

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-4026/23-24	Dated 28-Dec-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004791/2304238	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

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

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:

004791/2304238 Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi - Residential Flat No. L-4, 4th Floor, Wing - A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd. ", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar - Manor Road, Village - Shelvali, Taluka & District - Palghar, PIN Code - 401404, 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**

Customer's Seal and Signature

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

ASMITA JAYSING RATHOD

Digitally signed on 28-12-2023 13:47:10

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: **Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi**

Residential Flat No. L-4, 4th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd. ", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India.

Latitude Longitude - 19°42'23.7"N 72°47'59.5"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
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

The property bearing Residential Flat No. L-4, 4th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd. ", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India belongs to **Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi.**

Boundaries of the property.

North : Building No. 5
South : Building No. 9
East : Internal Road
West : Wing – B

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 26,62,000.00 (Rupees Twenty Six Lakh Sixty Two 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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.28 16:37:06 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. L-4, 4th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.12.2023 for Bank Loan Purpose
2	Date of inspection	31.10.2023
3	Name of the owner/ owners	Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. L-4, 4 th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India. Contact Person: Mr. Ganesh (Bank Representative) Contact No. 9820464312
6	Location, street, ward no	Sathya Lifestyle, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar
	Survey/ Plot no. of land	Survey No. 3/1, 3/2, 3/4 of Village – Shelvali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 415.00 Balcony Area in Sq. Ft. = 66.00 Total Carpet Area in Sq. Ft. = 481.00 (Area as per Actual Site Measurement)

		<p>RERA Carpet Area in Sq. Ft. = 484.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 581.00 (Carpet Area as per Agreement + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
13	Roads, Streets or lanes on which the land is abutting	Sathya Lifestyle, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may	Attached

	be used)	
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 5,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 28.12.2023 for Residential Flat No. L-4, 4th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India belongs to **Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi.**

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We are in receipt of the following documents:

1.	Copy of Agreement dated 24.12.2020 Between Sathya Lifestyles Private Limited (The Promoter) and Mr. Anil Kumar Gulabchand Pasi & Mrs. Pinki Anil Pasi (The Allottee)
2.	Copy of Occupancy Certificate No. Revenue / K-1 / T-1 / OC / SR – 06 / 2018 dated 26.12.2018 issued by District Collector and District Magistrate Office, Palghar.
3.	Copy of RERA Registration Certificate No. P99000006980 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority. (Downloaded from RERA).
4.	Copy of Commencement Certificate No. 251 / 2013 – 2014 dated 28.06.2013 issued by Grampanchayat Shelvali.

LOCATION:

The said building is located at Survey No. 3/1, 3/2, 3/4 of Village – Shelvali, Taluka & District – Palghar. The property falls in Residential Zone. It is at a travelling distance 4.3 Km. from Palghar Railway Station.

BUILDING:

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + 2 Toilets + Passage + Balcony (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 28th December 2023

The Carpet Area of the Residential Flat	:	484.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	5 Years
Cost of Construction	:	581.00 X 2,500.00 = ₹ 14,52,500.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 27,000.00 per Sq. M. i.e. ₹ 2,508.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,500.00 per Sq. Ft.
Value of property as on 28.12.2023	:	484.00 Sq. Ft. X ₹ 5,500.00 = ₹ 26,62,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 26,62,000.00
The realizable value of the property	:	₹ 22,62,700.00
Distress value of the property	:	₹ 18,63,400.00
Insurable value of the property (581 X 2,500.00)	:	₹ 14,52,500.00
Guideline value of the property (581 X 2,508.00)	:	₹ 14,57,148.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. L-4, 4th Floor, Wing – A, Building No. 7, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India for this particular purpose at ₹ 26,62,000.00 (Rupees Twenty Six Lakh Sixty Two Thousand Only) as on 28th December 2023.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 28th December 2023 is ₹ 26,62,000.00 (Rupees Twenty Six Lakh Sixty Two Thousand Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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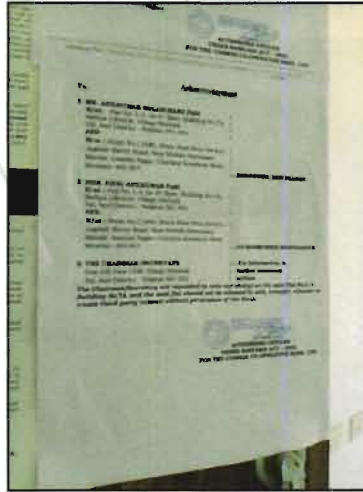
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2018 (As per Occupancy Certificate)
4	Estimated future life	55 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Actual site photographs



Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°42'23.7"N 72°47'59.5"E

Note: The Blue line shows the route to site from nearest railway station (Palghar – 4.3 Km.)

Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year	2023-2024	Language	English
Selected District	Palghar		
Select Taluka	Palghar		
Select Village	Shelvali		
Vibhag Number	3		
Assessment Type	Assessment Range	Rate Rs/-	Unit
काठ-फळवाण	0-0.00	2811500	हेक्टर
अर्ध-फळवाण	0-0.00	2065500	हेक्टर
वाठ-फळवाण	0-0.00	3097400	हेक्टर
भुवाटी-फळवाण	0-0.00	3087400	हेक्टर
खुली जमीन	0-0	1710	चौरस मीटर
खुली जमीन	0-0	2040	चौरस मीटर
निवासी	0-0.00	27000	चौरस मीटर
दुकान	0-0	39498	चौरस मीटर
	123		

Stamp Duty Ready Reckoner Market Value Rate for Flat	27,000.00			
No Increase, Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	27,000.00	Sq. Mtr.	2,508.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-	-	-	-

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


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Save Time & Money with MB Prime
Join Prime @ 50% OFF

₹27.0 Lac | **₹25.4 Lac** | EMI: ₹12k | [How much loan can I get?](#) | Special Price by Owner

2 BHK Flat For Sale in Sathya Lifestyles, Palghar, Palghar



2 Beds | 2 Baths | 3 Balconies | Semi-Furnished

Carpet Area: 495 sqft
₹1.45/sqft

Floor: 1 (Out of 4 Floors)

Facing: North

Developer: Build Strong India Pvt. Ltd. & Kaycee Infra Projects Pvt. Ltd.

Project: Sathya Lifestyles

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Semi-Furnished

Contact Owner
Manoj mistry +91-9800000000

Get Phone No.

Contact Owner Get Phone No. Last contact made 39 days ago

More Details

Price Breakup: ₹27.0 Lac | **₹25.4 Lac**

Booking Amount: ₹1.0 Lac

Address: 9a fl04., Palghar, Palghar, Maharashtra


magicbricks
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Home > Property for sale in Palghar > Flats for Sale in Palghar > Flats for Sale in Palghar > 2 BHK Flats for Sale in Palghar > 688 Sq Ft

Get full support from Relationship Manager MB Prime
Join Prime @ 50% OFF

₹26.0 Lac | **₹24.2 Lac** | EMI: ₹12k | [Get Loan offers from 35+ banks](#) | Special Price by Owner

2 BHK Flat For Sale in Sathya Lifestyles, Palghar, Palghar



2 Beds | 2 Baths | 3 Balconies | Unfurnished

Carpet Area: 470 sqft
₹1.55/sqft

Floor: 3 (Out of 3 Floors)

Facing: East

Developer: Build Strong India Pvt. Ltd. & Kaycee Infra Projects Pvt. Ltd.

Project: Sathya Lifestyles

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Contact Owner
rashida rashida +91-9800000000

Get Phone No.

Contact Owner Get Phone No. Last contact made 68 days ago

More Details

Price Breakup: ₹26.0 Lac | **₹24.2 Lac**

Booking Amount: ₹1.0 Lac

Address: bldg no 6A / S3 shevali off Palghar manor highway palghar east 401404, Palghar, Palghar, Maharashtra

Price Indicators

NOBROKER

1 BHK Flat in Sathya Lifestyles Palghar For Sale in Shelwad | ₹ 18.5 Lacs | ₹ 10,000/Month | 495 Sq Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Shelwad / 1BHK Flat for Sale in Shelwad / Property Details

Overview

Age of Building	5-10 Years	Ownership Type	Sell Owned
Maintenance Charges	₹ 1.5 Per Sq Ft/M	Flooring	NA
Building Area	495 Sq Ft	Carpet Area	342 Sq Ft

Activity On This Property

Similar Properties

commonfloor.com

Mumbai Buy Locality or Builder or Project Name

Build Strong Sathya Lifestyles By: Build Strong India Pvt Ltd in Palghar

₹ 22.60 L onwards Request a Call Back

OVERVIEW LOCATION BUY (15) RENT

Gallery

1, 2 BHK
565 - 779 sq ft
Price Range ₹ 22.60 L - 31.16 L
Launched Date Aug 2017

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Live-in Tour
1 BHK Apartment Availability: Yes	565 sq ft (57.49 sq m)	NA	₹ 22.60 L	NA NA
2 BHK Apartment Availability: Yes	695 - 779 sq ft (71.57 - 79.61 sq m)	NA	₹ 27.80 L - 31.16 L	NA NA

Sales Instance

1324542	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2
26-12-2023		दस्त क्रमांक : 1324/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : शेलवाली (सूर्या प्रकल्प)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1850000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1200830.4	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरदुतर वर्णन : इतर माहिती: मौजे शेलवाली,ता. व जी. पालघर येथील सर्व्हे नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर.,सर्व्हे नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 हे.आर. व सर्व्हे नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 हे.आर. एकूण क्षेत्र 04-04-7 हे.आर. या बिनशेत जमिनीवरील सत्या लाईफ स्टायल्स बिल्डिंग नं. 12 या इमारतीच्या बी विंग टाईप ए-1 मधील तिसऱ्या मजल्यावरील सदनिका नं. 303,चे क्षेत्र 349.65 चौ.फूट म्हणजेच 32.49 चौ.मी. कार्पेटचा करार((Survey Number : सर्व्हे नं. ३, हिस्सा नं. १ ;))	
(5) क्षेत्रफळ	32.49 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माउली कंस्ट्रक्शन वर्क प्रोप्रायटर संतोष अर्जुन नाईक - - वय:-49 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा शॉप नं.ए/बी,सरोणी अवेन्यू बिल्डिंग २, तोडडलर पैर प्रायमरी स्कूल च्या भागे बेवरली पार्क जवळ कनाक्रिया पोलीस स्टेशन मीरा रोड ईस्ट ठाणे. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AXVPS0137D	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहन शर्मा - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा सन ऑफ राम चंदर शर्मा ,रूम नं.००३,बिल्डिंग ०४,रश्मी पिक सिटी जवळ डॉन बॉस्को स्कूल नाथगाव इस्ट जूवेंद्र पालघर. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-FIDPS8669K	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1324/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	111000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18500	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sales Instance

8884	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर
26-12-2023		दस्त क्रमांक : 88/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : शेलवाली (सूर्या प्रकल्प)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2200000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1649500	
(4) भू-मापन फोटोहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 503,पाचवा मजला,ए विंग,बिल्डिंग नं. 3,टाईप सी 4,एस. के. हाईट्स,गाव मौजे शेलवाली,ता. पालघर,जिल्हा पालघर,विभाग क्र. 6,एकूण क्षेत्रफळ 372.22 चौ. फूट(कारपेट)+ 85.00 चौ. फूट(कारपेट)बाल्कनी.((Survey Number : 9, Hissa No. 1, 2 & 6 ;))	
(5) क्षेत्रफळ	46.74 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एस. के. रिअल्टर्स इंटरप्रायझेस तर्फे प्रोग्रायटर शहजादा सुलतान खान -- वय:-37 पत्ता:-प्लॉट नं: ऑफिस नं 7 अँड 8, माळा नं: -, इमारतीचे नाव: रश्मी रेजेन्सी - १, ब्लॉक नं: न्यु वसई - नालासोपारा लिंक रोड, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद अरिफ अब्दुल समद शेख -- वय:-28; पत्ता:-प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: बसंत गार्डन्स, ब्लॉक नं: सायन टुम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-GGJPS1684B 2): नाव:-जमीला अब्दुल समद शेख -- वय:-58; पत्ता:-प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: बसंत गार्डन्स, ब्लॉक नं: सायन टुम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-DUHPS528D	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	04/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	88/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	132000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th December 2023**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 26,62,000.00 (Rupees Twenty Six Lakh Sixty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.28 16:37:20 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create



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