

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd
 B1-001,U/B FLOOR,
 BOOMERANG,CHANDIVALI FARM ROAD,
 ANDHERI-EAST 400072
 GSTIN/UIN: 27AADCV4303R1ZX
 State Name : Maharashtra, Code : 27
 E-Mail : accounts@vastukala.org

Invoice No. PG-1256/23-24	Dated 26-Jun-23
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 2027 / 2301261	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)
BANK OF INDIA - RBC BELAPUR
 BANK OF INDIA BUILDING GROUND FLOOR
 SECTOR-11 PLOT NO.11, CBD BELAPUR
 NAVI MUMBAI
 GSTIN/UIN : 27AAACB0472C4DF
 State Name : Maharashtra, Code : 27

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

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
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. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**




UPI Virtual ID : vastukala@icici

Remarks:
 Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole -
 Residential Flat No. 1109, 11th Floor, Building No. 18,
 Sector No. IV-B, "Suraksha Smart City - Phase 1", Village
 - Rajavali, Vasai Road (East), Palghar - 401 208, State -
 Maharashtra, Country - India

Company's Service Tax No. : **AADCV4303RSD001**
 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

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

 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole**

Residential Flat No. 1109, 11th Floor, Building No. 18, Sector No. IV-B, "**Suraksha Smart City – Phase 1**",
Village – Rajavali, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India.

Longitude Latitude: 19°23'13.3"N 72°50'53.2"E

Valuation Done for:

Bank of India

Retail Business Centre Belapur Branch

Bank Of India, RBC, CBD Belapur, Bank of India Building, Ground Floor, Sector – 11, Plot No. 11,
CBD Belapur, Navi Mumbai – 400 614, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1109, 11th Floor, Building No. 18, Sector No. IV-B, "Suraksha Smart City – Phase 1", Village – Rajavali, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole**.

Boundaries of the property.

North	: Nallah
South	: Open Plot
East	: Internal Road
West	: Open Plot

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 and valued for this particular purpose at **₹ 33,75,000.00 (Rupees Thirty Three Lakh Seventy Five Thousand Only)**. As per site inspection 12% of construction work is completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
ou=Directors
2.5.4.20=182228a4a2f35b034ebc89a9a6f5f349b0234418711
15279152a18f682c30a8c0e8e6090e30f4f4a4a4a
serialNumber=1155a666ab0c9962c55a8f03f6d37f777cc20
4a28229a8278a505c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.26 10:46:50 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010
Encl: Valuation report.



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

 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28370325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
Bank of India
Retail Business Centre Belapur Branch
 Bank Of India RBC CBD Belapur,
 Bank Of India Building Ground Floor,
 Sector – 11, Plot No. 11, CBD Belapur,
 Navi Mumbai – 400 614,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	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 : 20.06.2023
	b)	Date on which the valuation is made : 26.06.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 20.01.2023 Between Conceptual Advisory Services LLP (the Developer) and Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole (the Allottees). ii) Copy of RERA Registration Certificate No. P99000023396 dated 08.09.2021. iii) Copy of Revised Development Permission No. VVCMC / TP / RDP / VP-PMAY-1 / 491 / 2021-22 dated 07.10.2021 issued by Vasai Virar City Municipal Corporation. iv) Copy of Approved Plan No. VVCMC / TP / Amend / VP-PMAY-1 / 102 / 2021-22 dated 30.04.2021 issued by Vasai Virar City Municipal Corporation.	
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)	: Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole Address: Residential Flat No. 1109, 11 th Floor, Building No. 18, Sector No. IV-B, "Suraksha Smart City – Phase 1", Village – Rajavali, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Gitanjali (Sales person) Contact No. 8087094466 Joint Ownership Details of ownership shares is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 11 th Floor in the said under construction building. As per approved plan / Site information, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Toilet + WC + Passage + Balcony Area (i.e., 1BHK + 1 Toilet + WC). The property is at 4.4 Km. travelling distance from nearest railway station Vasai.



		At the time of inspection, the property was under construction. Extent of completion are as under:	
		Completed	Completed
		RCC Plinth	Completed
		Total	12% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 45, 48, 52, 53, 56, 57, 58
	b) Door No.	:	Residential Flat No. 1109
	c) C. T.S. No. / Village	:	Village – Rajavali
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. VVCMC / TP / Amend / VP-PMAY-1 / 102 / 2021-22 dated 30.04.2021 issued by Vasai Virar City Municipal Corporation.
	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. 1109, 11 th Floor, Building No. 18, Sector No. IV-B, "Suraksha Smart City – Phase 1", Village – Rajavali, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India.
8.	City / Town	:	Vasai Road (East), Palghar
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Rajavali 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 Site	As per Documents
	North	:	Nallah 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 / Flat	:	N. A. as property under consideration is a Residential Flat in a building.
		A As per the Deed	B As per approved plan (Building Under Construction)
	North	:	Details not available Building Side Margin Space

	South		Details not available	Internal Passage
	East		Details not available	Flat No. 1110
	West	:	Details not available	Flat No. 1107
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 283.00 Balcony Area in Sq. Ft. = 28.00 Cupboard Area in Sq. Ft. = 9.00 Attached Flowerbed 1 in Sq. Ft. = 35.00 Attached Flowerbed 2 in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 375.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 413.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°23'13.3"N 72°50'53.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Carpet Area in Sq. Ft. = 375.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C. T.S. No.	:	Survey No. 45, 48, 52, 53, 56, 57, 58	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Rajavali Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1109, 11 th Floor, Building No. 18, Sector No. IV-B, "Suraksha Smart City – Phase 1", Village – Rajavali, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Proposed (Part) Ground + (Part) Stilt + 1 to 23 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 28 Flats on 11 th 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 6 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	

	Car parking	:	Proposed Open / Covered Car Parking
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	11 th Floor
2	Door No. of the flat	:	Residential Flat No. 1109
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified Tile Flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Concealed wiring
	Finishing	:	Proposed 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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole
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. = 413.00 (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?	:	RERA Carpet Area in Sq. Ft. = 283.00 Balcony Area in Sq. Ft. = 28.00 Cupboard Area in Sq. Ft. = 9.00 Attached Flowerbed 1 in Sq. Ft. = 35.00 Attached Flowerbed 2 in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 375.00 (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
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month after completion
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area



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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)	:	₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 9,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 6,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 58,410.00 per Sq. M. i.e. ₹ 5,426.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion, subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,000.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	375.00 Sq. Ft.	9,000.00	33,75,000.00
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			
Present market value of the property				
The Realizable value of the property				33,75,000.00
The Distress value of the property				30,37,500.00
Insurable value of the property (413.00 X 2,700.00)				27,00,000.00
Govt. Value of the property (As per Index II)				11,15,100.00
				21,90,000.00

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



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range of ₹ 8,000.00 to ₹ 10,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 9,000.00 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 after completion
iii)	Any likely income it may generate	Rental Income

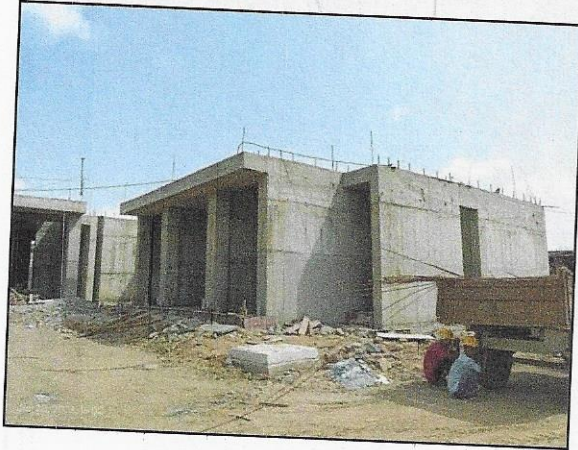
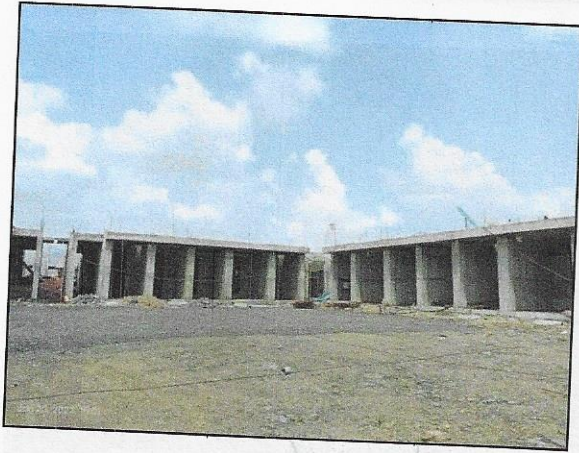
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Actual Site Photographs



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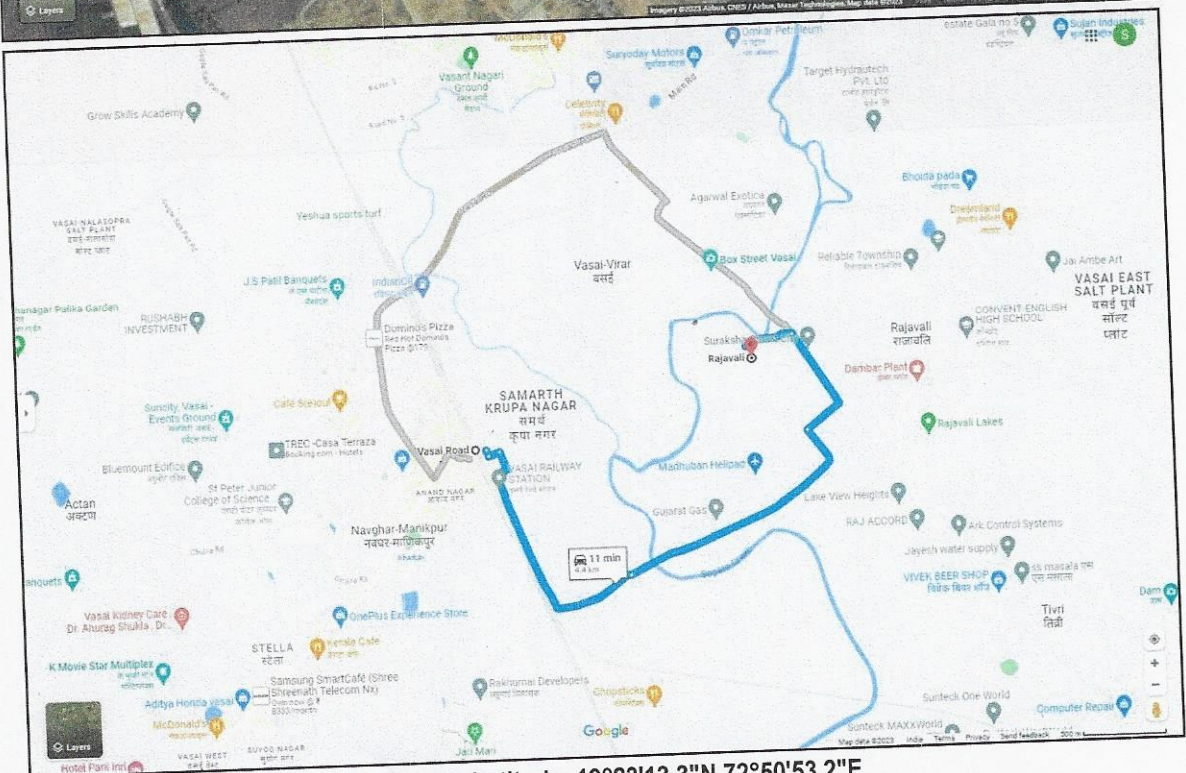
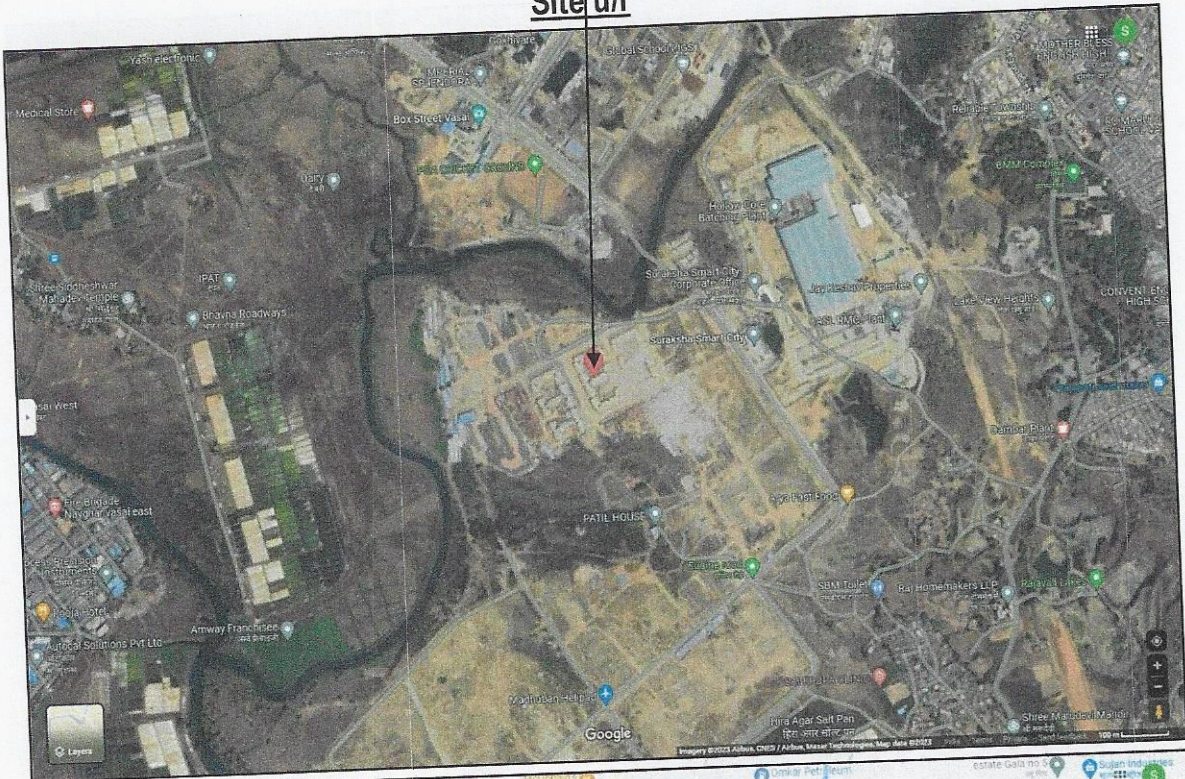
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Route Map of the property

Site u/r



Longitude Latitude: 19°23'13.3"N 72°50'53.2"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 4.4 Km.)



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Ready Reckoner Rate

Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year: 2023/2024

Annual Statement of Rates

Selected District: पालघर
Select Taluka: वसई
Select Village: गाव्राचे नांद - नौजे राजावली
Search By: Survey No Location
Enter Survey No: 45 Search

उपविभाग	खुली जमीन	निवासी खदनिवा	बॉम्बेय	दुकाने	बीजोमिक	एकक (Rs./)	Attribute
5-रहियारा व इतर तत्सम अनुमेय वापरातील जमिनी	5020	45800	51800	56500	51800	चौ. मीटर	सर्व्हे नंबर
8-सुरक्षा स्मार्ट सिटी	11000	53100	61100	66500	61100	चौ. मीटर	सर्व्हे नंबर
8-सुरक्षा स्मार्ट सिटी	11000	53100	61100	66500	61100	चौ. मीटर	रिस्ता नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	53,100.00			
Increase by 10% on Flat Located on 11 th Floor	5,310.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	58410.00	Sq. Mt.	5,426.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mt.	00.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Showing Floor Plan for
1 BHK Apartment | 287.29 sq.ft (26.69 sq.m) | 375 sq.ft (34.84 sq.m)

Possession: **Dec, 2024** | Price: **29.5 L + Govt. Charges** | [View Number](#)

Sellers for 1 BHK Apartment - 287.29 sq.ft.

- Dealer: **SURYA ENTERPRISES** | [View Contact](#)
- Dealer: **Ayansh Enterprises** | [View Contact](#)

Rooms in this property:
1 Bedroom

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₹35.0 Lac | Get ₹10,497 cashback on Home Loan

1 BHK 475 Sq-ft Flat For Sale | **Colani Naka, Mumbai**

1 Bed | 2 Baths | 3 Balconies | Semi-Furnished

Carpet Area: 365 sqft | ₹9,586/sqft

Transaction Type: New Property | **Facing: North - East** | **Lifts: 2**

Furnished Status: Semi-Furnished | **Car Parking: 1 Open** | **Type Of Ownership: Freehold**

Project: **Suraksha Smart City** | Floor: **5 (Out of 23 Floors)**

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 29 days ago

Contact Agent
 Certified Agent
Akshay -91-9900000068

Your Name: _____
 Email: _____
 IND +91 | Mobile Number: _____
 I Agree to MagicBricks' [Terms of Use](#)

[Get Contact Details](#)

More Details

Price Breakup: ₹35 Lac | ₹1,200 Monthly
 Booking Amount: ₹51,000
 RERA ID: P99000023396
 Address: Suraksha Smart City, Madhuban Township, Colani Naka, Vasai East, Vasai-Virar, Mumbai, Maharashtra, Colani Naka, Mumbai - Mira Road and Beyond, Maharashtra
 Landmarks: Madhuban Township, Opp. Evershine City, Gokhivare, Mira Road and Beyond, Mumbai

Price Indicators

Showing Floor Plan for
1 BHK Apartment ▾ 287.29 sq.ft.(26.69 sq.m.) 375 sq.ft.(34.84 sq.m.)

Possession: Dec, 2024 | Price: 38.55 L + Govt. Charges

View Number

Sellers for 1 BHK Apartment - 375 sq.ft.

- Dealer: SURYA ENTERPRISES | View Contact
- Dealer: Ayansh Enterprises | View Contact

Rooms in this property: 1 Bedroom

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Sales Instances

8016350	सूची क्र.2	दुयम निबंधक : सह दु.नि.वसई 3
24-12-2022		दस्त क्रमांक : 8016/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : गोखिवरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3088785	
(3)भाजाभावाव(भाडेपट्ट्याचा वापरितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2490000	
(4)भू-मापन,गोंदरिहसा व थरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: सी/903,सी विंग, माळा नं: नववा मजला, इमारतीचे नाव: स्लेडीओल्स टॉवर, ब्लॉक नं: विल्डींग नं. 3,सेक्टर - 3, रोड : गोखिवरे, इतर माहिती: सदनिकेचे क्षेत्र 29.73 चौ. मी. कारपेट,गाव मौजे गोखिवरे,विभाग क्र. 2/1.((Survey Number : सर्व्हे नं. 77, हिस्सा नं. 2, 4, सर्व्हे नं. 76 ;))	
(5) क्षेत्रफळ	29.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दख्खोज करून देणा-या/विटून देणा-ना पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शेतायुक्त रिगल्टी प्रायव्हेट लिमिटेडचे संचालक श्री. मोहन दिनेश सिंह तर्फे कु.मु. विरेंद्र कुमार हरीशंकर पाण्डेय वय:-40 पत्ता:-प्लॉट नं: सी विंग, माळा नं: -, इमारतीचे नाव: पारलंत स्मार्ट सिटी, ब्लॉक नं: विल्डींग नं. 3, सेक्टर नं. 3, रोड नं: मधुवनच्या मागे, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 फोन नं:-ABBSCS4804P	
(8)दख्खोज करून घेणा-ना पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेस अच्यलाल प्रजापती - वय:-35; पत्ता:-प्लॉट नं: डी/1304, माळा नं: -, इमारतीचे नाव: कांती एलेन्वु विल्डींग नं. 1, ब्लॉक नं: सेक्टर नं. 3, रोड नं: स्यासंत विजा, आचोळे, कॅम्पिटरल मॉल, नालापोयरा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 फोन नं:-AZRPP5081C	
(9) दख्खोज करून दिल्याचा दिनांक	09/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	8016/2022	
(12)भाजाभावाप्रमाणे मुद्रांक शुल्क	216400	
(13)भाजाभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instances

3623350	सूची क्र.2	दुष्यम निबंधक : सह द.नि.वसई 3
24-12-2022		दस्ता क्रमांक : 3623/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		मोदणी : Regn:63m
गावाचे नाव : गोखिवरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)भोवदला	3182243	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1816000	
(4) भू-मापन,पॉटॅरिफिसा व यंत्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: सी/602,सी विंग, माळा नं: सहावा मजला, इमारतीचे नाव: लेडीओलस टॉवर, ब्लॉक नं: बिल्डिंग नं. 3,सेक्टर 3, रोड : गोखिवरे, इतर माहिती: सदनिकेचे क्षेत्र 32.55 चौ. मी. कारपेट,गाव मोजे गोखिवरे,विभाग क्र. 2.((Survey Number : सर्व्हे नं. 77, हिस्सा नं. 2, 4, सर्व्हे नं. 76 ;))	
(5) क्षेत्रफळ	32.55 चौ.मीटर	
(6)आकसणी किंवा बुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करम देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-.शे.लक्ष्मण विबल्टी प्रायव्हेट लिमिटेडचे संचालक मोहन दिनेश सिंह तर्फे कु.पु. सिंदर कुमार हरिहर पाण्डेय वय:-40 पत्ता:- प्लॉट नं: सी विंग, माळा नं: -, इमारतीचे नाव: वसंत स्मार्ट सिटी, ब्लॉक नं: बिल्डिंग नं. 3, सेक्टर नं. 3, रोड नं: यमुननग्या मागे, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 फोन नं:-ABBCS4804P	
(8)दस्तऐवज करम घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फॉरस्टर फेलिक्स हिस्सा - वय:-31; पत्ता:-प्लॉट नं: सी-15/003, माळा नं: -, इमारतीचे नाव: माधव ब्यू, ब्लॉक नं: -, रोड नं: साई बाबा नगर, मिरा रोड पूर्व, मिरा रोड पी.ओ. जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फोन नं:-ASMPD5806B 2): नाव:-सचीना जॉनिफर हिस्सा - वय:-28; पत्ता:-प्लॉट नं: सी-15/003, माळा नं: -, इमारतीचे नाव: माधव ब्यू, ब्लॉक नं: -, रोड नं: साई बाबा नगर, मिरा रोड पूर्व, मिरा रोड पी.ओ. जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फोन नं:-AWWPC2483R	
(9) दस्तऐवज करम दिल्याचा दिनांक	03/03/2022	
(10)दस्त मोंदणी केल्याचा दिनांक	03/03/2022	
(11)अनुक्रमीक,खंड व पृष्ठ	3623/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	191000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)संघ		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारतामा 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 the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 33,75,000.00 (Rupees Thirty Three Lakh Seventy Five Thousand Only). The Realizable Value of the above property is ₹ 30,37,500.00 (Rupees Thirty Lakh Thirty Seven Thousand Five Hundred Only). The Distress Value is ₹ 27,00,000.00 (Rupees Twenty Seven Lakh Only).

Place: Mumbai
Date: 26.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=signin,
2.5.4.20=962728c4f4a33d0c34d0f29a02656f913460cf3d33d41
333113279a17a1805653, postalCode=400069,
st=Maharashtra,
serialNumber=11516a5f6a6b1cc8f8b22553Mce33d0631f31b
42a294a2827a279632796359fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.26 12:24:52 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

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 of the Branch Manager with office Seal)



DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 26.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 20.06.2023 (Mr. Sanket Karalkar) the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard 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.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole from Conceptual Advisory Services LLP vide Agreement for Sale dated 20.01.2023.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, RBC Belapur Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Shobha Kuperkar – Technical Manger Shamal Bodke – 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 – 20.06.2023 Valuation Date – 26.06.2023 Date of Report – 26.6.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 20.06.2023
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 Commercial 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 **26th June 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 **375.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole**. 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's representative, we understand that the subject property is owned by **Mr. Sampat Laxman Gole & Mrs. Sunita Sampat Gole**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **375.00 Sq. Ft. Total 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 land 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **375.00 Sq. Ft. Total Carpet Area.**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th June 2023**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 and valued for this particular purpose at ₹ 33,75,000.00 (Rupees Thirty Three Lakh Seventy Five Thousand Only). As per site inspection 12% of construction work is completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20c98226c04e2356c3940c992686591349c7a43364133
31122795-7a118b1592, postalCode=400069, st=Maharashtra,
serialNumber=11a16a256ab8c89602a55a81c7a5e31831b122=
394e282926327a8281fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.06 17:26:03 +05'30'


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

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