

# 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. <b>PG-1253/23-24</b>	Dated <b>24-Jun-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>002029 / 2301255</b>	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

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

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:**  
 "Mrs. Kavita Ishwar Patil & Mr. Ishwar Vasant Patil -  
 Residential Flat No. 102, 1st Floor, Building No 5,  
 ""Regency Sarvam""  
 Gupta Estates, Near Titwala Station, Ganpati Mandir  
 Road, Village - Manda, Titwala, Taluka - Kalyan, District  
 -  
 Thane, Titwala (East), PIN Code - 421 605, State -  
 Maharashtra, India"

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**  
 for **Vastukala Consultants (I) Pvt Ltd**

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

Authorised Signatory

This is a Computer Generated Invoice



PROFORMA INVOICE

**State Name:** Maharashtra, India  
**City:** Mumbai  
**Address:** Plot No. 102, 1st Floor, Building No. 8, Road, Vashi - Mumbai, Maharashtra - 401 302, India  
**Phone:** +91 22 2722 2211  
**Website:** www.mhsmc.com

**Buyer's Name:** VastuKala Consultants (P) Pvt Ltd  
**Address:** Plot No. 102, 1st Floor, Building No. 8, Road, Vashi - Mumbai, Maharashtra - 401 302, India  
**Phone:** +91 22 2722 2211  
**Website:** www.vastukala.com

**Invoice No:** VAS/INV/2024/001  
**Invoice Date:** 24-Jun-24  
**Delivery Note:** Refer to Delivery Note  
**Reference No. & Date:** Refer to Reference No. & Date  
**Buyer's Order No.:** Refer to Buyer's Order No.  
**Dispatch Date:** Refer to Dispatch Date  
**Dispatched through:** Refer to Dispatched through  
**Destination:** Refer to Destination  
**Terms of Delivery:** Refer to Terms of Delivery

Sl. No.	Particulars	HSN/SAC Code	Rate	Amount
1	VALUATION FEE	998324	15%	2,600.00
	CGST			128.00
	SGST			128.00
	<b>Total</b>			<b>2,856.00</b>

Amount in words: Indian Rupee Two Thousand Nine Hundred Fifty Only  
 (INR 2,856.00)

Particulars	Amount
Total	2,856.00
Tax Amount (in words)	Indian Rupee Four Hundred Fifty Only (INR 450.00)

**Company's Bank Details:**  
**Bank Name:** ICICI BANK LTD  
**Branch:** VASTUKALA ATHANE  
**Account No.:** 20808080811  
**IFSC Code:** ICIC0000000

**Company's PAN:** AADBYA302R  
**Company's Service Tax No.:** AACV4002R10001

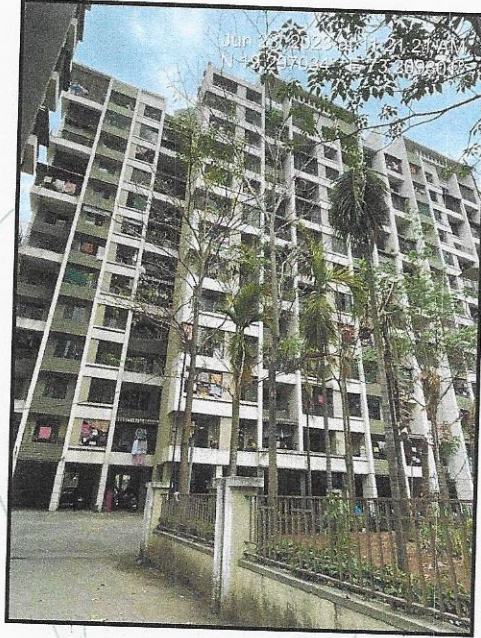
**Company's Address:** Plot No. 102, 1st Floor, Building No. 8, Road, Vashi - Mumbai, Maharashtra - 401 302, India  
**Phone:** +91 22 2722 2211  
**Website:** www.vastukala.com

**Buyer's Signature:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Company's Signature:** \_\_\_\_\_  
**Date:** \_\_\_\_\_



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Kavita Ishwar Patil & Mr. Ishwar Vasant Patil**

Residential Flat No. 102, 1<sup>st</sup> Floor, Building No 5, "**Regency Sarvam**", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India.

Latitude Longitude : 19°17'50.4"N 73°12'29.8"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Kalyan**

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



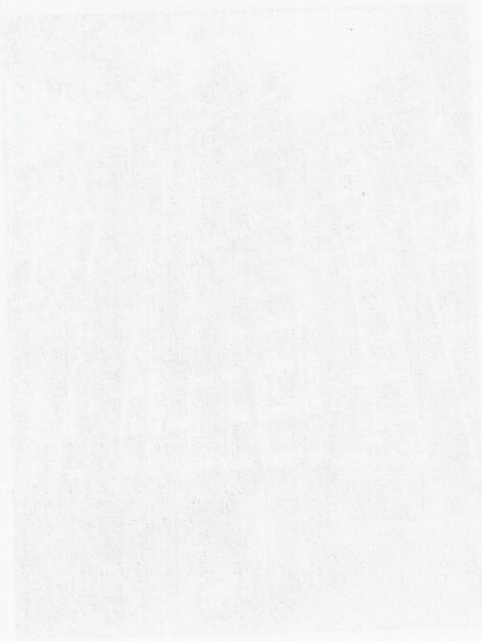
**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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**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](mailto:mumbai@vastukala.org)

# Valuation Report of the Immovable Property



Details of the above property as mentioned in

Form of Transfer of Property Act, 1882, as amended, and

Form of Transfer of Property Act, 1908, as amended, and

Particulars of the property as mentioned in

Valuation Form for

State Bank of India

State Bank of India

State Bank of India, New Delhi



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Building No 5, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India belongs to **Mrs. Kavita Ishwar Patil & Mr. Ishwar Vasant Patil.**

### Boundaries of the property

North	: Regency Sarvam Road
South	: Internal Road
East	: Regency Sarvam, Building No. 6
West	: Regency Sarvam, Building No. 4

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 **₹ 57,85,790.00 (Rupees Fifty Seven Lakh Eighty Five Thousand Seven Hundred Ninety 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

Encl.: Valuation report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, o=Vastukala  
2.5.4.30=69228644d31a0c2a6d092660913904750326113311227961  
7a1865652, postalCode=400059, st=Maharashtra,  
serialNumber=4145a2a5f6a5cc99f616a35a9f0e16631f11b24394e28f2e  
29a327b625f6, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.24 18:02:07 +05'30'

Auth. Sign.



[www.vastukala.org](http://www.vastukala.org)

**Thane :** 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
**E-mail :** [thane@vastukala.org](mailto:thane@vastukala.org), **Tel. :** 80978 82976 / 90216 25621

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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 28371325/24  
**mumbai@vastukala.org**

**Vastukala Consultants India Pvt. Ltd.**

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

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 : 23.06.2023
	b) Date of which the valuation is made : 24.06.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Dated 17.11.2017 between Mr. Priyesh G. Nambiar(The The Transferor) And Mrs. Kavita Ishwar Patil & Mr. Ishwar Vasant Patil(The The Transferee). II) Copy of Part Occupancy Certificate Document No.KDMC / NRV / CC / KV / 391 Dated 21.03.2014 issued by Kalyan Dombivli Municipal Corporation. III) Copy of No Objection Certificate regarding Transfer of Flat No.NA Dated 17.11.2017 issued by Kalyan Dombivli Municipal Corporation. IV) Copy of Amended Commencement Certificate Document No.KDMC / NRV / BP / KV / 2012 - 2013 / 121 / 181 Dated 12.12.2012 issued by Kalyan Dombivli 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) : <b>Mrs. Kavita Ishwar Patil &amp; Mr. Ishwar Vasant Patil</b>  Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No 5, " <b>Regency Sarvam</b> ", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Ishwar Vasant Patil (Owner) Mobile No. 9004044363  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Balcony Area + Dining + 2 Flowered Area + 2 Toilet + Passage. ( <b>2 BHK</b> ). The property is at 600M distance from Railway Station Titwala.
6	Location of property

a)	Plot No. / Survey No.	:	Survey No - 42/1,2,3, 42/4A/1, 42/4A/2, 42/5, 42/6, 47/1, 50/1A, 50/2, 220/1, 251/Part of Village - Manda and Survey No 201/1, 223/1,224/1, 225/1, 246/1 of Village - Titwala	
b)	Door No.	:	Residential Flat No. 102	
c)	C.T.S. No. / Village	:	-Village - Manda, Titwala	
d)	Ward / Taluka	:	Taluka - Kalyan	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Part 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. 102, 1 <sup>st</sup> Floor, Building No 5, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India.	
8	City / Town	:	City - Titwala (East)	
	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 - Manda, Titwala Kalyan Dombivali Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Regency Sarvam Road	Details not available
	South	:	Internal Road	Details not available
	East	:	Regency Sarvam, Building No. 6	Details not available



	West	:	Regency Sarvam, Building No. 4	Details not available
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. = 723.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 710.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 852.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°17'50.4"N 73°12'29.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 710.00 ( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:		
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Manda, Titwala, Kalyan Dombivali Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No 5, " <b>Regency Sarvam</b> ", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda, Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2014 (As Per Part Occupancy Certificate)	



5.	Number of Floors	:	Stilt + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 6 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt + Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 102
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 Aluminium Sliding
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
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.	:	Electricity Bill Consumer No. 020117087132
	Meter Card is in the name of	:	Priyesh Gopalan Nambiar
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mrs. Kavita Ishwar Patil &amp; Mr. Ishwar Vasant Patil</b>



8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 852.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per KDMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 723.00</b> <b>(As per Area actual site measurement)</b> Carpet area in Sq. Ft. = 602.00 Balcony area in Sq. Ft. = 121.00 Total Carpet Area in Sq. Ft. = 723.00 <b>(Area as per actual site measurement)</b> All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area. Carpet Area in Sq. Ft. = 710.00 <b>(As Per Area Agreement for sale)</b>
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?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ 12,000/- (Expected rented income as per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 8,500/- to ₹ 9,000/- per Sq. Ft. on Carpet Area ₹ 7,500/- to ₹ 7,700/- 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).	:	₹ 8,500/- per Sq. Ft.
3.	Break – up for the rate	:	

	I. Building + Services	:	₹ 2,600/- per Sq. Ft.
	II. Land + others	:	₹ 5,900/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 54,200/- per Sq. M. i.e. ₹ 5,035/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 50,096/- per Sq. M. i.e. ₹ 4,654/- 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600/- per Sq. Ft.
	Age of the building	:	9 years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,249/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,900/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,149/- per Sq. Ft.</b>
	Remarks		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	710.00 Sq. Ft.	8,149.00	57,85,790.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			



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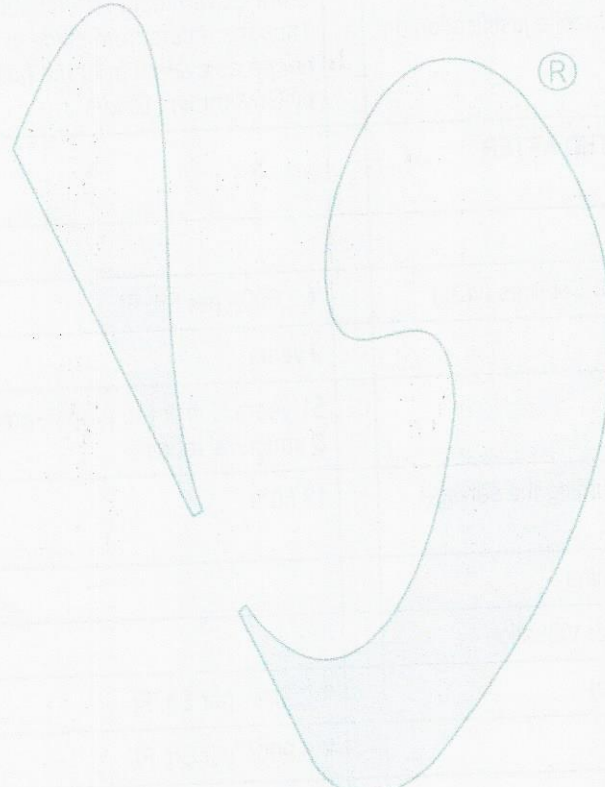
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7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others			
<b>Total / Realizable value of the property</b>				<b>57,85,790.00</b>
<b>Insurable value of the property (852.00 X 2,600.00)</b>				<b>22,15,200.00</b>
<b>Guideline value of the property (852.00 X 4,654.00)</b>				<b>39,65,208.00</b>



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## Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,500.00 to ₹ 9,000.00 per Sq. Ft. on Carpet Area / ₹ 7,500.00 to ₹ 7,700.00 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 ₹8,149.00 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	
Saleability	Good
Likely rental values in future	₹ 12,000/- (Expected rented income as per month)
Any likely income it may generate	Rental Income



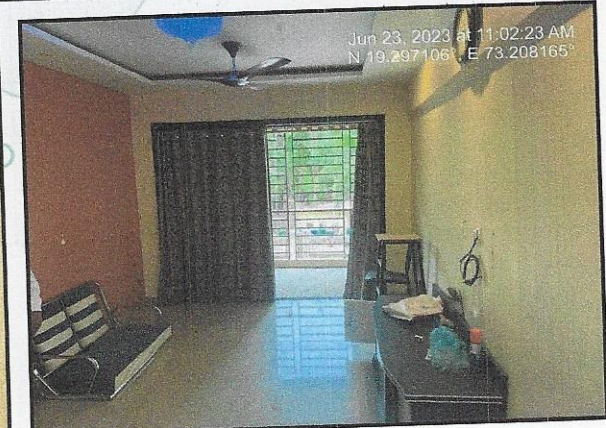
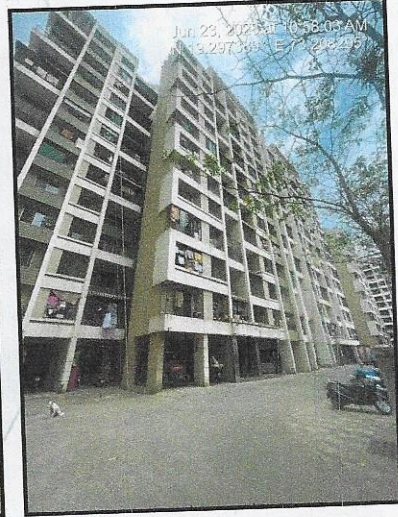
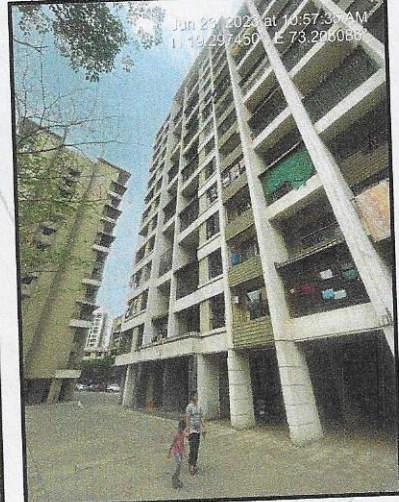
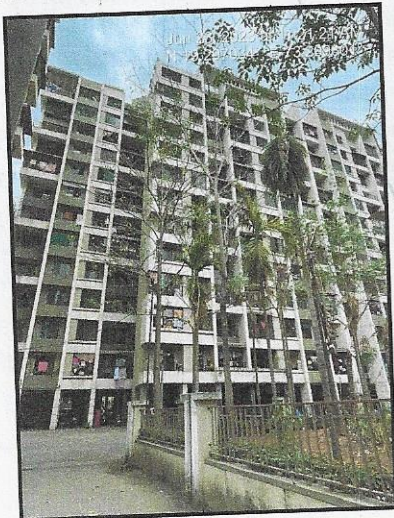
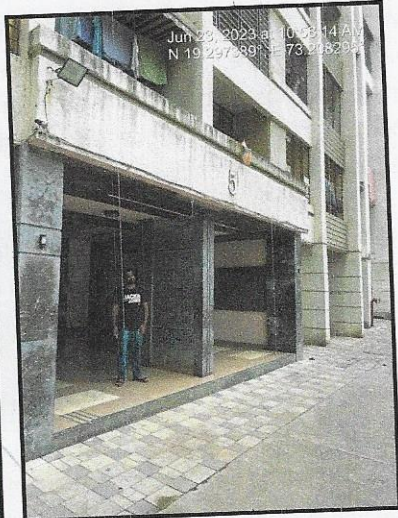
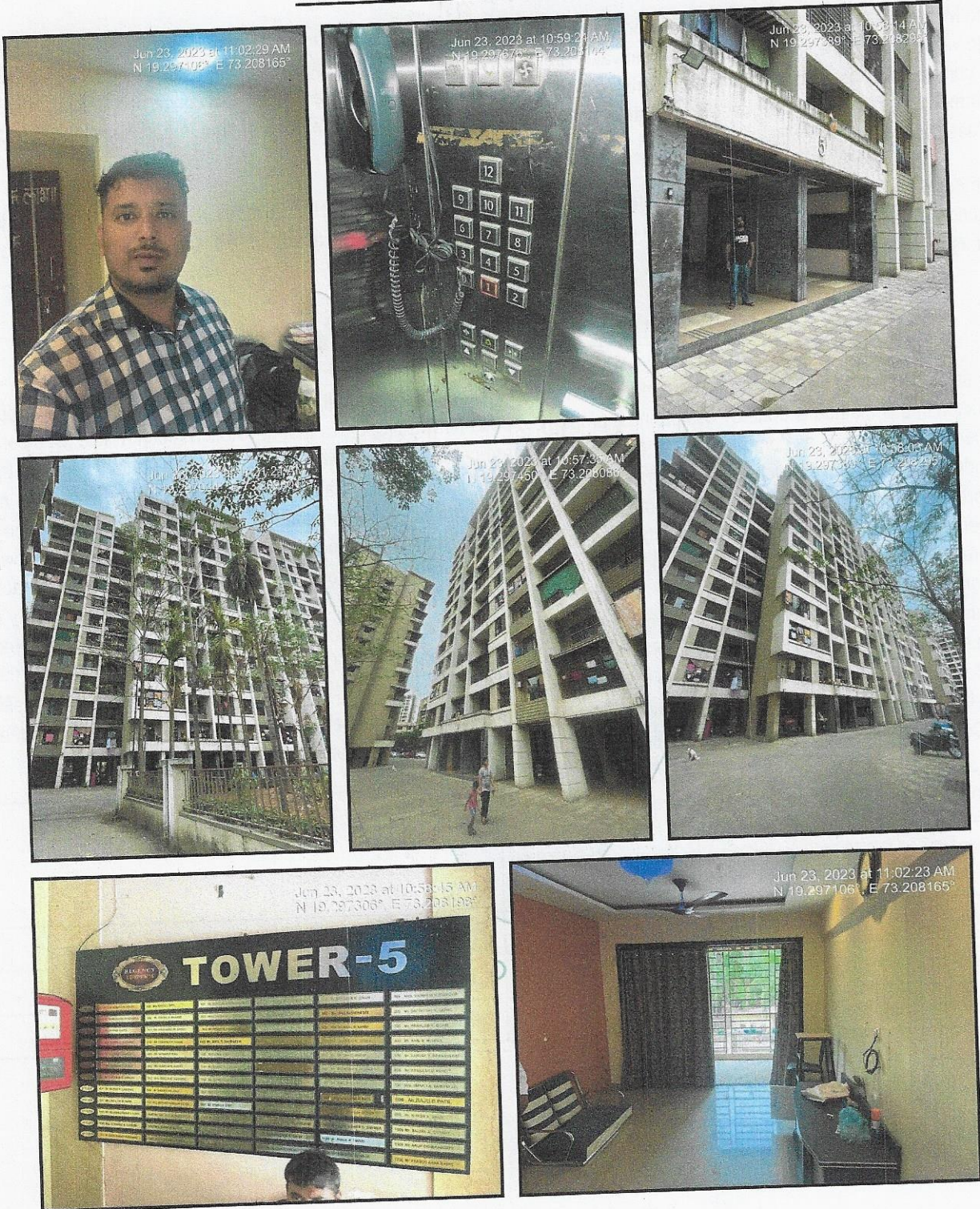
Think.Innovate.Create

# Vastukala Consultants (I) Pvt. Ltd.

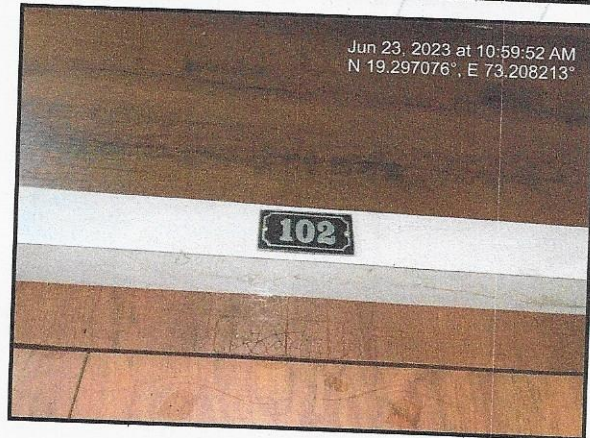
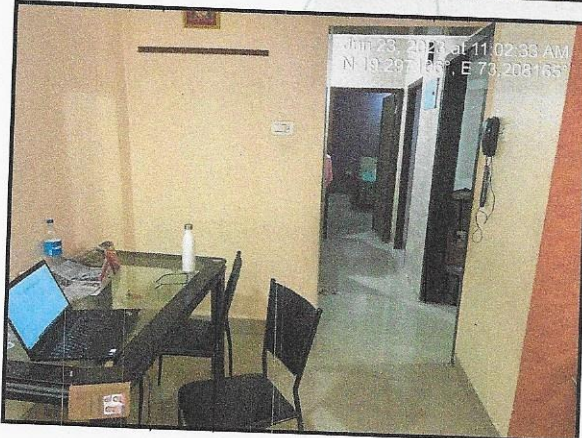
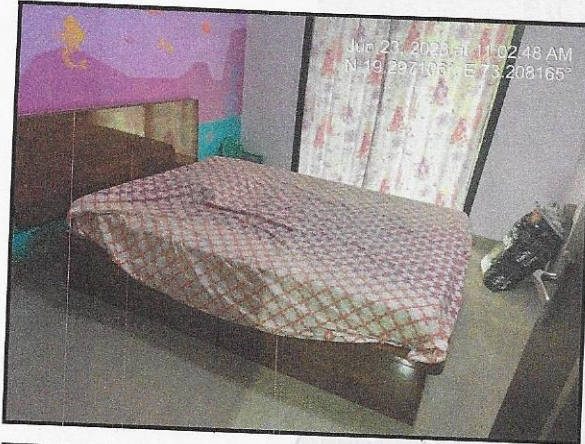
An ISO 9001:2015 Certified Company

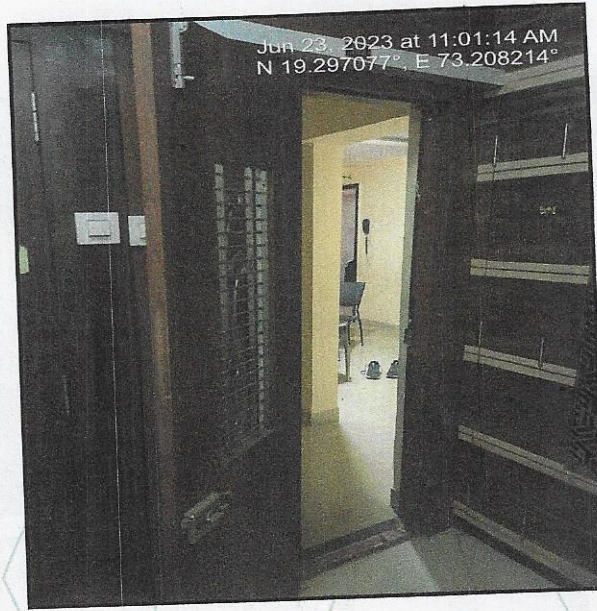
[www.vastukala.org](http://www.vastukala.org)


### Actual Site Photographs



### Actual Site Photographs



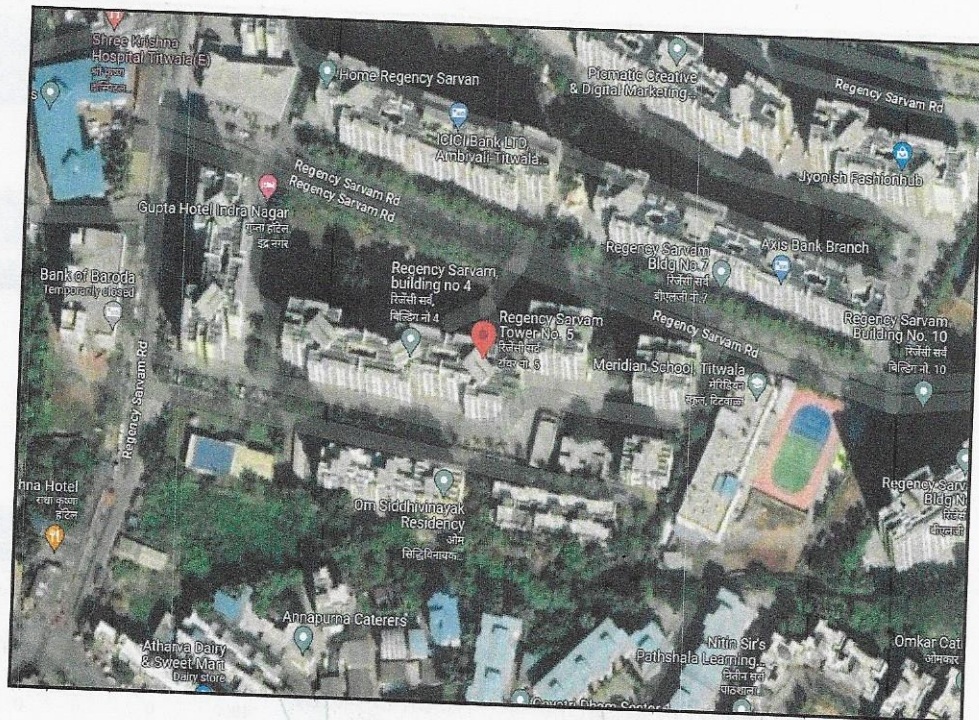


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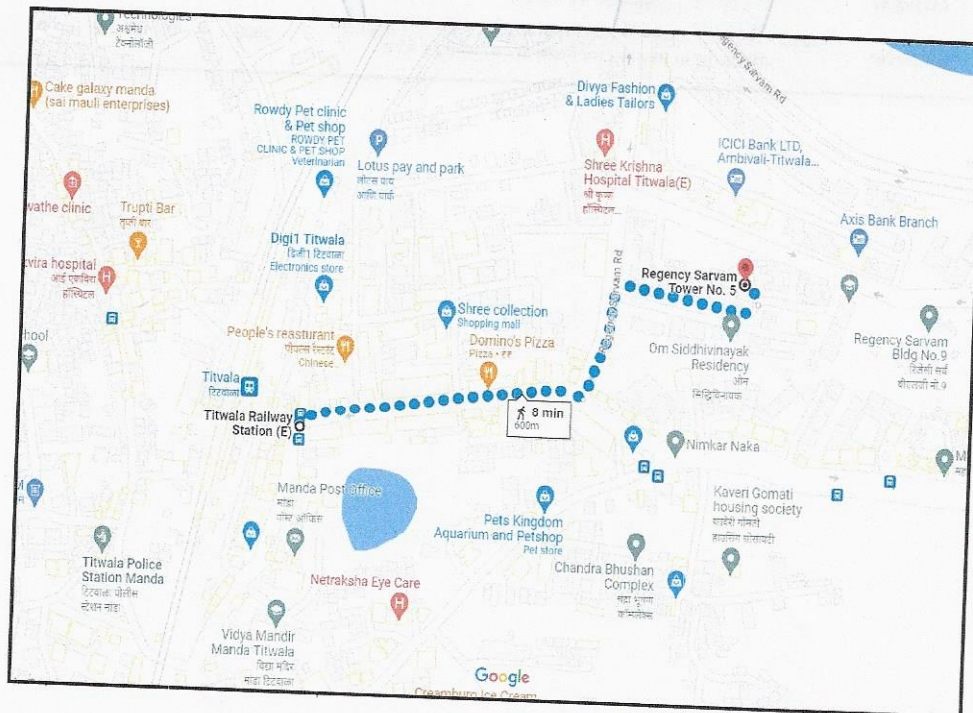




## Route Map of the property



**Note:** Red marks shows the exact location of the property




**Longitude Latitude: 19°17'50.4"N 73°12'29.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Titwala - 600M).



## 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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User Manual
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Feedback

**Annual Statement of Rates**

Year: 20232024

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : मांडा

Search By:  Survey No  Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	26/79-विभाग.2 प्रभाग मांडे (34) (अ) मांडा पुर्व : (गणपती मंदीर बाजु) मध्य रेल्वे लाईनच्या पुर्वेकडील या भागातील सर्व मिळकती	11400	47900	55200	61000	55200	चौ. मीटर
SurveyNo	26 /80 अ-विभाग.2अ प्रभाग मांडे (34) (अ) मांडा पुर्व (गणपती मंदीर बाजु) मध्य रेल्वे लाईनच्या पुर्वेकडील या भागातील मिळकती प्र.चौ.मी.	11100	47900	53800	59700	53800	चौ. मीटर
SurveyNo	26/80-विभाग.2अ प्रभाग मांडे (34) (अ) मांडा पुर्व (गणपती मंदीर बाजु) मध्य रेल्वे लाईनच्या पुर्वेकडील या भागातील मिळकती अधिकसीत प्र.चौ.मी.	4600	0	0	0	0	चौ. मीटर
SurveyNo	26/81-विभाग.2अ प्रभाग मांडे (34) (ब) मांडा पश्चिम - मध्य रेल्वे लाईनच्या पश्चिमेकडील भागातील सर्व मिळकती	8600	54200	62400	67900	62400	चौ. मीटर
SurveyNo	26/82 - विभाग.2ब प्रभाग मांडे (34) (ब) मांडा पश्चिम - मध्य रेल्वे लाईनच्या पश्चिमेकडील या भागातील सर्व मिळकती - अधिकसीत प्र.चौ.मी	3600	0	0	0	0	चौ. मीटर

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## Price Indicator

Property	Regency Sarvam, Titwala
Source	Nobroker.com
Area Type	Saleable
Area	1060 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 7,500/-
Floor	Middle

**NOBROKER**

2 BHK Flat In Regency Sarvam, Titwala For Sale In Titwala  
Titwala, Mumbai, Maharashtra, INDIA

₹ 53 Lacs  
Negotiable

₹ 30,376/Month  
Estimated EMI

1,060  
Sq.Ft.

Need Home Loan?  
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom  
No. of Bedroom

2 Bathroom  
No. of Bathroom

4  
Bacny

Mar 20, 2023  
Posted On

Immediately  
Possession

Regency Sarvam, Ti...  
Apartment

[Get Owner Details](#)

Price Trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq. Ft./M	Flooding	Verified Titles
Builtup Area	1,060 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Furnish Now</a>
Facing	North	Floor	11/14
Parking	None	Gated Security	Yes

Activity On This Property

157 Unique Views 0 Shortlists 4

Similar Properties

More 2 BHK Properties for buy in mumbai



Property	Regency Sarvam, Titwala
Source	Nobroker.com
Area Type	Carpet
Area	707 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 7,715/-
Floor	Middle Floor

**NOBROKER**

2 BHK Flat In Regency Sarvam For Sale In Titwala  
Titwala, Mumbai, Maharashtra, INDIA

₹ 60 Lacs  
Non-negotiable

₹ 34,388/Month  
Estimated EMI

1,100  
Sq.Ft

Need Home Loan?  
Apply Loan

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom  
No. of Bedroom

2 Bathroom  
No. of Bathroom

2  
Beds

Apr 4, 2023  
Posted On

Dec 1, 2023  
Possession

Regency Sarvam  
Apartment

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	1,100 Sq.Ft	Carpet Area	707 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	North-East
Floor	21/23	Parking	Car

Activity On This Property

48 Unique Views 0 Shortlists

Similar Properties

More 2 BHK Properties for buy in mumbai

Property	Regency Sarvam, Titwala
Source	https://www.99acres.com/
Area Type	Carpet
Area	707 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 7,715/-
Floor	21st

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Titwala > 2 BHK Flats in Titwala

Posted on Mar 10, 2023 | Under Construction

**₹60 Lac** @ 8,486 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹47,922  
 Flat/Apartment for Sale  
 in Regency Sarvam, Titwala, Mumbai Beyond Thane, Mumbai

**PIERA STATUS** REGISTERED | Registration No: P51700007066 | Website: https://maharera.mahaonline.gov.in/

Overview | Society | Owner Details | Price Trends | Registry Record | Explore Locality >

Property (7) | Society (38)

**Area**  
 Carpet area: 707 sq.ft. (65.68 sq.m.)

**Configuration**  
 2 Bedrooms, 2 Bathrooms, 2 Balconies

**Price**  
 ₹ 60 Lac  
 @ 8,486 per sq.ft. (All Inclusive)

**Address**  
 Regency Sarvam  
 Titwala, Mumbai Beyond Thane

**Floor Number**  
 21<sup>st</sup> of 23 Floors

**Overlooking**  
 Park/Garden, Main Road, Club, Pool, Sea facing

**Possession in**  
 Within 6 months

**Places nearby**  
 Titwala, Mumbai Beyond Thane, Mumbai

View All (15)

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 **₹57,85,790.00 (Rupees Fifty Seven Lakh Eighty Five Thousand Seven Hundred Ninety Only)**.

Place : Thane

Date : 24.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admind,  
2.5.4.20=982226c0fad354c0390cf39e26665913490cf33c4113311  
75279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41825656abc0d0db2a55a8fce3feb31f31be2e3  
94e28f2c79a377b623dfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.24 18:02:28 +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 24.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Nikhil Sonawane has personally inspected the property on 23.06.2023. 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

*[The main body of the page contains extremely faint, illegible text, likely bleed-through from the reverse side of the document. The text is too light to transcribe accurately.]*

