

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-1310/23-24	Dated 27-Jun-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Awanue 1st Floor,Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 2113 / 2301312	Delivery Note Date
	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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty 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:
 Shri. Pradeep Vishwanath Sakhare - Residential Flat No. 6, Ground Floor, Wing - B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane - 401 105, 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

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

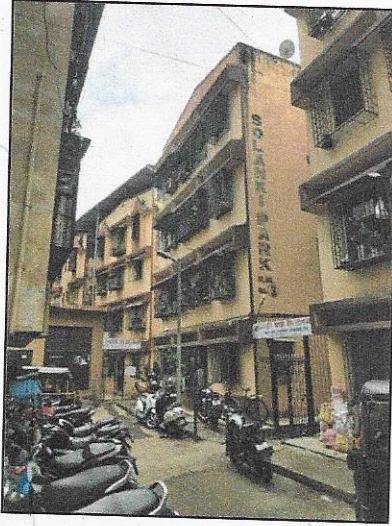
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Pradeep Vishwanath Sakhare**

Residential Flat No. 6, Ground Floor, Wing – B, “**Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.**”,
Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India.

Latitude Longitude: 19°18'21.8"N 72°51'46.4"E

Valuation Prepared for:

Janseva Sahakari Bank

Bhayandar (East)

Janki Avane, 1st floor, Phatak Road, Bhayandar (East) Thane - 401105,
State – Maharashtra, Country – India.

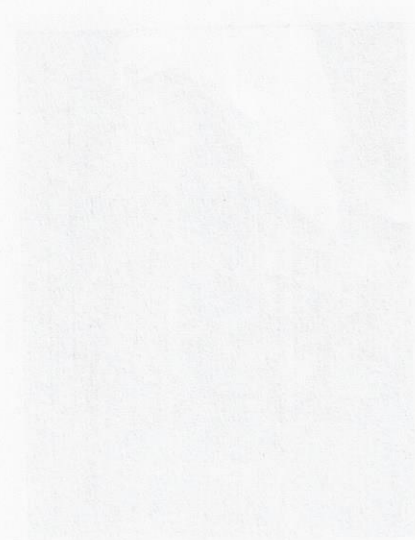


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- | | | | |
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| 📍 Delhi NCR | 📍 Nashik | 📍 Ahmedabad | 📍 Jaipur |

📍 **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



1. General Information

2. Description of the Property

3.

4. Valuation Methodology

5. Valuation Results

6. Conclusions

7. Appendix

8. Signatures

9. Notes

10. References

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India belongs to **Shri. Pradeep Vishwanath Sakhare**.

Boundaries of the property.

North	:	Internal Road
South	:	Residential Building
East	:	Solanki Park No. 4
West	:	Solanki Park No. 2

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 Fair Market Value for this particular purpose at **₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand Only)**.

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

Hence certified

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

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
JSB Emp. No. 36/LOAN H.O./2016-17/232
Encl. Valuation Report



Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manojbaburaochalikwar@vastukala.com, serialNumber=414665668, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 16:08:59 +05'30'

Auth. Sign.



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- | | | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
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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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072**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	:	24.06.2023
	b) Date on which the valuation is Made	:	27.06.2023
3.	List of documents produced for perusal:		
	1. Copy of Gift Deed 06.06.2023 between Smt. Rajani Pradeep Sakhare (The Donor) And Shri. Pradeep Vishwanath Sakhare (The Donee).		
	2. Copy of Occupancy Certificate No. Not visible dated 19.11.1997 issued by Mira Bhayander 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)	:	Shri. Pradeep Vishwanath Sakhare Address: Residential Flat No. 6, Ground Floor, Wing – B, “ Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd. ”, Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India. Contact Person: Shri. Pradeep Sakhare (Owner) Mobile No. 8828853888 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on Ground floor. At the time of site visit Flat No. 6 & 7 are internally merged with single entrance. The composition of Flat is 2 Bedrooms + Living Room + Kitchen + 3 Toilets. (i.e. 2BHK + 3 Toilets). The property is at 1.3 Km. travelling distance from nearest railway station Bhayander.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	New Survey No. 5, Hissa No. 3 (Part)
	b) Door No.	:	Residential Flat No. 6
	c) C.T.S. No. / Village	:	Village – Navghar
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	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. 6, Ground Floor, Wing – B, “ Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd. ”, Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India.
8.	City / Town	:	Bhayander (East), Thane
	Residential area	:	Yes
	Commercial area	:	No



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	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 – Navghar Mira Bhayander 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	:	Internal Road Details not available
	South	:	Residential Building Details not available
	East	:	Solanki Park No. 4 Details not available
	West	:	Solanki Park No. 2 Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Total Carpet Area in Sq. Ft. = 472.00 (Area as per Site measurement for Flat No. 6 & 7) Super Built up Area in Sq. Ft. = 245.00 (Area as per Gift Deed)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°18'21.8"N 72°51'46.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Super Built up Area in Sq. Ft. = 245.00 (Area as per Gift Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	New Survey No. 5, Hissa No. 3 (Part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Navghar Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 6, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1997 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure



7.	Number of Dwelling units in the building	:	3 Flats on 10 th Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
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. 6
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble tiles flooring
	Doors	:	Teak Wood door frame with Safety Door
	Windows	:	Aluminum sliding windows
	Fittings	:	Open plumbing & Electrical wiring with Casing capping.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Shri. Pradeep Vishwanath Sakhare
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Super Built up Area in Sq. Ft. = 245.00 (Area as per Gift Deed)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	Total Carpet Area in Sq. Ft. = 472.00 (Area as per Site measurement for Flat No. 6 & 7)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 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)	: ₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on Super 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).	: ₹ 9,000.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 6,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 84,200.00 per Sq. M. i.e. ₹ 7,822.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciated)	: ₹ 69,307.00 per Sq. M. i.e. ₹ 6,439.00 per Sq. Ft.
5	Age of the building	: 26 years
6	Life of the building estimated	: 34 years Subject to proper, preventive periodic maintenance & structural repairs.
<p>Remarks:</p> <p>i. As per site inspection, Residential Flat Nos. 6 & 7 is internally amalgamated with Single entrance. For the purpose of valuation, we have considered Area of as per Agreement for Sale. The said valuation is only for Flat No. 6</p> <p>ii. The flat under valuation is averagely maintained. At some places plaster is pulled out.</p>		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	245.00 Sq. Ft.	9,000.00	22,05,000.00
2	Total Fair Market Value of the Property			22,05,000.00
3	Realizable value of the property			19,84,500.00
4	Distress value of the property			17,64,000.00
5	Insurable value of the property (245.00 × 2,500.00)			6,12,500.00
6	Guideline value / Ready Reckoner Value of the property (245.00 × 6,439.00)			15,77,555.00

Justification for price /rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on Super 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 ₹ 9,000.00 per Sq. Ft. for valuation.

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Actual site photographs



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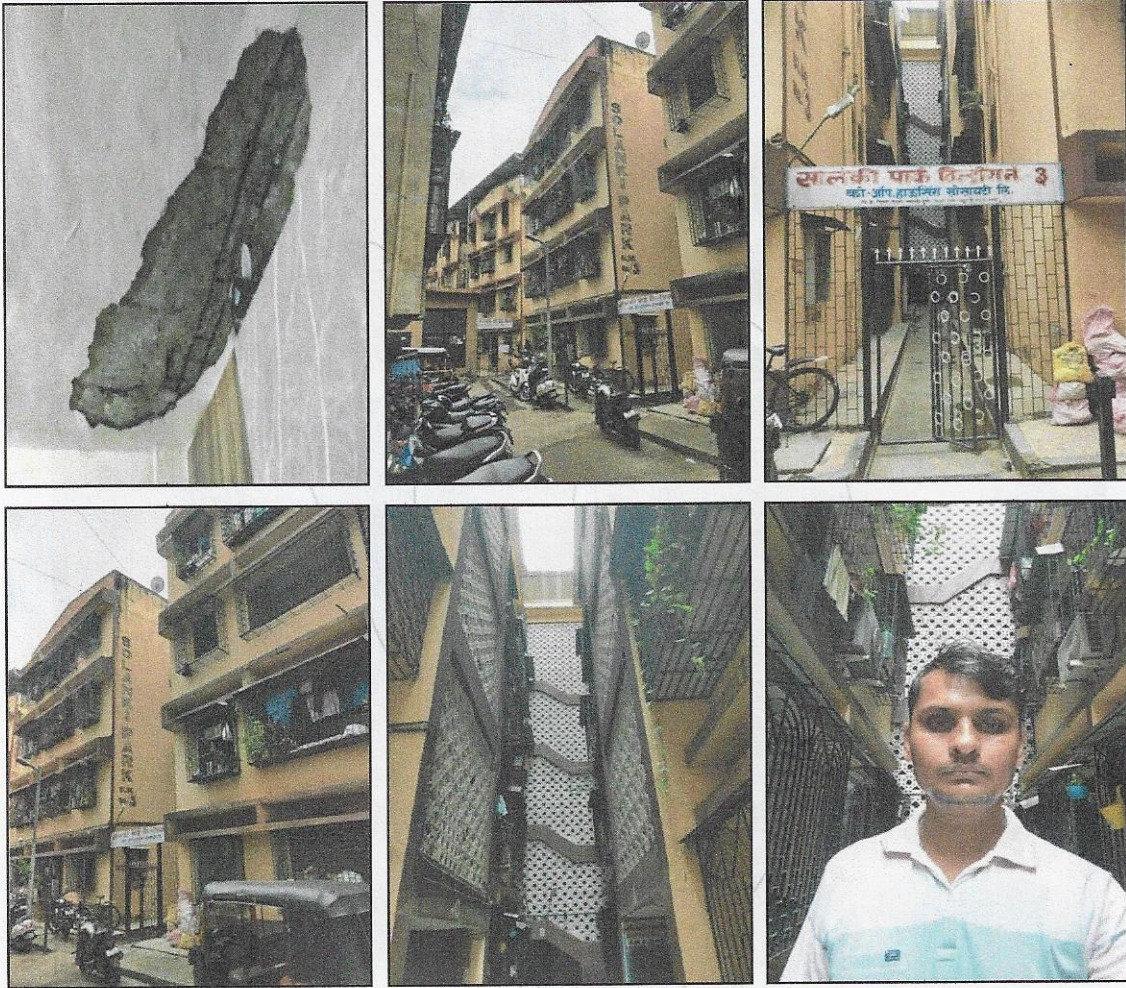
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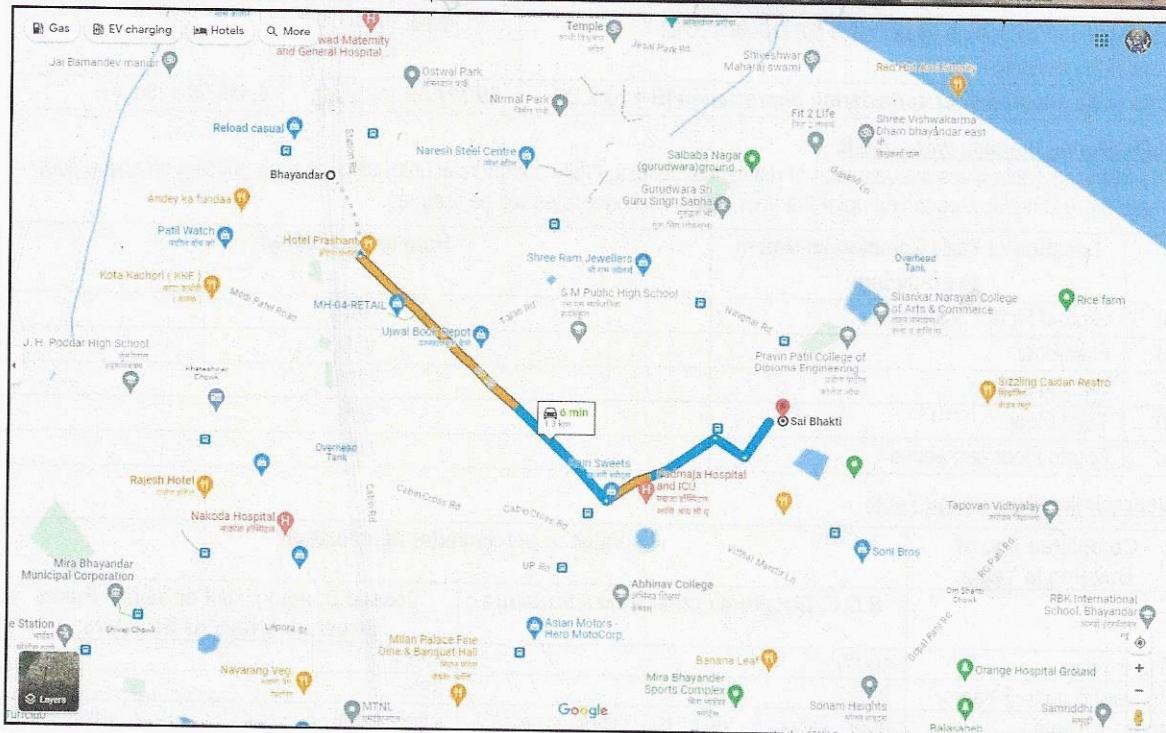
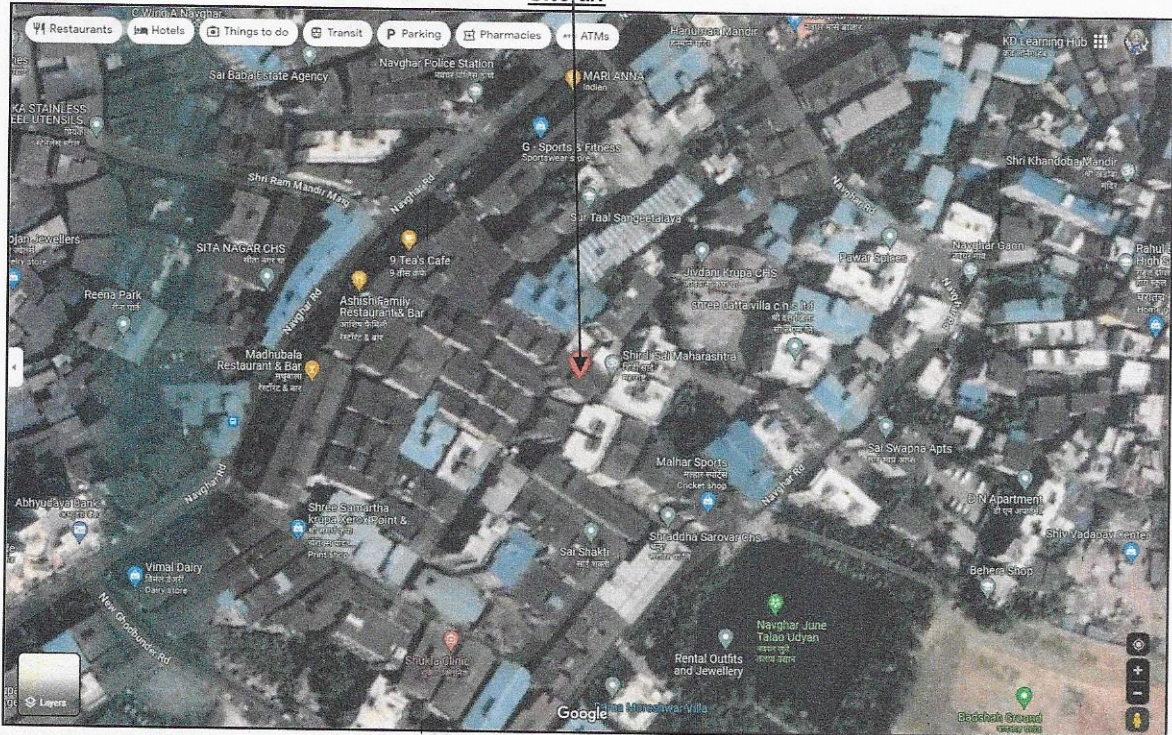
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°18'21.8"N 72°51'46.4"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar- 1.3 Km.)

Ready Reckoner

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूद्रांक विभाग महाराष्ट्र शासन	
Valuation For Influence Area			
*** Welcome to valuation of properties in Maharashtra ***			
Location Details			
Division Name	Kokan		Help on Division
District Name	ठाणे	Taluka Name	ठाणे
Attribute	सखे नंबर	Village/Zone Name	मोजे [गाव] नवघर
Mahapalika Area	Navi Mumbai Municipal	SubZone Name	11/41-उच्चु) भु-विभाग नव
	Open Land	Residence	Office
	26920	84200	90000
		Shop	Industry
		105200	90000
		Unit	
		Square Meter	

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	84,200.00			
No Reduced by Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced)	84,200.00	Sq. Mt.	7,822.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,920.00			
The difference between land rate and building rate (A – B = C)	57,280.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
Rate to be adopted after considering depreciation [B + (C x D)]	69,307.00	Sq. Mt.	6,439.00	Sq. Ft.

Multi-Storied building without 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.

	Location of Flat / Commercial Unit in the building	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%


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

square yards
Mumbai Buy Rent Projects Agents More Services Resources Intelligence

Home
Property for Sale in Mumbai
Property for Sale in Bhayandar East
Property for Sale in Solanki Park No 3 CHS, Mumbai
1 Bedroom 560 Sq.Ft. Apartment in Bhayandar East Mumbai



316 Views
Compare

Solanki Park No 3 CHS

1 Bedroom 560 Sq.Ft. Apartment in Bhayandar East Mumbai

Listing ID #5162445

₹ 55 L

1 Bedroom
Unfurnished
2 Bathroom
560 Sq.Ft. (Built-up Area)

4 Buyers Interested in this Property

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Overview
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time


Key Highlights

Well Maintained Safe & Secure Locality Affordable Spacious Family

Looking for a well-maintained, safe & secure, and affordable locality in Mumbai for your family

- Look no further than Bhayandar East! We are d to offer you an excellent opportunity to own your dream home in Bhayandar East - a spacious, family-friendly area that caters to all your needs
- Introducing Solanki Park No 3 CHS - an apartment complex located in the heart of Bhayandar East, just a short distance away from schools, hospitals, and major highways, making it an excellent choice for garden-facing apartment offers 560 square feet of living space, perfect for families of all sizes
- The apartment is unfurnished, allowing you to tailor the space to your liking
- The apartment is located on the second floor of a seven-story building, offering beautiful garden views and natural light all day long

Contact our Real Estate Experts

 **Pareesh S Makwana**
+91987XXXXXX

Name _____

Email ID _____

+91 Phone Number _____

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1 BHK Flat For Sale in Kanti Paradise, Bhayandar East, Mumbai



1 Bed 2 Baths Semi-Furnished

Carpet Area
404 sqft - ₹9,90/sqft

Project
Kanti Paradise

Floor
2 (Out of 3 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Semi-Furnished

Age Of Construction
15 to 20 years

Contact Owner

Get Phone No.

Last contact made 59 days ago

Contact Owner

Taher Rupawala +91-80XXXXXXX

Get Phone No.

More Details

Price Breakup ₹ 40 Lac

Address C-211, Bhayandar East, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing Semi-Furnished

Age of Construction 15 to 20 years



Price Indicators

NOBROKER
My Bookings Pay Rent Final Your Property



1 RK Flat In Sai Rajya D Chs D5- 335 For Sale In Bhayandar East
nougath pharvak road

₹ 32 Lacs
Negotiable

₹ 18,340/Month
Estimated EMI

300
Sq Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar east / 1-R Flat for Sale in Bhayandar east / Property Details





1 Bedroom
Use of Bathroom

1 Bathroom
Use of Bathroom

NA
Category

Bike
Parking

Get Owner Details

Price trends by NB Estimate

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

Activity On This Property

72 Unique Views 0 Shortlist


Similar Properties

Nearby: [Maus Mall](#) [Big Bazaar](#) [Ramdev Park](#) [Veg Saagar Restaurant And Party Hall](#) [Karunjo Estate](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	300 Sq.Ft	Furnishing Status	Unfurnished Publish Now

NOBROKER
My Bookings Pay Rent Final Your Property



1 BHK Flat In Sai Rajya Chs For Sale In Bhayander East
Bhayander East

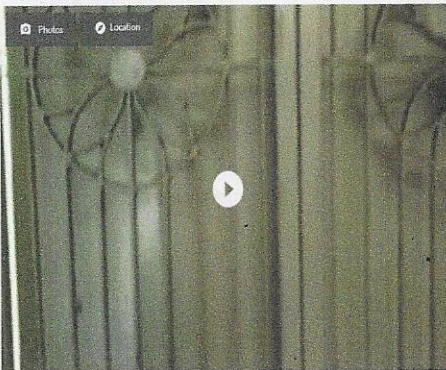
₹ 35 Lacs
Negotiable

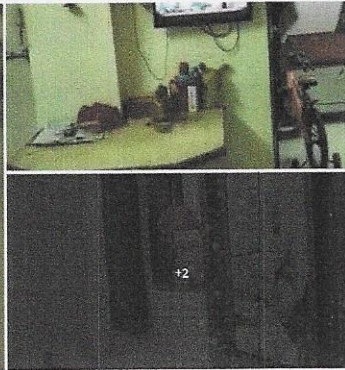
₹ 20,060/Month
Estimated EMI

355
Sq Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayander east / 1Bhk Flat for Sale in Bhayander east / Property Details





1 Bedroom
Use of Bathroom

1 Bathroom
Use of Bathroom

NA
Category

Get Owner Details

Price trends by NB Estimate

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Activity On This Property

292 Unique Views 1 Shortlist

Similar Properties

Nearby: [Maus Mall](#) [Big Bazaar](#) [Ramdev Park](#) [Veg Saagar Restaurant And Party Hall](#) [Karunjo Estate](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Cement
Builtup Area	355 Sq.Ft	Furnishing Status	Semi-Furnished Publish Now

Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Bhayandar East > 1 BHK Flats for Sale in Bhayandar East > 405 Sq-ft

Posted on: May 04, 23 Property ID: 66891115

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₹32.0 Lac Get ₹9,600 cashback on Home Loan ONLY ON MAGICBRICKS

1 BHK Flat for Sale in YASHODA SADAN BHAYANDER EAST, Bhayandar East, Mumbai

1 Bed 1 Bath 3 Balconies Unfurnished

Carpet Area: 353 sqft - ₹9065/sqft

Project: YASHODA SADAN BHAYANDER EAST

Floor: 2 (Out of 4 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: Above 20 years

East Facing Property

Contact Owner Get Phone No. Last contact made 14 days ago

More Details

Price Breakup: ₹32 Lac

Address: Bhayandar East, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing: Unfurnished

Flooring: Vitrified

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As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is ₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand Only).

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Shri. Pradeep Vishwanath Sakhare from Smt. Rajani Pradeep Sakhare vide Gift Deed dated 06.06.2023.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari, Bhayander (East) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shobha Kuperkar - Technical Manager Pradnya Rasam – 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 – 24.06.2023 Valuation Date – 27.06.2023 Date of Report – 27.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.06.2023
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 residential 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 **27th 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **245.00 Sq. Ft. Super Built up Area** in the name of **Shri. Pradeep Vishwanath Sakhare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Pradeep Vishwanath Sakhare**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **245.00 Sq. Ft. Super Built up 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 / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **245.00 Sq. Ft. Super Built up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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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 knowledgeable 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.

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 Fair Market value for this particular purpose at **₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=Director,
2.5.4.20m98732afca33d673e7f973680913470c73c33a4123
3115219817a18b05832, postalCode=400069, st=Maharashtra,
serialNumber=411a2a564abf0c996b3a52a89c5fcb31f31b07
e334a29f3a70a227502326fc, c=INDIA, o=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 10:28:25 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232

Encl. Valuation Report



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