

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-2905/23-24	Dated 13-Oct-23
Buyer (Bill to) BANK OF BARODA AIROLI BRANCH Unit. No.6, Signia Oceans, Plot No. 7 & 8, Ground Floor Sector-10A, Near D-Mart, Airoli, Navi Mumbai-400 708 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 4369/2302994	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

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

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

Remarks:

Mrs. Arti Minal & Mr. Devesh Kumar - Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9th Floor, "Q Residences R3", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C, Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 710, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

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

Pooja Dagare

Authorised 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 Owner: **Mrs. Arti Minal & Mr. Devesh Kumar**

Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9th Floor, "Q Residences R3", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C, Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 710, State - Maharashtra, Country - India.

Latitude Longitude: 19°07'13.8"N 73°00'38.2"E

Valuation Prepared for:

**Bank of Baroda
Airoli Branch**

Mumbai Zone, Unit No.6, Signia Oceans Plot No. 7 & 8, Ground floor, Sector - 10A, Near D-Mart, Airoli, Navi Mumbai - 400 708, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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

VALUATION OPINION REPORT

This is to certify that the property bearing Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9th Floor, "Q Residences R3", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C, Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 710, State - Maharashtra, Country - India belongs to **Mrs. Arti Minal & Mr. Devesh Kumar.**

Boundaries of the property.

North : Q Park Road
South : Internal Road & Open Plot
East : Internal Road & Open Plot
West : Q Residences R3

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 ₹ 3,33,27,000.00 (Rupees Three Crore Thirty Three Lakhs Twenty Seven Thousand Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9d22b6c4a235dc03e6f39e26865913490cf3d33a1133
3115279077a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=81456464abac08d5b2a55abbc3f6b31f31b2
e394e282e29a02764258c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.13 11:53:31 +0530



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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.

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

To,

The Chief Manager**Bank of Baroda****Airoli Branch**

Mumbai Zone, Unit No. 6, Signia Oceans

Plot No 7& 8, Ground floor,

Sector - 10A, Near D-Mart,

Airoli, Navi Mumbai - 400 708

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	: 12.10.2023
	b)	Date on which the valuation is made	: 13.10.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 17.11.2018 of Flat No. R 3 - 505 2) Copy of Agreement for Sale dated 17.11.2018 of Flat No. R 3 - 506 3) Copy of Occupancy Certificate No. MIDC / SPA / Dn. II / MHP / GEN - 4 / 1 / C51232 / OF 2022 dated 25.07.2022 issued by Maharashtra Industrial Development Corporation		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mrs. Arti Minal & Mr. Devesh Kumar. Address: Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9 th Floor, "Q Residences R3", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C., Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400710, State - Maharashtra, Country - India. Contact Person: Mr. Devesh Kumar (Owner) 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 located on 9 th Habitable Floor. As per Site Inspection, Flat No. R 3 - 505 & R 3 -506 is internally amalgamated with Single entrance. The composition of amalgamated flat is 4 Bedrooms + Living Room + Kitchen + Pooja Room + 4 Toilets. (i.e. 4 BHK + 4 Toilets). The property is at 900 Mts. travelling distance from nearest railway station Ghansoli.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	

	a)	Plot No. / Survey No.	:	Plot No. GEN - 4/1
	b)	Door No.	:	Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506
	c)	T.S. No. / Village	:	Village - Ghansoli and Savali
	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 available it is assumed that the construction is as per Sanctioned Plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9 th Floor, “Q Residences R3”, Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C, Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 710, State - Maharashtra, Country - India
8.		City / Town	:	Ghansoli, Navi Mumbai
		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 – Ghansoli Navi Mumbai 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
13.		Dimensions / Boundaries of the property		As per the Deed Actuals
		North	:	Details not available Q Park Road
		South	:	Details not available Internal Road & Open Plot
		East	:	Details not available Internal Road & Open Plot
		West	:	Details not available Q Residences R3
13.1		Boundaries of the property (Flat)		As per the Deed Actuals
		North	:	Details not available Lift
		South	:	Details not available Open space
		East	:	Details not available Open space
		West	:	Details not available Flat No. 507
13.2		Latitude, Longitude & Co-ordinates of the site	:	19°07'13.8"N 73°00'38.2"E
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 1,622.00 Terrace Area = 141.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft.		
			Flat No. R3 - 505	Flat No. R3- 506
		Carpet Area	645.00	638.00
		Service Slab	21.00	21.00
		Balcony Area	62.00	62.00
		Total	728.00	721.00
		Built up Area - 10% loading	801.00	793.00
		Total Carpet Area in Sq. Ft. = 1,449.00 (Area as per Agreement for Sale)		
		Total Built up Area in Sq. Ft. = 1,594.00 (Total Carpet Area + 10%)		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Carpet Area in Sq. Ft. = 1,449.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. GEN - 4/1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ghansoli Navi Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506, 9 th Floor, "Q Residences R3", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C, Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400710, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2022 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 4 Podiums + 30 upper Floors (As per Agreement)	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	8 Flats on 9 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	3 Lifts	



	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 2 car parking Space (each flat 1 Parking space)
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	9 th Floor
2	Door No. of the flat	:	Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door framed with safety doors
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed 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	:	Mrs. Arti Minal & Mr. Devesh Kumar
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Total Built up Area in Sq. Ft. = 1,594.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per NMMC norms
11	What is the Carpet Area of the flat?	:	Total Carpet Area in Sq. Ft. = 1,449.00 (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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 70,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No

V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 22,000.00 to ₹ 24000.00 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).	:	₹ 23,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 3,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 69,720.00 per Sq. M. i.e. ₹ 6,477.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchase Value of Flat No. R3 - 505 – 1,19,03,509.00 Document No. – 15874 / 2018 Agreement Date – 17.10.2018 Purchase Value of Flat No. R3 - 506 – 1,19,03,509.00 Document No. – 15873 / 2018 Agreement Date – 17.10.2018
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	1 Year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 23,000.00 per Sq. Ft.
	Remarks: As per Site Inspection, Amalgamated Residential Apartment No. R 3 - 505 & R 3- 506 is internally amalgamated with Single entrance. For the purpose of Valuation, we have considered area as per Agreement for Sale.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	1,449.00 Sq. Ft.	23,000.00	3,33,27,000.00
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			
11	As per current stage of work completion the value of the flat (if flat is under construction)			
12	After 100% completion final value of flat			
	Total			3,33,27,000.00

Value of Flat

Fair Market Value of the property	3,33,27,000.00
Realizable value of the property	2,99,94,300.00
Distress Value of the property	2,39,95,440.00
Guideline value of the property	1,03,24,338.00
Insurable value of the property	47,82,000.00

Justification for price / rate

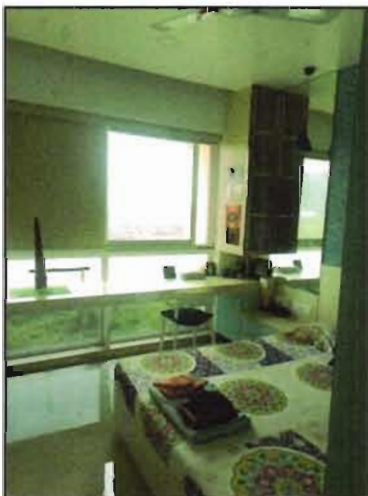
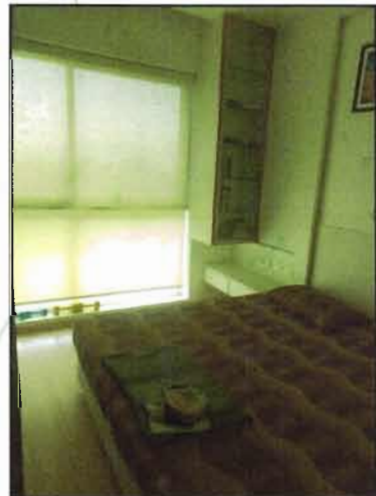
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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

Actual site photographs




Route Map of the property Site u/r



Latitude Longitude: 19°07'13.8"N 73°00'38.2"E

Note: The Blue line shows the route to site from nearest railway station (Ghansoli – 900 Mts.)

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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Year: 20222023
Annual Statement of Rates
Language: English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाने ताव : घणसोली
 Search By: Survey No Location

Select	उपविभाग	कुली बमीन	निवासी सरनिहा	बोझीय	दुपले	बोझोपिक	एकक (Rs./)
SurveyNo	13/220/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड	22100	66400	72700	82900	72700	चौ. मीटर
SurveyNo	13/220/2-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील रहिवासी भूखंड	31200	0	0	0	0	चौ. मीटर
SurveyNo	13/220/3-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील व्यापारी शायर भूखंड	63000	0	0	0	0	चौ. मीटर
SurveyNo	13/220-घणसोली (भाग) विनशेती शायरसाठी चौ. मी.	15100	46600	53700	60000	53700	चौ. मीटर

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Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Price Indicators

99acres

Buy | Filter Locality | Project | Society | Landmark

₹1.7 Cr

2BHK 2Baths

Super Built up area: 120 sq ft

Carpet area: 715 sq ft

22' of 22 Floors

2 Bathrooms, 2 Bathrooms, 2 Bathrooms

₹ 1.2 Cr/yr* Govt Charges & Tax @ 23.776 per sq ft

Aurum Q Residences Ghansoli, Near Mumbai

2 to 1 Year Old

Places nearby

Ghansoli Railway Station, Convenience Marts & Stores, Vashi, Mulund, St. Jude Pre school, ASP Public School

99acres

Buy | Filter Locality | Project | Society | Landmark

₹1.71 Cr

2BHK 2Baths

Carpet area: 715 sq ft

22' of 22 Floors

2 Bathrooms, 2 Bathrooms, 1 Balcony with Others

₹ 1.71 Cr/yr* Govt Charges & Tax @ 23.916 per sq ft

Aurum Q Residences Ghansoli, Near Mumbai

2 to 1 Year Old

2 people viewed this property this week

Places nearby

Ghansoli Railway Station, Convenience Marts & Stores, Vashi, Mulund, St. Jude Pre school, ASP Public School

Price Indicators

magicbricks
Buy Sell Home Loans
Post Property

₹1.80 Cr EMI: ₹ 81k | [How much loan can I get?](#)

2 BHK Flat For Sale in Aurum Q Residences, **Chansoli, Navi Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: **736 sqft** - ₹ 24,390/sqft

Floor: **25 (Out of 30 Floors)**

Furnished Status: **Unfurnished**

Developer: **Aurum Platz IT Pvt Ltd**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **Aurum Q Residences**

Status: **Ready to Move**

Age Of Construction: **Less than 5 years**

[Contact Owner](#) [Get Phone No.](#)

Posted on: Sep 27, 21 | Property ID: 6026701

Contact Owner

Pankaj Cole - 91-88XXXXXXX

[Get Phone No.](#)

[Download Brochure](#)

More Details

Price Breakup: **₹1.8 Cr | ₹9,00,000** Approx. Registration Charges

Booking Amount: **₹2.0 Lac**

Address: **Chansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Furnishing: **Unfurnished**

Loan Offered: **Estimated EMI: ₹ 81183** [Apply for Home Loan](#)

magicbricks
Buy Sell Home Loans
Post Property

₹2.90 Cr EMI: ₹ 1.1L | [Get Loan offers from 24+ banks](#)

3 BHK 2115 Sq.ft Flat For Sale, **Chansoli, Navi Mumbai**

3 Beds 3 Baths 2 Balconies 2 Covered Parking

Carpet Area: **1269 sqft** * ₹ 22,855/sqft

Transaction Type: **New Property**

Additional Rooms: **1 Study Room**

Facing: **North - East**

Lifts: **5**

Developer: **Aurum Platz IT Pvt Ltd**

Project: **Aurum Q Residences**

Floor: **8 (Out of 30 Floors)**

Additional Rooms: **1 Study Room**

Facing: **North - East**

Lifts: **5**

[Contact Agent](#) [Get Phone No.](#)

Last contact made 9 days ago

Posted on: Oct 12, 21 | Property ID: 6030547

Contact Agent

Rituraj Singh - 91-98XXXXXXX

[Get Phone No.](#)

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More Details

Price Breakup: **₹2.9 Cr | ₹14,50,000** Approx. Registration Charges | **₹5** Per sq. Unit Monthly

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property owned by Mrs. Arti Minal & Mr. Devesh Kumar from Aurum Platz it Private Limited vide Agreement for sale dated 17.11.2018.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Airoli 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 Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager Nitesh Khedekar – 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 – 12.10.2023 Valuation Date – 13.10.2023 Date of Report – 13.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.10.2023
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.	major factors that were not taken into account during the valuation;	Nil
12.	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 **13th October 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 **1,449.00 Sq. Ft. Total Carpet Area** in the name **Mrs. Arti Minal & Mr. Devesh Kumar**. 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 **Mrs. Arti Minal & Mr. Devesh Kumar**. 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 **1,449.00 Sq. Ft. Total Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

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



(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).

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.

Place: Thane
Date: 13.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=India,
2.5.4.20=9827b625f4c4e350c3a60c37b2a8d313490c7d3334811311152790,
1.711819452, postalCode=400014, email=baburao@vastukala.com,
serialNumber=41a55a344ab0c99022a55088a315068110424394200,
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
e=9827b625f4c4e350c3a60c37b2a8d313490c7d3334811311152790
Date: 2023.10.13 17:36:16 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

