

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-1566/23-24</b> Dated <b>15-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note <b>AGAINST REPORT</b>
	Reference No. & Date. Other References
	Buyer's Order No. Dated
	Dispatch Doc No. <b>002354 / 2301564</b> Delivery Note Date
	Dispatched through Destination
	Terms of Delivery

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

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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

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

Remarks:

Mr. Ganesh Asaram More - CIDCO Apartment No. SS-I /587, "Shree Gharmalak Association", Plot No. 06, Sector - 16, Koparkhairane, Navi Mumbai - 400 709, Taluka & District - Thane, 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

*Rattod*  
Authorized Signatory

This is a Computer Generated Invoice



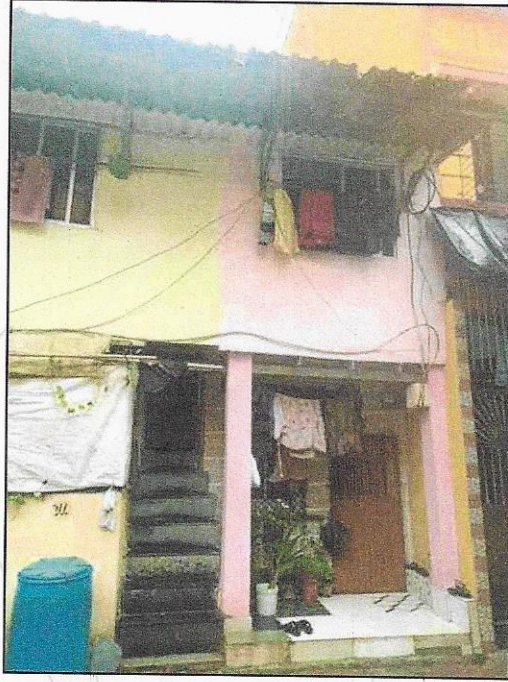
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ganesh Asaram More**

CIDCO Apartment No. SS-I/587, "**Shree Gharmalak Association**", Plot No. 06, Sector – 16, Koparkhairane,  
Navi Mumbai – 400 709, Taluka & District – Thane, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'58.7"N 73°00'03.1"E

### Valuation Prepared for:

**State Bank of India**

**RASMECCC Panvel Branch**

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai,  
Taluka & District – Thane, State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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

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



## VALUATION OPINION REPORT

This is to certify that the property bearing CIDCO Apartment No. SS-I/587, "Shree Gharmalak Association", Plot No. 06, Sector – 16, Koparkhairane, Navi Mumbai – 400 709, Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Mr. Ganesh Asaram More**.

Boundaries of the property.

North	:	Residential Apartment
South	:	Internal Road
East	:	Residential Apartment
West	:	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **38,62,672.00 (Rupees Thirty Eight Lakh Sixty Two Thousand Six Hundred Seventy Two 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi  
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Encl: Valuation report.

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.15 12:47:51 +05'30'

Auth. Sign.



### 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**  
**RASMECCC Panvel Branch**  
 Shop No. 5, Ground Floor, Sharda Terrace,  
 Plot No. 65, Sector - 11, CBD Belapur,  
 Navi Mumbai, Taluka & District – Thane,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

1. 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 : 07.07.2023						
	b) Date on which the valuation is made : 15.07.2023						
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 08.06.2023 between Mr. Dhirendra Kumar Singh (the Vendor) and Mr. Ganesh Asaram More (the Purchaser). 2) Taking over possession by the allottee dated 12.12.1997 issued by CIDCO. 3) Copy of CIDCO Layout Plan Dated 27.07.1990 issued by CIDCO						
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Ganesh Asaram More</b>  <b>Address:</b> CIDCO Apartment No. SS-I/587, " <b>Shree Gharmalak Association</b> ", Plot No. 06, Sector – 16, Koparkhairane, Navi Mumbai – 400 709, Taluka & District – Thane, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dhirendra Kumar Singh (Seller) Contact No. 9820097561 Sole Ownership						
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a CIDCO Apartment No. SS-I/587 is located on Ground + 1 <sup>st</sup> Floor. The property is at 2.3 Km. travelling distance from nearest railway station Koparkhairane. The composition of CIDCO Apartment is as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Living Room + Kitchen + WC &amp; Bath + Passage &amp; Staircase</td> </tr> <tr> <td>First Floor</td> <td>Living Room + Kitchen + Toilet</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor	Living Room + Kitchen + WC & Bath + Passage & Staircase	First Floor	Living Room + Kitchen + Toilet
Floor	Composition						
Ground Floor	Living Room + Kitchen + WC & Bath + Passage & Staircase						
First Floor	Living Room + Kitchen + Toilet						
6.	Location of property :						
	a) Plot No. / Survey No. : Plot No. 06, Sector – 16						
	b) Door No. : CIDCO Apartment No. SS-I/587						
	c) T.S. No. / Village : Village – Koparkhairane						



Think.Innovate.Create

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

An ISO 9001:2015 Certified Company

www.vastukala.org









		<b>(Area as per Agreement for Sale)</b>
14.	Latitude, Longitude & Co-ordinates of flat	: 19°05'58.7"N 73°00'03.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 176.00</b> <b>(Area as per Agreement for Sale)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Ground Floor – Seller Occupied 1 <sup>st</sup> Floor – Tenant Occupied Rent – ₹ 5,000.00 Present rental income per month
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. 06, Sector – 16
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Koparkhairane CIDCO / Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	: CIDCO Apartment No. SS-I/587, " <b>Shree Gharmalak Association</b> ", Plot No. 06, Sector – 16, Koparkhairane, Navi Mumbai – 400 709, Taluka & District – Thane, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1997 (As per possession letter)
5.	Number of Floors	: Ground + 1 <sup>st</sup> Floor
6.	Type of Structure	: Load bearing structure with A. C. Sheet Roofing
7.	Number of Dwelling units in the building	: 31 Rooms on Ground 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
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: Ground Floor
2	Door No. of the flat	: CIDCO Apartment No. SS-I/587
3	Specifications of the flat	:
	Roof	: Load bearing structure with A. C. Sheet Roofing
	Flooring	: Ceramic tiles flooring
	Doors	: Wooden door frame with solid flush shutters
	Windows	: Aluminum Sliding Windows
	Fittings	: Open plumbing with C.P. fittings. 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	:	<b>Mr. Ganesh Asaram More</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built Up Area in Sq. Ft. = 176.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	Ground Area in Sq. Ft. = 222.00 1 <sup>st</sup> Floor Area in Sq. Ft. = 229.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Ground Floor – Seller Occupied 1 <sup>st</sup> Floor – Tenant Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Present rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 20,000.00 to ₹ 23,000.00 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).	:	₹ 23,000.00 per Sq. Ft. on Built Up Area ₹ 21,947.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 20,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 1,09,000.00 per Sq. M. i. e.



	office (an evidence thereof to be enclosed)	₹ 10,126.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	: ₹ 91,658.00 per Sq. M. i. e. ₹ 8,515.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,700.00 per Sq. Ft.
	Age of the building	: 26 Years
	Life of the building estimated	: 34 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 39.00%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,647.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 20,300.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 21,947.00 per Sq. Ft.</b>
<b>Remark:</b> As per Agreement, the property is of Ground Floor only. But as per site inspection the Property is Ground + 1 upper floor. Construction permission for the 1 <sup>st</sup> floor is not provided, hence same is not considered for the purpose. The said valuation is only of ground floor.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	176.00 Sq. Ft.	21,947.00	<b>38,62,672.00</b>
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			
	<b>Total / Realizable value of the property</b>			<b>38,62,672.00</b>
	<b>Insurable value of the property (176.00 X 2,700.00)</b>			<b>4,75,200.00</b>
	<b>Guideline value of the property (176.00 X 8,815.00)</b>			<b>15,51,440.00</b>



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





### **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 ₹ 20,000.00 to ₹ 23,000.00 per Sq. 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 Commercial application in the locality etc. We estimate ₹ 21,947.00 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	₹ 5,000.00 Present rental income per month
iii) Any likely income it may generate	Rental Income

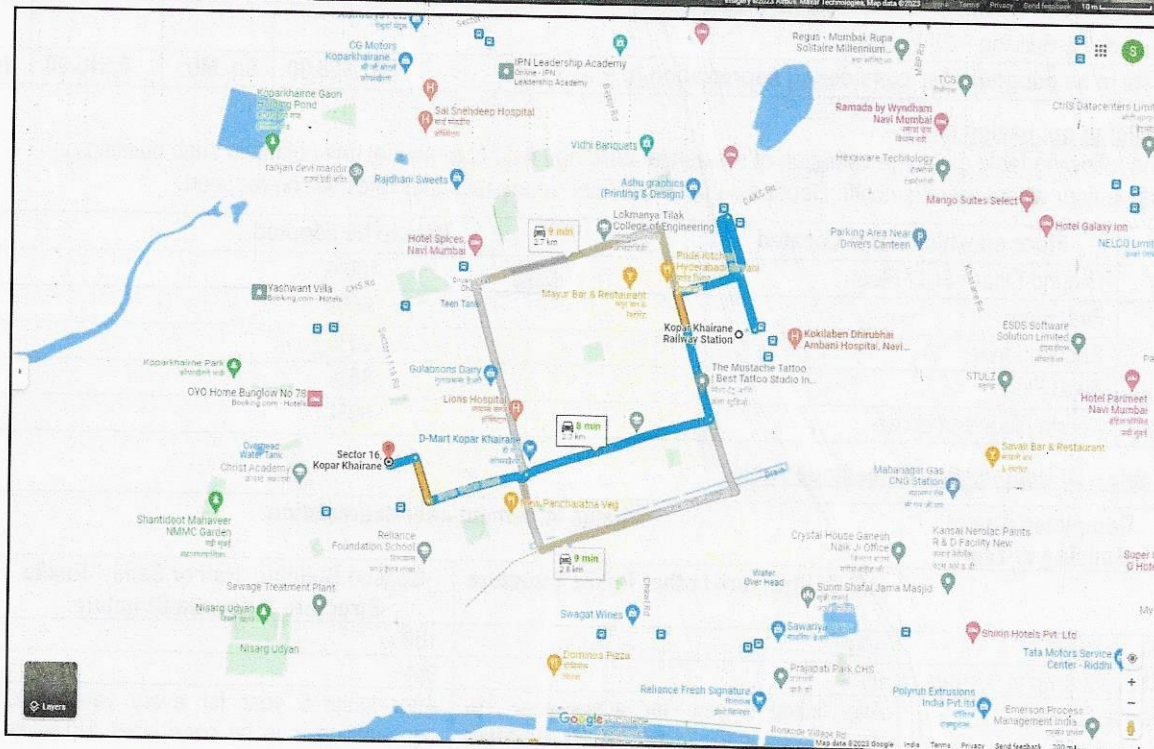






# Route Map of the property

Site u/r



**Latitude Longitude: 19°05'58.7"N 73°00'03.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Koparkhairane – 2.3 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





## Ready Reckoner Rate

DIVISION / VILLAGE : KOPERKHAIRNE Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Koparkhairane Node Sector No. 16					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/85	42300	109000	125400	136300	125400
Plot No. 16/1, 16/1/S, 16/2, 16/2/A, 16/2/B, 16/3, 16/4, 16/4/N, 16/5, 6/5/S, 16/6, 16/7, 16/7/A, 16/8, 16/8/N, 16/8/S, 16/9, 16/10, 16/11, 16/12, 16/13, 16/14, 16/15, 16/16, 16/17, 16/18, 16/19, 16/20, 16/21, 16/22, 16/23, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/32, 16/33, 16/34, 16/35, 16/36, 16/37, 16/38, 16/39, 16/40, 16/41, 16/42, 16/43, 16/44, 16/45, 16/46, 16/47, 16/48, 16/49, 16/50, 16/51, 16/52, 16/53, 16/54, 16/55, 16/56, 16/57, 16/58, 16/59, 16/60, 16/61, 16/62, 16/63, 16/64, 16/65, 16/66, 16/67, 16/68, 16/69, 16/70, 16/71, 16/72, 16/73, 16/74, 16/75, 16/76, 16/77, 16/78, 16/79, 16/80, 16/81, 16/82, 16/83, 16/84, 16/85, 16/86, 16/87, 16/88, 16/89, 16/90, 16/91, 16/92, 16/93, 16/94, 16/95, 16/96, 16/97, 16/98, 16/99, 16/100, 16/101, 16/102, 16/103, 16/104, 16/105, 16/106, 16/107						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,09,000.00			
No Reduced Flat Located on Ground Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,09,000.00</b>	<b>Sq. Mtr.</b>	<b>10,126.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,300.00			
The difference between land rate and building rate (A – B = C)	66,700.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>91,658.00</b>	<b>Sq. Mtr.</b>	<b>8,515.00</b>	<b>Sq. Ft.</b>

### 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



## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property **FREE**

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Kopar Khairane > 1 BHK Flats for Sale in Kopar Khairane > 501 Sq-ft

Posted on: Mar 01, 23 Property ID: 54105897

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

**₹60.0 Lac** [How much loan can I get?](#) **ONLY ON MAGICBRICKS**

501 Sq-ft 1 BHK Flat For Sale in **Kopar Khairane, Navi Mumbai**

1 Bed 2 Baths 2 Balconies Furnished

Super Built-Up Area: 501 sqft • ₹11,976/sqft  
 Floor: 4 (Out of 4 Floors)  
 Transaction Type: Resale

Status: Ready to Move  
 Additional Rooms: 1 Study Room  
 Facing: South -West

Furnished Status: Furnished  
 Type Of Ownership: Co-operative Society

Contact Owner Get Phone No. Last contact made 13 days ago

**HOUSING.COM** Buy Rent Sell Home Loans

Home > Navi Mumbai > Kopar Khairane > Flats for Sale in Kopar Khairane > 4 BHK Independent House

₹80.0 L EMI starts at ₹29,72 K

500 sq ft Build Up Area ₹16,00 K/sq ft Avg Price 10 Year Old Age of property Ready to move Possession status Unfurnished Furnishing

OVERVIEW AMENITIES PRICE TRENDS LOCALITY CALCULATOR

Property Location: Sector 16, Kopar Khairane, Navi Mumbai

Around This Property: Food and Drinks, Patis & Karkh Fast Food, Healthcare, Med Vision Medicare, Other Amenities

Property Overview: Price: ₹80.0 L, Bedrooms: 4, Bathrooms: 4

Contact Seller: Hi **Vastukala Consultant!** **Hi Vastukala Consultant!**

Still deciding?  Allow other agents to get in touch  I am interested in Home Loans

Share Report



## Price Indicators

**NOBROKER**

2 BHK Flat in Apartment For Sale In Kopar Khairane  
Kopar Khairane Rd, Sector 16, near Smt. Indira Gandhi Engineering College

₹ 75 Lacs  
Non-negotiable

₹ 42,955/Month  
Estimated EMI

605  
Sq.Ft

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kopar Khairane / 2BHK Flat for Sale in Kopar Khairane / Property Details

Photos Location

2 Bedroom  
No of Bedroom

3 Bathroom  
No of Bathroom

1  
Car Space

Bike  
Parking

Apr 25, 2023  
Posted On

Immediately  
Posted On

Apartment  
Ownership

None  
Power Backup

[Get Owner Details](#)

Price trends by NB Estimate

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

Neighb: Millennium Business Park Rupa Solitaire Brijaji Movieplex D-Mart Khairane Kopar Khairane Railway Station

**Overview**

Age of Building >10 Years

Maintenance Charges ₹ 2.0 Per Sq.Ft/M

Builtup Area 605 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Furnishing Status Unfurnished [Furnish Now](#)

Activity On This Property

325 Views 0 Shares 7 Comments

Similar Properties

**MAGICBRICKS** Buy Rent Sell Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Kopar Khairane > 1 BHK Flats for Sale in Kopar Khairane > 380 Sq-Ft

Posted on Jul 10, 23 Property ID: 63203713

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly [Join Prime @ 50% OFF](#)

₹ 45.0 Lac [How much loan can I get?](#) [ONLY ON MAGICBRICKS](#)

380 Sq-ft 1 BHK Flat For Sale in **Kopar Khairane, Navi Mumbai**

1 Bed 2 Baths Unfurnished

Super Built-Up Area 380 sqft - ₹ 11,842/sqft

Floor 2 (Out of 5 Floors)

Transaction Type Resale

Status Ready to Move

Furnished Status Unfurnished

[Contact Owner](#) [Get Phone No.](#) Last contact made 1 day ago

**More Details**

Price Breakup ₹ 45 Lac

Address **Kopar Khairane, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Contact Owner **Supriya bondre** -91-86XXXXXXX [Get Phone No.](#)



## Price Indicators

**NOBROKER**

**1 RK Flat For Sale In Koper Khairane**

₹ 85 Lacs  
Vegetable

₹ 46,717/Month  
Estimated EMI

400  
Sq.Ft

Need Home Loan?  
Apply Loan

1 Bedroom  
1 Bathroom  
NA  
Bike

May 31, 2023  
Immediately  
Standalone Building  
None

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Millennium Business Park Rupa Solitaire Balaji Movieplex D-Mart Khairane Koper Khairane Railway Station

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0.0 Per Sq.Ft/M	Flooring	NA

Think.Innovate.Create



As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is ₹ **38,62,672.00 (Rupees Thirty Eight Lakh Sixty Two Thousand Six Hundred Seventy Two Only).**

Place: Mumbai

Date: 15.07.2023

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: 2023.07.15 12:48:08 +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)

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 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 15.07.2023 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 07.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AESPC7493M
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Chartered Valuer of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.







## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **15<sup>th</sup> July 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 advise 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 **176.00 Sq. Ft. Built Up Area** in the name of **Mr. Ganesh Asaram More**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Ganesh Asaram More**. 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 **176.00 Sq. Ft. 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 / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 **176.00 Sq. Ft. 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.



(Annexure – II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.







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

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.15 12:48:23 +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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

