

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-1284/23-24
	Dated 27-Jun-23
	Delivery Note Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. Other References
Buyer (Bill to) Union Bank Of India Gokhiware Branch Surucha Muldapat Residency , Ground Floor, Pinto Travels Campus, Gokhiware, Vasai East , Palghar-401208 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. Dated
	Dispatch Doc No. 002072 / 2301287
	Dispatched through Destination
	Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			In ₹ 3,540.00

Amount Chargeable (in words) **Indian Rupee Three Thousand Five Hundred Forty Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Company's Bank Details
 Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



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

 Authorised Signatory

Remarks:
 Mr. Ajay Kumar Singh - Residential Flat No. 9, Ground Floor, Wing - B, Building No. 1, "Sagar Deep Co-op. Hsg. Soc. Ltd.", Ram Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, Vasai Road (East), Palghar - 401 208, 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

This is a Computer Generated Invoice



PROFORMA INVOICE

Invoice No.	90-128423-24	Invoice Date	27-Jun-23
Customer Name	Yashika Consultants (I) Pvt Ltd	Customer Address	8-101, U.S. 100P SOMNATH CHANGIYAU FARM ROAD ANCHERIE POST-400013 GOTHURU 575400V430R17X
Invoice No. & Date		State Name	Maharashtra Code: 27
Invoice Code No.		E-Mail	accounts@yashika.co
Delivery Note No.		Buyer (to)	Union Bank Of India
Dispatched through	0050711301281	Delivery branch	Gokhale branch
Terms of Delivery		Branch Mulpaat Residency, Ground Floor, Pimpri Timals Campus, Gokhale, Vasai East, Paligarh-401208	
Delivery Note Date		GSTIN	27AAAG0884G1X1
Destination		State Name	Maharashtra Code: 27

Particulars	HSN SAC	Rate	Amount
VALUATION FEE (Treatment Inspection and Certification Services)	997324	12 %	3,800.00
CGST			370.00
SGST			370.00
Total			Inf 4,540.00

Particulars	HSN SAC	Rate	Amount	Central Tax	State Tax	Tax Amount
Indian Rupee Three Thousand Five Hundred Forty Only	997324	9%	3,000.00	270.00	9%	270.00
Total			3,000.00	270.00		270.00

Company's Bank Details
UNION BANK OF INDIA
 Bank Name : 655501810080794
 A/c No :
 Branch & IFSC Code : Bandra East & UBIN0555330

Company's PAN : AADCV3309

NOTE - AS PER MME RULES INVOICES NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MME Registration No - 273220737

Yashika Consultants (I) Pvt Ltd
 Authorized Signatory



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ajay Kumar Singh**

Residential Flat No. 9, Ground Floor, Wing – B, Building No. 1, "**Sagar Deep Co-op. Hsg. Soc. Ltd.**", Ram
Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, Vasai Road (East), Palghar – 401 208,
State – Maharashtra, Country – India.

Longitude Latitude: 19°24'19.2"N 72°50'29.1"E













Valuation Prepared for:




Union Bank of India
Gokhivare Vasai Branch

Surucha Mundapat Residency, Ground Floor, Pinto Travels Campus, Gokhivare, Vasai (East),
Palghar – 401 208, State – Maharashtra, Country – India.

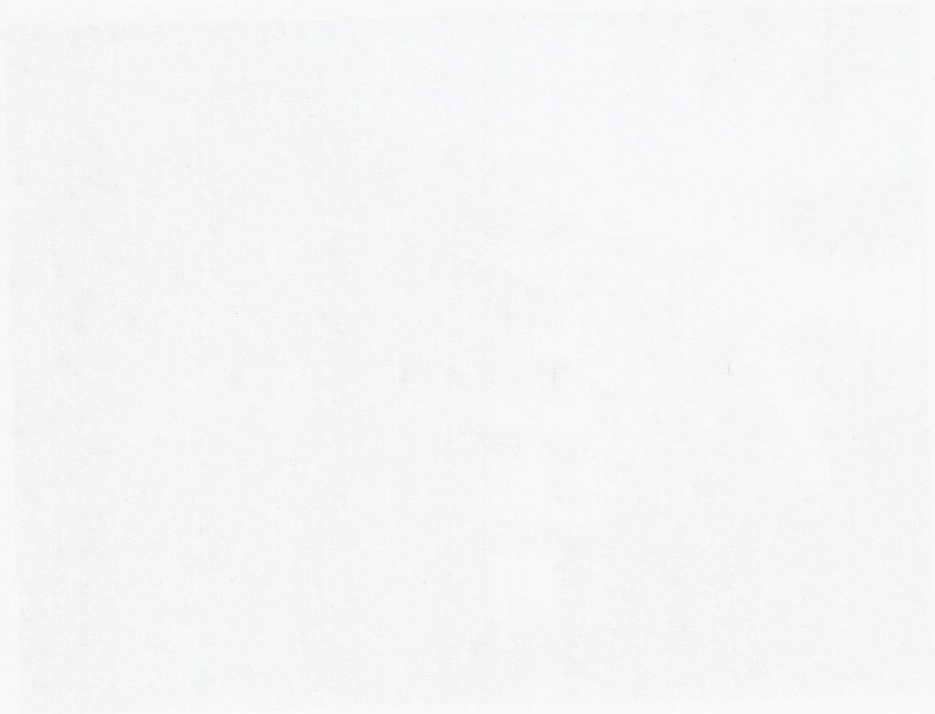


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|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **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 Report of the Immovable Property



Information of the property and its location

Name of the owner of the property

Information of the property and its location
Name of the owner of the property
Date of valuation

Information of the property and its location

Valuation of the property

Name of the valuer

Date of valuation

Information of the property and its location
Name of the owner of the property
Date of valuation

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 9, Ground Floor, Wing – B, Building No. 1, "Sagar Deep Co-op. Hsg. Soc. Ltd.", Ram Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Ajay Kumar Singh**.

Boundaries of the property.

North	:	Agrawal Hill View CHSL
South	:	Internal Road & Ram Rahim CHSL
East	:	Open Plot
West	:	Internal Road & Bhoomi Building

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 **₹ 45,29,344.00 (Rupees Forty Five Lakh Twenty Nine Thousand Three Hundred Forty Four Only)**.

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

Hence certified

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.27 10:54:06 +05'30'

(Handwritten Signature)



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.



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- Raipur
- 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 (I) Pvt. Ltd.

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

To,
The Branch Manager,
Union Bank of India
Gokhivare Vasai Branch
 Surucha Mundapat Residency,
 Ground Floor, Pinto Travels Campus,
 Gokhivare, Vasai (East), Palghar – 401 208,
 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 : 22.06.2023
	b)	Date on which the valuation is made : 27.06.2023
3.	List of documents produced for perusal	: 1) Copy of Agreement for Sale dated 16.06.2023 Between Mrs. Vandana Y. Srivastava (the Transferor) and Miss. Stuti Yogeshkumar Srivastava & Miss. Mukti Yogeshkumar Srivastava (the Confirming Party) and Mr. Ajay Kumar Singh (the Transferee). 2) Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP-2561 / E / 1961 dated 03.04.2002 issued by CIDCO. 3) Copy of Occupancy Certificate No. VVSR / NR / 159 / E / 161 dated 18.03.2021 issued by Vasai Virar City Municipal Corporation. 4) Copy of Property Tax Receipt No. 1098 for the year 2022-23 in the name of Yogeshkumar Ambikaprasad Srivastava & Vandana Yogeshkumar Srivastava issued by Vasai Virar City Municipal Corporation. 5) Copy of Society Registration Certificate Year 2009-2010 6) Copy of Society Maintenance Bill No. 133 dated 01.05.2023 in the name of Vandana Yogesh Srivastava issued by Sagar Deep Co-op. Hsg. Soc. Ltd. 7) Copy of Electricity Bill Consumer No. 001590577797 dated 11.06.2023 in the name of Vandana / Yogesh Srivastava issued by MSEDCL.
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. Ajay Kumar Singh Address: Residential Flat No. 9, Ground Floor, Wing – B, Building No. 1, "Sagar Deep Co-op. Hsg. Soc. Ltd.", Ram Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Shravan Dvivedi (Broker) Contact No. 8788591993 Sole Ownership
5.	Brief description of the property (Including	: The property is a Residential Flat located on Ground

	Leasehold / freehold etc.)	Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + Toilet + WC & Bath + Passage + Garden area. (i.e. 2 BHK with Toilet + WC + Bath). The property is at 4 Km. travelling distance from nearest railway station Nallasopara.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 111 & 112
	b) Door No.	:	Residential Flat No. 9
	c) C.T.S. No. / Village	:	Village – Gokhivare
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N. A.
7.	Postal address of the property	:	Residential Flat No. 9, Ground Floor, Wing – B, Building No. 1, "Sagar Deep Co-op. Hsg. Soc. Ltd.", Ram Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, 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 – Gokhivare 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
	North		Agrawal Hill View CHSL
	South		Internal Road & Ram Rahim CHSL
	East		Open Plot
	West		Internal Road & Bhoomi Building
13	Dimensions of the site		As per Documents Details not available
			N. A. as property under consideration is a Residential

		Flat in a building.	
		A	B
		As per the Deed	Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
			Compound Wall
			Internal Road
			Lobby
			Wing - A
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 562.00 Garden Area in Sq. Ft. = 130.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 736.00 (Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°24'19.2"N 72°50'29.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 736.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 111 & 112
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Gokhivare Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 9, Ground Floor, Wing - B, Building No. 1, "Sagar Deep Co-op. Hsg. Soc. Ltd.", Ram Rahim Nagar Bldg. No. 1 & 2, Village Gokhivare, Vasai Road (East), Palghar - 401 208, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2009 (As per Society Registration Certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	3 Flats on Ground Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Building External repair work in is progress.
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply



Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Open Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the Flat is situated	: Ground Floor
2	Door No. of the Flat	: Residential Flat No. 9
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Ceramic tiles flooring
	Doors	: Teak wood door framed with flush doors
	Windows	: Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Property Tax Receipt No. 1098
	Tax paid in the name of:	: Yogeshkumar Ambikaprasad Srivastava & Vandana Yogeshkumar Srivastava
	Tax amount:	: ₹ 3,683.00
5	Electricity Service connection No.:	: Electricity Bill Consumer No. 001590577797
	Meter Card is in the name of:	: Vandana / Yogesh Srivastava
6	How is the maintenance of the Flat?	: Normal
7	Sale Deed executed in the name of	: Mr. Ajay Kumar Singh
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. = 736.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	: As per VVCMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 562.00 Garden Area in Sq. Ft. = 130.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 9,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
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)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,700.00 per Sq. Ft. on Built Up Area ₹ 6,154.00 per Sq. Ft. (after depreciation)
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 4,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 57,700.00 per Sq. M. i.e. ₹ 5,360.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 51,344.00 per Sq. M. i.e. ₹ 4,770.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,054.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,154.00 per Sq. Ft.
	Remarks: At the time of visit, Building External repair work in is progress.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat	736.00 Sq. Ft.	6,154.00	45,29,344.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Total Value of the Property				45,29,344.00
Realizable value of the property				40,76,410.00
Distress value of the property				36,23,475.00
Insurable value of the property (736.00 X 2,600.00)				19,13,600.00
Guideline value of the property (736.00 X 4,770.00)				35,10,720.00

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.

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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



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Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up 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 ₹ 6,154.00 per Sq. Ft. on Built Up 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
iii) Any likely income it may generate	Rental Income

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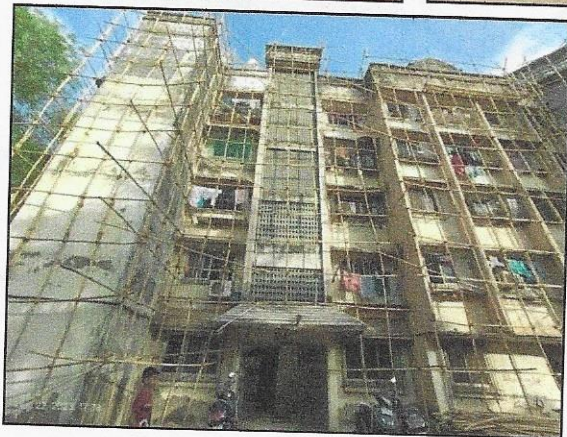
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Actual Site Photographs



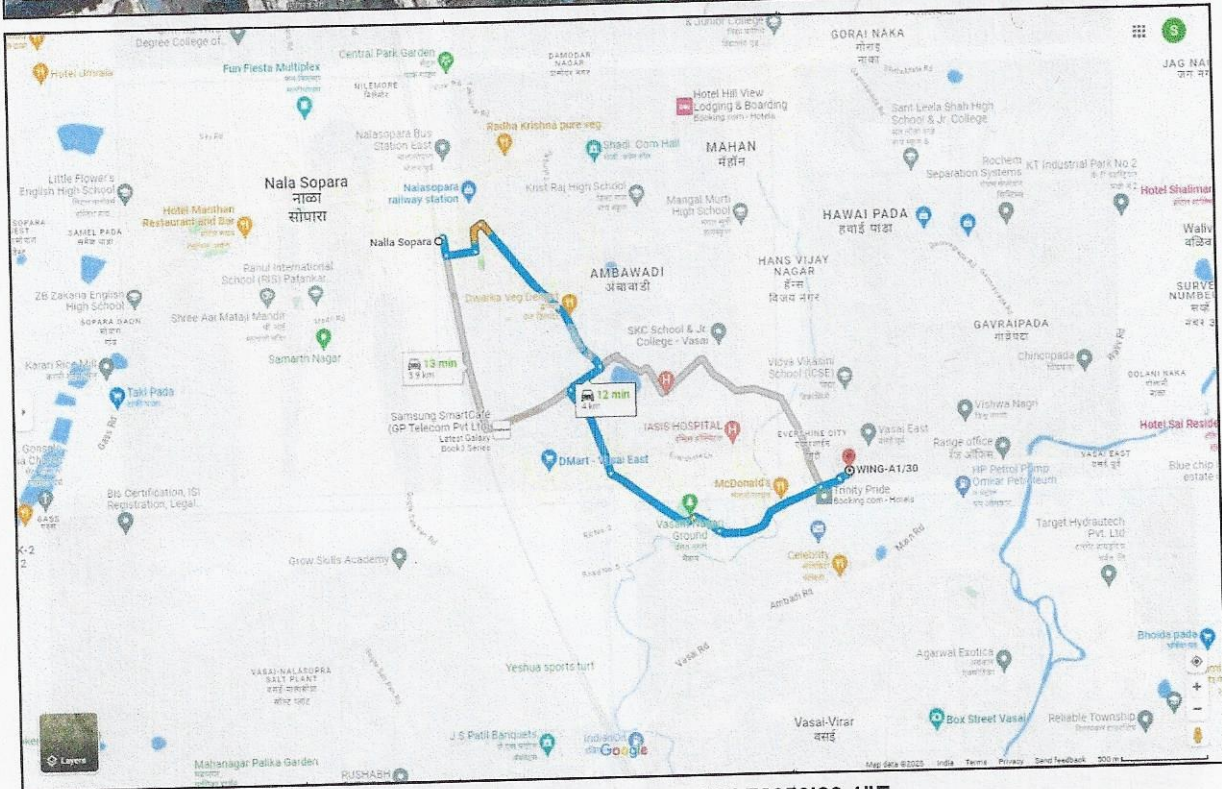
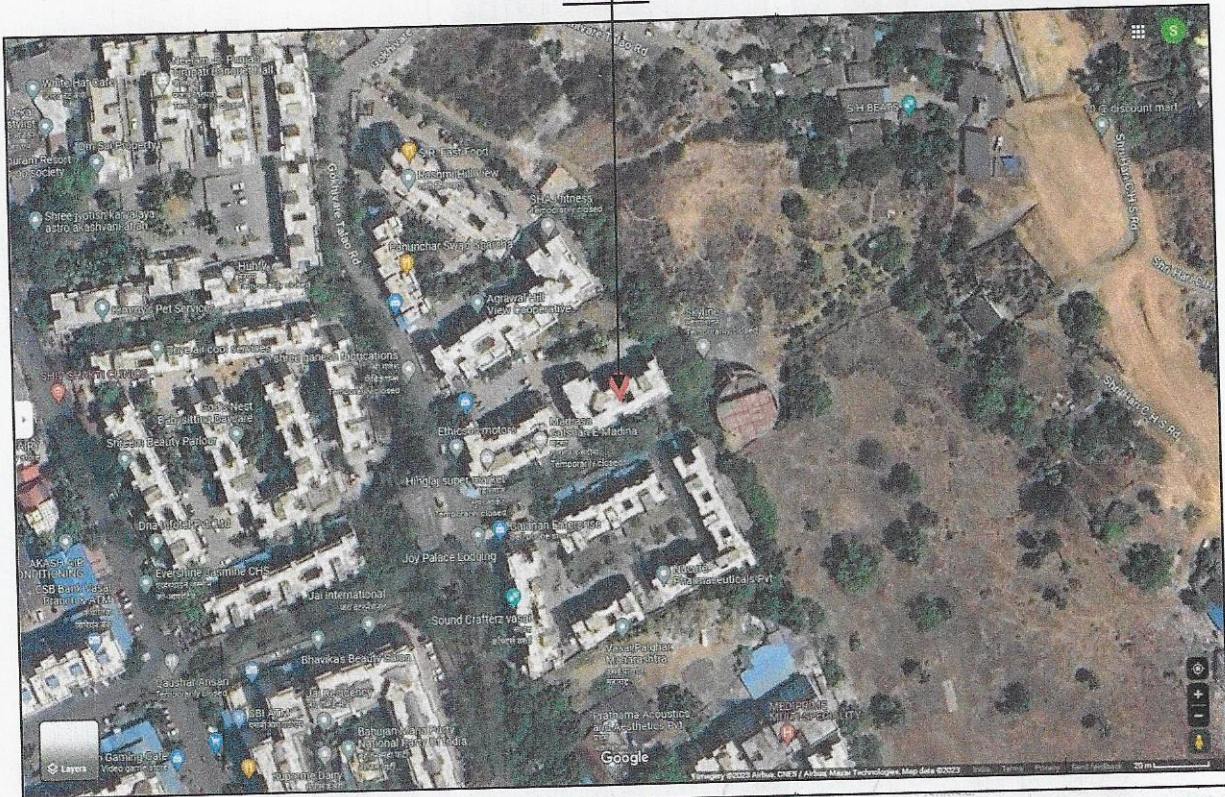
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Route Map of the property


site/ur



Longitude Latitude: 19°24'19.2"N 72°50'29.1"E

Note: The Blue line shows the route to site from nearest railway station (Nalasopara – 4 Km.)


Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक



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Annual Statement of Rates

Year: 20232024

Language: English

Selected District: पालघर

Select Taluka: वरमई

Select Village: गावाचे नांव - मोजे गोखीवरे

Search By: Survey No Location

Enter Survey No: 111

वर्गविभाग	कुली बर्गीत	विभागीय दरदस्तावेज	नोंदणी	दुकाने	बीघोविक	एकक (Rs./)	Attribute
3-रश्मिदास व इतर तत्सम अनुश्रेय वापरातील शिमिती	12300	57700	60100	73200	60100	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,700.00			
Reduced by 5% on Flat Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	57,700.00	Sq. Mt.	5,360.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,300.00			
The difference between land rate and building rate (A – B = C)	45,400.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	51,344.00	Sq. Mt.	4,770.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Price Indicators

NOBROKER

2 BHK Flat in Ram Rahim Apartment For Sale in Vasai East
 Vasai East, Mumbai, Maharashtra, INDIA

₹ 39 Lacs
 Negotiable

₹ 22,352/Month
 Estimated EMI

658
 Sq.Ft.

Need Home Loan?
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2 Bedroom
 No. of Bedroom

2 Bathroom
 No. of Bathroom

NA
 No. of Balcony

Apr 13, 2023
 Posted On

Immediately
 Posted On

Ram Rahim Apartm...
 Apartment

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Activity On This Property

239
 Unique Views

2
 Shortlist

Overview

Age of Building: 5-10 Years

Maintenance Charges: ₹ 1.7 Per Sq.Ft/M

Ownership Type: Self Owned

Flooring: Vitrified Tiles

Nearby: McDonald's, Anand Restaurant, Madhobn Township

99acres

Buy - Enter locality / Project / Society / Landmark

Posted on May 23, 2023 | Ready to move

₹ 30 Lac @ 6,666 per sq.ft.
 Estimated EMI ₹ 23,961

1BHK 1 Bath
 Flat/Apartment for Sale
 in Sagar Deep Chs, Vasai East, Mira Road And Beyond, Mumbai

NEBA STATUS: NOT AVAILABLE | Website: <https://maharajprj.mahadonline.gov.in/>

Overview | Owner Details | Price Trends | Explore Locality | Recommendations | Article >

Property (8)

Area: Super Built up area 450 sq.ft.
 (41.81 sq.m.)

Price: ₹ 30 Lac @ 6,666 per sq.ft.

Floor Number: 1st of 4 Floors

Configuration: 1 Bedroom, 1 Bathroom, No Balcony

Address: Sagar Deep Chs, Vasai East, Mira Road And Beyond

Property Age: 10+ Year Old

Places nearby
 Vasai East, Mira Road And Beyond, Mumbai

Ganesh Mandir | Gurudwara | Mr vikas ATM | Uco bank ATM | Divine Hospital | Dr Goyal's Children General Hos

Price Indicators

NOBROKER

2 BHK Flat In Ram Rahim Apartment For Sale In Vasai East
Vasai East, Mumbai, Maharashtra, INDIA

₹ 40 Lacs
Non-negotiable

₹ 22,925/Month
Estimated EMIs

720
Sq.Ft

Need Home Loan?
Apply Loan

May 8, 2023
Posted

Immediately
Process

Ram Rahim Apartm...
Apartment

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Nearby: RT VISION Carnival Cinemas DMart Carnival Cinemas Pizza Hut Lakoy Anchor Park

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.5 Per Sq.Ft	Flooring	NA
Builtup Area	720 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	East	Floor	0/4

Activity On This Property
133 Views 2 Favorites

Similar Properties

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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 ₹ 45,29,344.00 (Rupees Forty Five Lakh Twenty Nine Thousand Three Hundred Forty Four Only). The Realizable Value of the above property is ₹ 40,76,410.00 (Rupees Forty Lakh Seventy Six Thousand Four Hundred Ten Only). The Distress Value is ₹ 36,23,475.00 (Rupees Thirty Six Lakh Twenty Three Thousand Four Hundred Seventy Five Only).

Place: Mumbai

Date: 27.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.27 10:54:23 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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).

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Date

Signature
(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 27.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 22.06.2023. 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, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Ajay Kumar Singh from Mrs. Vandana Y. Srivastava vide Agreement for Sale dated 10.08.2008

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.

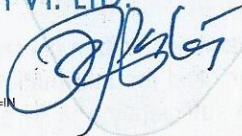
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.27 10:54:35 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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