	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2023	
(11) अनुक्रमांक खंड व पृष्ठ	2140/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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 ₹ 42,00,000.00 (Rupees Forty Two Lakh Only). As per Site Inspection 10% Construction Work is Completed.

Place: Mumbai

Date: 11.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.  
MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,  
c=IN, email=manoj.chalikwar@vastukala.com, serial=254204622864748355d33b6f3362665593490c3d39d11331  
7327017a1885632, postalCode=400008, st=Maharashtra,  
serialNumber=1, uid=64664ac0c09182c0a369317815d2e11  
8a2df2e28a3276a256c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.11 10:47:50 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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)

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











Name of Proposed Purchaser is **Mr. Vijay Gaikwad**. 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 **M/s. Kendale Developers**. Name of Proposed Purchaser is **Mr. Vijay Gaikwad**. 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 **Total Carpet Area in Sq. Ft. = 600.00**.

### 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 / Existing 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 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 **Total Carpet Area in Sq. Ft. = 600.00.**

### **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.



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.**

**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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN  
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN  
Date: 2023.05.11 10:47:07 +05'30'

**Auth. Sign.**

Think.Innovate.Create