

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-1220/23-24	Dated 22-Jun-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kirol Road,Off L.B.S.Marg,Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31828 / 2301222 Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

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

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

Mr. Prasad Jatar & Mrs. Maya Jatar. Name of Proposed Purchaser is Mrs. Dipti Sandeep Jayadevkar - Residential Flat No. G-4, Ground Floor, Building No. C -3, "Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mrs. Dipti Sandeep Jayadevkar**

Name of Owner: **Mr. Prasad Jatar & Mrs. Maya Jatar**

Residential Flat No. G-4, Ground Floor, Building No. C-3, "**Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.**",
Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607,
State – Maharashtra, Country – India.

Latitude Longitude: 19°14'29.8"N 72°58'54.8"E

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Valuation Prepared for:

State Bank of India

RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiro Road, Off L.B.S. Marg, Kurla (West),
Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-4, Ground Floor, Building No. C-3, "**Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.**", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India belongs to **Mr. Prasad Jatar & Mrs. Maya Jatar**. Name of **Proposed Purchaser** is **Mrs. Dipti Sandeep Jayadevkar**.

Boundaries of the property.

North : Building No. C-2
South : Brahmand Road
East : Brahmand Road
West : Brahmand Phase 4 Road

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 for this particular purpose at **₹ 76,87,020.00 (Rupees Seventy Six Lakh Eighty Seven Thousand Twenty 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.**

**Vidhi
Chalikwar**
Director

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 17:21:57 +05'30'


Auth. Sign.



Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/3

Encl: Valuation report.



Our Pan India Presence at :

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

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

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

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 21.06.2023
	b) Date on which the valuation is made	: 22.06.2023
3.	List of documents produced for perusal:	
	1) Copy of Draft Memorandum of Understanding dated 13.05.2023 Between Mr. Prasad Jatar & Mrs. Maya Jatar (the Vendor) and Mrs. Dipti Sandeep Jayadevkar (the Purchaser).	
	2) Copy of Agreement for Sale dated 07.11.2000 between Shilpa T. Holay & Mrs. Suman T. Holay (the Transferor) and Mr. Prasad Jatar & Mrs. Maya Jatar (the Transferees)	
	3) Copy of Occupancy Certificate V. P. No. 89 / 059 / TMC / TDD / 1634 dated 30.09.1997 issued by Thane Municipal Corporation.	
	4) Copy of Society Share Certificate No. 68 transferred on 07.11.2000 in the name of Mr. Prasad Jatar & Mrs. Maya Jatar issued by Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>Name of Proposed Purchaser: Mrs. Dipti Sandeep Jayadevkar</p> <p>Name of Owner: Mr. Prasad Jatar & Mrs. Maya Jatar</p> <p>Address: Residential Flat No. G-4, Ground Floor, Building No. C-3, "Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Avinash (Broker) Contact No. 992093504</p> <p>Proposed Purchaser – Sole Ownership Owner – Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on Ground Floor. The composition of flat is 2 Bedrooms + Living

			Room + Kitchen + Toilets + Passage. (i.e. 2 BHK with 1 Toilet). The property is at 7.9 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 86, Hissa No. 1
	b) Door No.	:	Residential Flat No. G-4
	c) T.S. No. / Village	:	Village – Kolshet
	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	:	No
7.	Postal address of the property	:	Residential Flat No. G-4, Ground Floor, Building No. C-3, "Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India.
8.	City / Town	:	Village Kolshet, Thane (West)
	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 – Kolshet Thane 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 actual Site As per Documents
	North	:	Building No. C-2 Details not available
	South	:	Brahmand Road Details not available
	East	:	Brahmand Road Details not available
	West	:	Brahmand Phase 4 Road Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A As per the Deed
			B Actual

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 545.00 Cupboard Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 574.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 570.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 684.00 (Carpet Area + 20%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°14'29.8"N 72°58'54.8"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 570.00 (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. 86, Hissa No. 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Kolshet Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. G-4, Ground Floor, Building No. C-3, " Brahmand Phase – IV Co-op. Hsg. Soc. Ltd. ", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, 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 + 7 Upper Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on Ground Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available	:		
	Lift	:	1 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. G-4
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Open plumbing with C.P. fittings. Electrical wiring with concealed
	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?	:	Good
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Mrs. Dipti Sandeep Jayadevkar Name of Owner: Mr. Prasad Jatar & Mrs. Maya Jatar
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. = 684.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 545.00 Cupboard Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 574.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 570.00 (Area as per Agreement for sale)
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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 16,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	570.00 Sq. Ft.	13,486.00	76,87,020.00
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 / Realizable value of the property			76,87,020.00
	Insurable value of the property (684.00 X 2,600.00)			17,78,400.00
	Guideline value of the property (684.00 X 6,950.00)			47,53,800.00

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 ₹ 13,500.00 to ₹ 15,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached



report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,486.00 per Sq. Ft. on Carpet area (after depreciation) 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	₹ 16,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

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Actual site photographs



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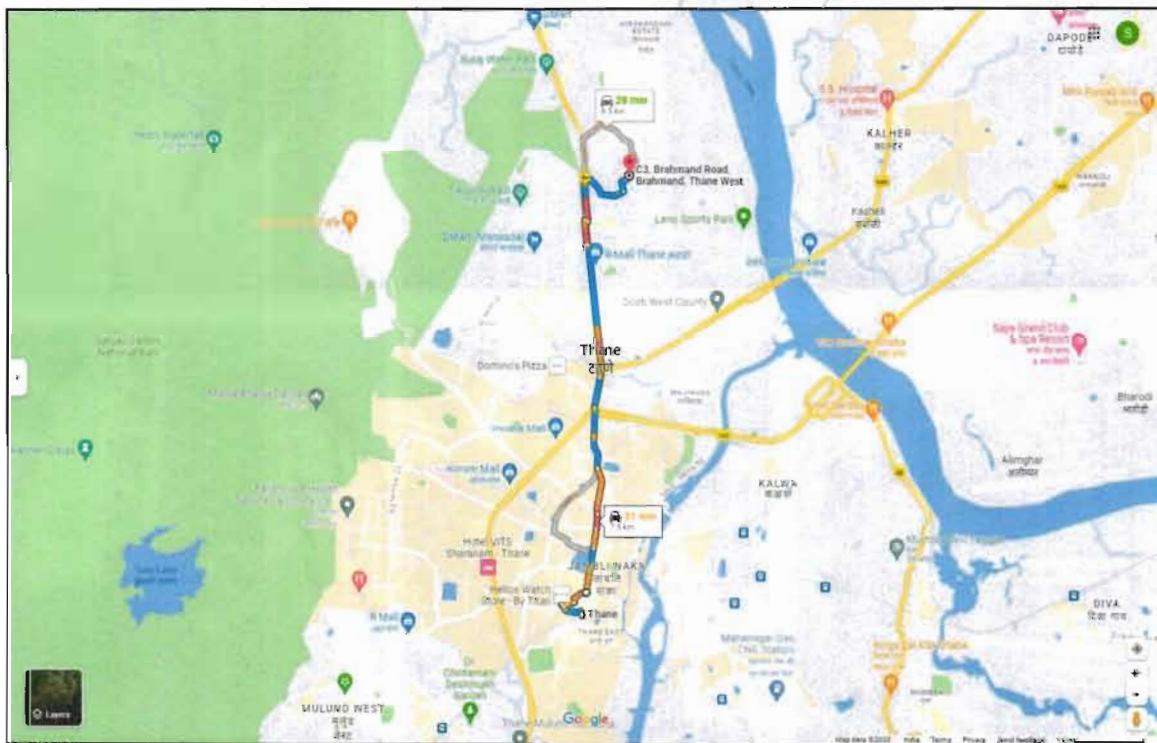
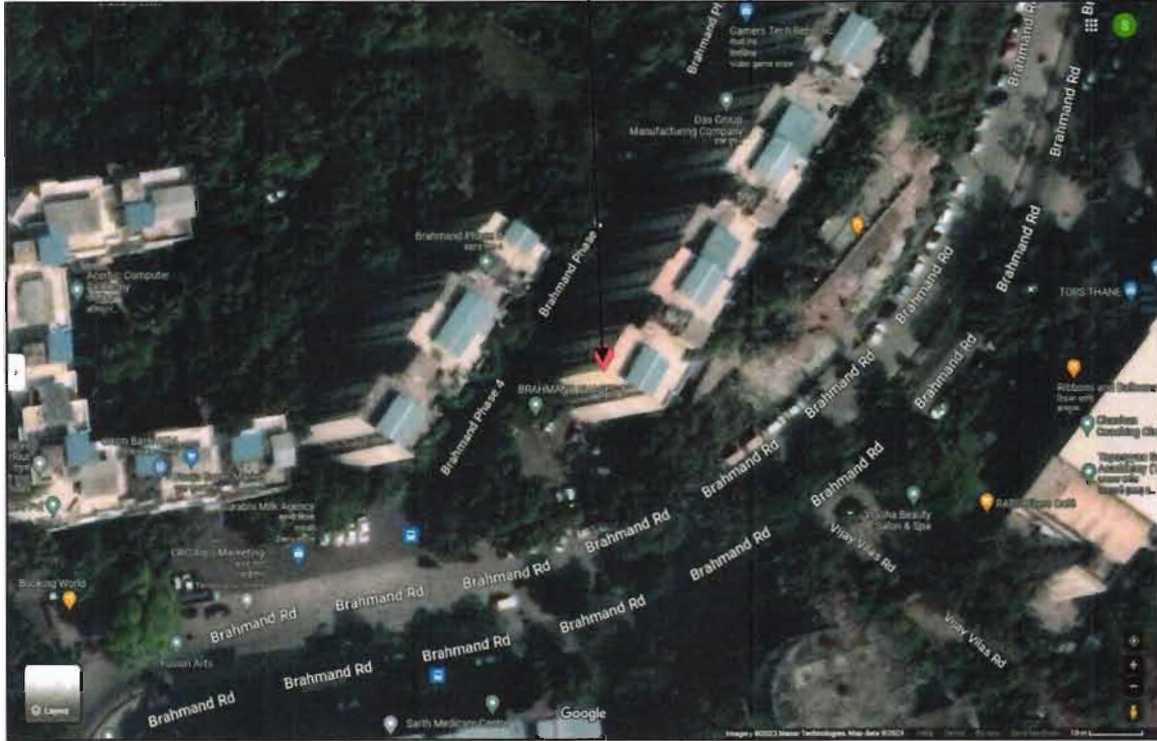
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Route Map of the property


Site μ/r



Latitude Longitude: 19°14'29.8"N 72°58'54.8"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 7.9 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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Valuation Rules
User Manual
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Feedback

Year: 20232024
Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

वर्ग/विभाग	कुली बंधन	विवासी सदविषय	सीडीए	दुकाने	ऑफिसीय	एकक (Rs./)	आवृत्ति
10/40-29) कोसमेट ठाणे पोळव्या रोपली बाहु समवेत सर्वे क्रमांक / फिटींग मोठे कोसमेट (सीट क्र. 1,2,3,4,5,6,7,7अ,8,9,10,11)	20000	82300	95800	115300	85800	ची. सीटर	शि.टी.एफ. नगर
10/41-29) कोसमेट मायाचील बँडर "अ" व "ब" ब्लॉक उर्वरित विकसित भाग	18500	84800	100500	118300	100500	ची. सीटर	राष्ट्र नगर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,600.00			
Increase by 20% on Flat Located on 69th Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	94,600.00	Sq. Mtr.	8,789.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	18,500.00			
The difference between land rate and building rate (A – B = C)	76,100.00			
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)]	74,814.00	Sq. Mtr.	6,950.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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

Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

Home | Property for Sale in Thane | Flats for Sale in Thane | Flats for Sale in Brahmrand | 2 BHK Flats for Sale in Brahmrand | 99 Lac
Posted on Jun 20, 23 | Property ID: 64822338

₹ 90.0 Lac

Get ₹ 27,000 cashback on Home Loan

2 BHK 916 Sq-ft Flat For Sale in **Brahmand, Thane**

2 Beds | 2 Baths | Unfurnished

Carpet Area: 650 sqft | ₹ 138-6/sqft

Floor: 4 (Out of 9 Floors)

Facing: West

Developer: **Kabra Group**

Project: **Kabra Galaxy Star 2**

Transaction Type: **Resale**

Lifts: 2

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Contact Agent

REBA REGISTERED

Anand Gowda

+91-9820000000

Your Name:

Email:

IND +91 | Mobile Number:

Agree to MagicBricks Terms of Use

Contact Agent

Get Phone No.

Last contact made 1 day ago

Get Contact Details

More Details

Price Breakup	₹ 90 Lac ₹ 3,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	0
Address	Brahmand C.B Road, Thane West, Brahmrand, Thane - Central Thane, Maharashtra
Landmarks	Reputed Schools, banks, and ATMs are available nearby vicinity.

99acres
Buy | Rent | Sell | Home Loans
Login | Post Property

Home | Property for Sale in Thane | Flats for Sale in Brahmrand | 1 BHK Flats for Sale in Brahmrand | 65 Lac
Posted on Jun 19, 2023 | Ready to move

₹ 65 Lac

Estimated total ₹ 51,316

1 BHK 2Baths

Flat for Sale in Brahmrand

NOT AVAILABLE

Resale | 100% Maharashtra Maharashtra Govt

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Configuration: 1 Bedroom, 2 Bathrooms, No Balcony

Address: The Rupa Estate, Brahmrand, Thane

Floor Number: 4 of 9 floors

Property Age: 10-15 year Old

Places nearby

007, Brahmrand, Thane, Mumbai

Dhanaxmi Shopping
ganesh temple
Ganesh Mandir
icici ATM
ICIBank ATM
Standard chartered bank AT

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REGISTERED PROFESSIONAL ENGINEER
183 CONSULTANT
LEADER'S ENGINEER
07/12/2019 MH2019 P125459

Price Indicators

99acres Buy

₹90 Lac
Estimated (SA) ₹ 71,883

2BHK 2Baths
Flat/Apartment For Sale

NOT AVAILABLE Website: <https://mumbai.99acres.com/>

Overview Dealer Details Price Trends Explore Locality Recommendations Article

Property (7)

Carpet area: 620 sq ft

Price: ₹ 90 Lac @ 14,516 per sq ft. [View Price Details](#)

Floor number: 6th of 7 Floors

Carry over: 2 Bedrooms, 2 Bathrooms, No Balcony

Suburb: Brahmand CHS Phase 6 Brahmand, Thane

Facing: North

Project age: 15+ Year Old

Places nearby
001, Brahmand, Thane, Mumbai

Dhanlaxmi Shopping Ganesh Mandir ganesh temple Citibank ATM Icici ATM Standard chartered bank AT

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Sales Instance

341874 22-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक . सह दु. नि. ठाणे 2 दस्त क्रमांक 3418:2023 नोदणी - Regn:63m
गावाचे नाव : कोलशेत		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	7150000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	6012776	
(4) भू-मापन, पोटहिस्सा व परक्रमांक असल्यास:	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं: 404, माळा नं: चौथा मजला, बिल्डींग नं. सी-4, इमारतीचे नाव: ब्रम्हांड फेज - 4 को-ऑप ही सो. लि., ब्लॉक नं: ब्रम्हांड, आझादनगर, रोड नं: ऑफ. घोडबंदर रोड, ठाणे प. - 400607. इतर माहिती: सदनिकेचे क्षेत्रफळ 570 चौ. फुट कारपेट झोन क्र. 10/41-2ड..... (Selected Exemption : - 5 Mudrank 2021/UOR12/CRE107 M1(Policy):For Women---Mudrank 2021 UOR12/CR107/M1(Policy): For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्क मध्ये 1% सवलत देण्यात आलेली आहे.) (Survey Number - Survey No. 86/1(pt.), 3,6 & Survey No. 283/1.3 :)	
(5) क्षेत्रफळ	570 चौ. फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - राजेश एम. व्ही वय:-47 पत्ता - प्लॉट नं. फ्लॉट नं. 404, माळा नं चौथा मजला, बिल्डींग नं. सी-4, इमारतीचे नाव ब्रम्हांड फेज - 4 को-ऑप ही सो. लि., ब्लॉक नं ब्रम्हांड, आझादनगर, रोड नं ऑफ. घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे पिन कोड:-400607 पॅन नं:-ACHPV1606Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - ज्योती दुबे वय:-62; पत्ता - प्लॉट नं. फ्लॉट नं. 203, माळा नं दुसरा मजला, बिल्डींग नं. सी-1, इमारतीचे नाव ब्रम्हांड फेज - 4 को-ऑप ही सो. लि., ब्लॉक नं ब्रम्हांड, आझादनगर, रोड नं ऑफ. घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे पिन कोड:-400607 पॅन नं:-AKA1P09454D	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3418:2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	429000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



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Sales Instance

3076335 22-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबधक : सह दु.नि.ठाणे 5 दस्त क्रमांक 3076/2023 नोंदणी Regn:63m
गावाचे नाव : कोलशेत		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4484799.165	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका क्र. 604,6वा मजला.बिल्डिंग नं. 4,ब्रह्मांड फेज 5 को ऑ हो सो लि.कोलशेत,ठाणे प.क्षेत्रफळ 405 चौ.फुट.कार्पेट,झोन नं. 10/41 2ड((Survey Number : Survey No. 75, Hissa No. 2, 4, 6, 86 Hissa No. 3, 6, 87 Hissa No. 14, 22, 88, 89, 283 Hissa No. 3, 284 Hissa No. 3, 4,))	
(5) क्षेत्रफळ	405 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या.लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-चंद्रशेखर तोगी - वय-43 पत्ता-प्लॉट नं. सदनिका क्र. 604, माळा नं. -, इमारतीचे नाव- बिल्डिंग नं. 4, ब्रह्मांड फेज 5, ब्लॉक नं. ब्रह्मांड, आझाद नगर, ठाणे प. रोड नं. -, महाराष्ट्र, ठाणे पिन कोड.-400607 पॅन नं.-ADZPT5897Q 2) नाव-संताम्मा सी तोगी - वय-43 पत्ता-प्लॉट नं. सदनिका क्र. 604, माळा नं. -, इमारतीचे नाव- बिल्डिंग नं. 4, ब्रह्मांड फेज 5, ब्लॉक नं. ब्रह्मांड, आझाद नगर, ठाणे प. रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड.-400607 पॅन नं.-AJSPT7139G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-सतवेदेर सिंह दिगवा - वय-45, पत्ता-प्लॉट नं. सदनिका क्र. 603, माळा नं. -, इमारतीचे नाव. बिल्डिंग नं. 4, ब्रह्मांड फेज 5, ब्लॉक नं. ब्रह्मांड, आझाद नगर, ठाणे प. रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड.-400607 पॅन नं.-AKEPD1748C 2) नाव-जगजीत कौर एस दिगवा - वय-43, पत्ता-प्लॉट नं. सदनिका क्र. 603, माळा नं. -, इमारतीचे नाव. बिल्डिंग नं. 4, ब्रह्मांड फेज 5, ब्लॉक नं. ब्रह्मांड, आझाद नगर, ठाणे प. रोड नं. -, महाराष्ट्र, ठाणे पिन कोड.-400607 पॅन नं.-BOGPD4998F	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3076/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	406000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेषा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.		

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 ₹ 76,87,020.00 (Rupees Seventy Six Lakh Eighty Seven Thousand Twenty Only).

Place: Mumbai

Date: 22.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 17:22:27 +05'30'



Auth. Sign.

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Vidhi M. Chalikwar w/o Manoj 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 22.06.2023 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. I/ my authorized representative have personally inspected the property on 21.06.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration being purchased by Mrs. Dipti Sandeep Jayadevkar from Mr. Prasad Jatar & Mrs. Maya Jatar vide Memorandum of Understanding dated 13.05.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Vidhi M. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 21.06.2023 Valuation Date - 22.06.2023 Date of Report - 22.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.06.2023
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 **22nd 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 **570.00 Sq. Ft. Carpet Area** in the name **Mr. Prasad Jatar & Mrs. Maya Jatar**. Name of **Proposed Purchaser** is **Mrs. Dipti Sandeep Jayadevkar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Vidhi
Chalikwar
Director**

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.22 17:22:49 +05'30'


Auth. Sign.

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/3

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