

# 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-1976/23-24</b>	Dated <b>12-Aug-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	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003024 / 2302036</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**

**Remarks:**

Mrs. Sangita Rajendrakumar Padalkar & Mr. Rajendrakumar D. Padalkar - Residential Flat No. 401, 4th Floor, "Sagarika Co-op. Hsg. Soc. Ltd.", Sub-Plot No. 'G', Plot No. 3, Sector 21, Trans Railway Area, New Panvel (West), Navi Mumbai, PIN – 410 206, 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**

*Rattol*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sangita Rajendrakumar Padalkar & Mr. Rajendrakumar D. Padalkar**

Residential Flat No. 401, 4<sup>th</sup> Floor, "Sagarika Co-op. Hsg. Soc. Ltd.", Sub-Plot No. 'G', Plot No. 3,  
Sector 21, Trans Railway Area, New Panvel (West), Navi Mumbai,  
PIN – 410 206, State – Maharashtra, Country – India.

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Latitude Longitude: 18°59'02.1"N 73°07'21.2"E

### Valuation Prepared for:

**State Bank of India  
RASMECCC Panvel**

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  
Tele/Fax: +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, "Sagarika Co-op. Hsg. Soc. Ltd.", Sub-Plot No. 'G', Plot No. 3, Sector 21, Trans Railway Area, New Panvel (West), Navi Mumbai, PIN – 410 206, State – Maharashtra, Country – India belongs to **Mrs. Sangita Rajendrakumar Padalkar & Mr. Rajendrakumar D. Padalkar.**

### Boundaries of the property.

North	:	Internal Road & Amenities
South	:	Mandar Building
East	:	Open Plot
West	:	Internal 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 **₹ 64,95,000.00 (Rupees Sixty Four Lakh Ninety Five Thousand Only)**. As per site inspection 55% of construction work is completed.

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=Vastukala  
Consultants (I) Pvt. Ltd., email=manoj.chalikwar@vastukala.com, c=IN

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.



### Our Pan India Presence at :

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

**Regd. Office** :: B1-U01, U/B Floor, Boomerang  
Chandivli Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
Tele/Fax :: +91 22 2837 1525/24  
mumbai@vastukala.org

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

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

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)**

I	General	
1.	Purpose for which the valuation is made	: To assess realizable value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 10.08.2023
	b) Date on which the valuation is made	: 12.08.2023
3.	List of documents produced for perusal: 1) Copy of Allotment dated 20.07.2023 in favour of Mrs. Sangita Rajendrakumar Padalkar & Mr. Rajendrakumar Padalkar issued by Sagarika Co-op. Hsg. Soc. Ltd. 2) Copy of Commencement Certificate No. 2019 / PMC / TP / BP / 1898 / 2019 dated 05.08.2019, issued by Panvel Municipal Corporation (Downloaded from RERA). 3) Copy of Approved Plan No. PMC/ NRV / 1898 dated 05.08.2019 issued by Panvel Municipal Corporation (Downloaded from RERA). 4) Copy of RERA Registration Certificate No. P52000022792 (Downloaded from RERA Site) 5) Affidavit Cum Undertaking dated 26.07.2023 by M/s. Sagarika CHS Ltd. 6) Document dated 24.07.2023 regarding 1) Regularization of Sub Divided Plot No. G by the CIDCO dated 15.02.2018, 2) Intent Letter by the CIDCO dated 26.09.2017 issued by Sagarika Co-op. Hsg. Soc. Ltd. 7) NOC for Sale of Flat No. 401, Ref. No. Loan/1109/2023 dated 20.07.2023 issued by QGO Finance Limited 8) Letter dated 31.07.2023 regarding request for Payment due issued by Sagarika 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)	: <b>Mrs. Sangita Rajendrakumar Padalkar &amp; Mr. Rajendrakumar D. Padalkar</b>  <b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, "Sagarika Co-op. Hsg. Soc. Ltd.", Sub-Plot No. 'G', Plot No. 3, Sector 21, Trans Railway Area, New Panvel (West), Navi Mumbai, PIN – 410 206, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Rajesh Jha (Sales Person) Contact No. 9284595243

			Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 4 <sup>th</sup> Floor in the said under construction building. As per site, the composition of flat having Living Room + Bedroom + Kitchen + Toilet + WC with bath + Passage (i.e., 1 BHK with 2 Toilet). The property is at 800-Mt. walkable distance from nearest railway station Panvel Junction.  At the time of inspection building was under construction.
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Foundation	Completed	RCC Plinth
	Ground/Stilt Floors	Completed	Floors
	External Brick Work	7 <sup>th</sup> Floor Completed	Internal Brick Work
	Internal Plaster	1 <sup>st</sup> & 2 <sup>nd</sup> Floor started	Wood Work
	<b>Total</b>	<b>55% work completed</b>	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Sub Plot No. 'G', Plot No. 3
	b) Door No.	:	Residential Flat No. 401
	c) C.T.S. No. / Village	:	Village – New Panvel
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. PMC/ NRV / 1898 dated 05.08.2019 issued by Panvel Municipal Corporation
	g) Approved map / plan issuing authority	:	(Downloaded from RERA).
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
7.	Postal address of the property	:	Residential Flat No. 401, 4 <sup>th</sup> Floor, "Sagarika Co-op. Hsg. Soc. Ltd.", Sub-Plot No. 'G', Plot No. 3, Sector 21, Trans Railway Area, New Panvel (West), Navi Mumbai, PIN – 410 206, State – Maharashtra, Country – India.
8.	City / Town	:	New Panvel, Raigad District
	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 – New Panvel CIDCO / Panvel 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		<b>As per actual Site</b> <b>As per documents</b>
	North	:	Internal Road & Amenities      9.15 Mtrs. Wide Road
	South	:	Mandar Building      Sub Plot No. 'E'
	East	:	Open Plot      Societies Plot
	West	:	Internal Road      9.15 Meters Wide Road
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A      As      B
			per the Deed      Actual
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 377.00 Chhajja Area in Sq. Ft. = 53.00 (Area as per actual site measurement)  <b>RERA Carpet Area in Sq. Ft. = 399.00</b> <b>Balcony Area in Sq. Ft. = 34.00</b> <b>Total Carpet Area in Sq. Ft. = 433.00</b> <b>(Area as per Allotment Letter)</b>  Built-up Area in Sq. Ft. = 476.00 (Carpet Area + 10%)  All the above areas are within +/- 10% of the Allotment Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are not exorbitantly inflated. Hence, valuation is based on the Allotment area.
14.	Latitude, Longitude & Co-ordinates of flat	:	18°59'02.1"N 73°07'21.2"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 399.00</b> <b>Balcony Area in Sq. Ft. = 34.00</b> <b>Total Carpet Area in Sq. Ft. = 433.00</b> <b>(Area as per Allotment Letter)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	



		Mr. Rajendrakumar D. Padalkar
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. = 476.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	: As per CIDCO norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 377.00 Chhajja Area in Sq. Ft. = 53.00 (Area as per actual site measurement)  <b>RERA Carpet Area in Sq. Ft. = 399.00</b> <b>Balcony Area in Sq. Ft. = 34.00</b> <b>Total Carpet Area in Sq. Ft. = 433.00</b> <b>(Area as per Allotment Letter)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Proposed for residential purpose
14	Is it Owner-occupied or let out?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 14,000.00 Expected rental income per month after completion
<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)	: ₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. on Saleable Area i.e. ₹ 14,000.00 to ₹ 15,000.00 per Sq. Ft. on Carpet 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).	: ₹ 15,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,800.00 per Sq. Ft.
	II. Land + others	: ₹ 12,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,02,585.00 per Sq. M. i.e., ₹ 9,530.00 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 / Rgstn. 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)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	Building is under Construction
	Life of the building estimated	:	60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 15,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (Including car parking)	433.00 Sq. Ft.	15,000.00	64,95,000.00
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			
	<b>Total / Realizable value of the property</b>			<b>64,95,000.00</b>
	<b>Insurable value of the property (476.00 X 2,800.00)</b>			<b>13,32,800.00</b>
	<b>Guideline value of the property (476.00 X 9,530.00)</b>			<b>45,36,280.00</b>

### **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.

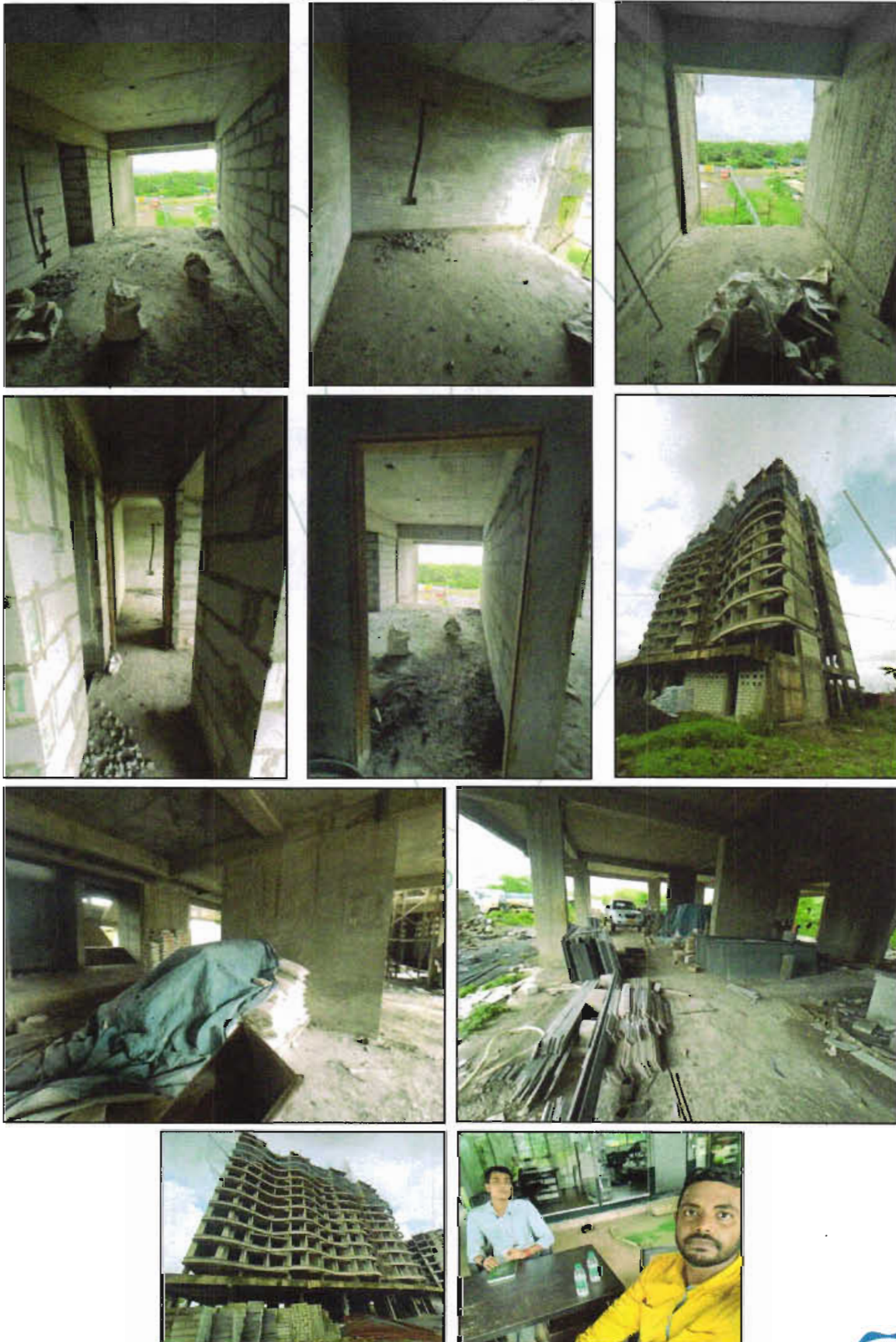
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### **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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. on Saleable Area i.e. ₹ 14,000.00 to ₹ 15,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Carpet Area for valuation.

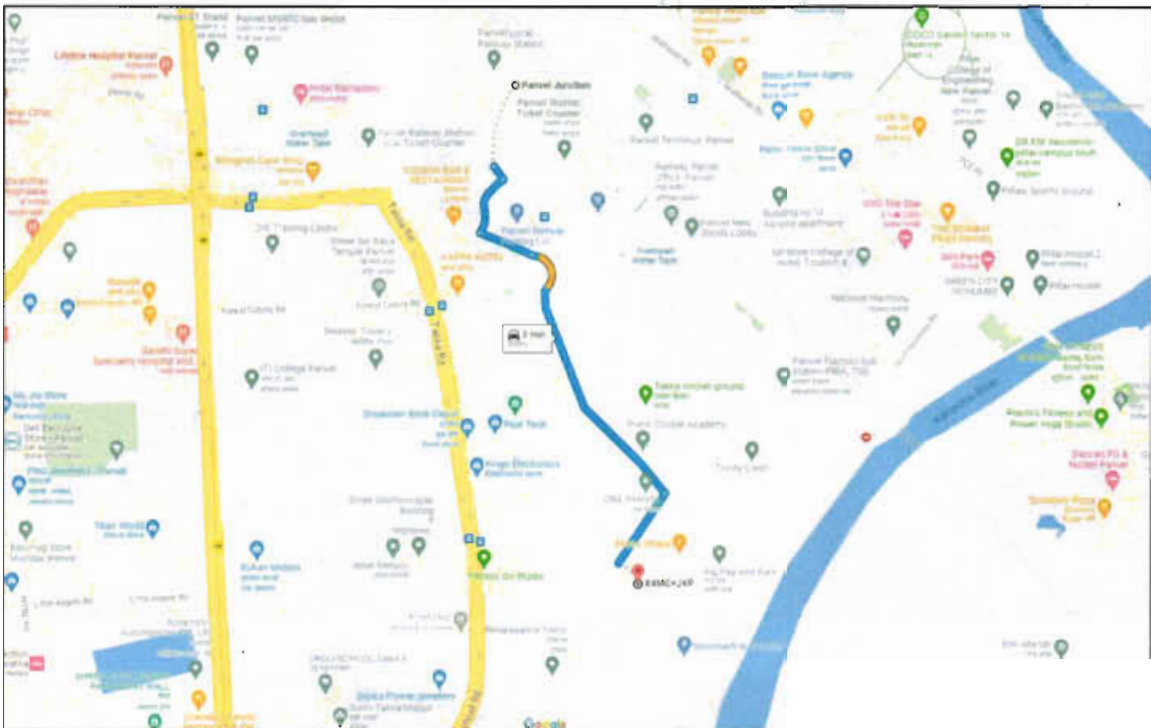
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

### Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude: 18°59'02.1"N 73°07'21.2"E

**Note:** The Blue line shows the route to site from nearest railway station (Panvel Junction – 800Mt.)



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

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## 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							
Home		Valuation Rules User Manual					
Close		Feedback					
Year 2023/2024			Language English				
Selected District	राजगड						
Select Taluka	पनवेल						
Select Village	सीजे : पनवेल ( पनवेल महानगरपालिका)						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	विवरण	पुरी वर्गमी	निवासी सदस्यिका	नॉडिय दुपरी	नीचोदिक पुकर (No.)	एक (No.)	
SurveyNo	1/10-निचोदी सोडून उपरीत निवासी शेक	37800	100900	111800	122500	111800	मी. मीटर
SurveyNo	1/11-पनवेल इन्स्टीटयुट विभाग, माई व माई इन्स्टीटयुट विभाग माई वरी लवकरा	21200	83800	68500	75700	68600	मी. मीटर
SurveyNo	1/12-सीजे ( पॉब ) न्यू पनवेल ३ मुजवदर विभाग 1 पंजाब गावठाण	15600	48400	54700	60600	54700	मी. मीटर
SurveyNo	1/13-सीजे ( पॉब ) न्यू पनवेल ३ निचोदी विभाग - न्यू पनवेल ( वेर ) ( वेर ३ ) मुजवदर विभाग 2, लखुलखाम पावडारगाव	36100	97700	104600	121300	104600	मी. मीटर
SurveyNo	1/14-सीजे ( पॉब ) न्यू पनवेल ( दंड ) मुजवदर विभाग 3	43900	95800	110400	119400	110400	मी. मीटर
1 2 3 4 5 6 7 8 9 10 ...							

Stamp Duty Ready Reckoner Market Value Rate for Flat	97,700.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	4,885.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,02,585.00</b>	<b>Sq. Mt.</b>	<b>9,530.00</b>	<b>Sq. Ft.</b>

### 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

The screenshot displays a real estate listing on the Housing.com website. The main heading is "2 BHK Flat" with a price of ₹85.0 L. Below this, it specifies "By NEELGIRI DEVELOPERS" and the location "Neesidhi Sidhi Emerald, Takka Colony, Panvel, Navi Mumbai". The listing includes several images of the interior, with a prominent view of a window and a bathroom. Key specifications listed are: 850 sq.ft Build Up Area, ₹10.00 K/sq.ft Avg. Price, 2 Year Old Age of property, Ready to move Possession status, Lower of 6 floors, and Unfurnished Furnishing. A navigation bar at the bottom of the listing includes options like OVERVIEW, AMENITIES, RATINGS AND REVIEWS, PRICE TRENDS, LOCALITY, PROJECT G&A, DEVELOPER, and CALCULATOR. A location pin indicates the property is in Panvel, Navi Mumbai.

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## Price Indicators

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in New Mumbai > Flats in New Mumbai > Flats in New Panvel > 1 BHK Flats in New Panvel

Posted on May 27, 2023 | Ready to move

**₹51 Lac** @ 14,571 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 40,734  
 Flat/Apartment for Sale  
 in Sagarika Co Op HSG Society, New Panvel, New Mumbai

REPA STATUS REGISTERED Registration No. P52000022792 Website: <https://mahareraat.mahareraonline.gov.in/>

Overview Society Owner Details Price Trends Explore Locality Recommendations

**Property (1)**

**Area**  
Carpet area: 350 sq.ft. (32.0 sq.m.)

**Price**  
₹ 51 Lac @ 14,571 per sq.ft.

**Floor Number**  
1<sup>st</sup> of 2 Floors

**Configuration**  
1 Bedroom, 1 Bathroom, No Balcony

**Address**  
Sagarika Co Op HSG Society  
New Panvel, Navi Mumbai

**Property Age**  
5 to 10 Year Old

Photos (1/7)

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in New Mumbai > Flats in New Mumbai > Flats in New Panvel > 1 BHK Flats in New Panvel > 30 to 35 Lakh

Posted on May 13, 2023 | Ready to move

**₹32 Lac** @ 9,870 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 25,559  
 Flat/Apartment for Sale  
 in Sagarika Co Op HSG Society, New Panvel, New Mumbai

REPA STATUS REGISTERED Registration No. P52000022792 Website: <https://mahareraat.mahareraonline.gov.in/>

Overview Society Owner Details Price Trends Explore Locality Recommendations

**Property (1)**

**Area**  
Super Built-up area 324.21 sq.ft. (30.12 sq.m.)

**Price**  
₹ 32 Lac @ 9,870 per sq.ft.

**Floor Number**  
6<sup>th</sup> of 7 Floors

**Configuration**  
1 Bedroom, 1 Bathroom, No Balcony

**Address**  
Sagarika Co Op HSG Society  
New Panvel, Navi Mumbai

**Property Age**  
5 to 10 Year Old

Photos not allowed by advertiser

Request Photos







(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 12.08.2023 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 10.08.2023. 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



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was owned by Mrs. Sangita Rajendrakumar Padalkar & Mr. Rajendrakumar D. Padalkar, as per Allotment dated 20.07.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vicky Shivnath Bhor – Valuation Engineer Shobha Kuperkar– Technical Manager Jayaraja – 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 – 10.08.2023 Valuation Date - 12.08.2023 Date of Report - 12.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 10.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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



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Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Sangita Rajendrakumar Padaikar & Mr. Rajendrakumar D. Padaikar**. 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 **Total RERA Carpet Area in Sq. Ft. = 433.00.**

### **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 **Total RERA Carpet Area in Sq. Ft. = 433.00.**

#### **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.

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).



