

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-3854/23-24	Dated 19-Dec-23
Buyer (Bill to) Bank Of Maharashtra - Kasarwadavli Branch Kasarwadavli Branch Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H No 6 Kasarwadavali Thane west GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005674/2304045	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

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

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

Remarks:

005674/2304045 Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh - Residential Flat No. 308, 3rd Floor, Wing - A, "KIPL - Morya", Near Haware City, Kasarwadavali, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, 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

Arinal
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 308, 3rd Floor, Wing - A, "KIPL - Morya", Near Haware City, Kasarwadavali, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh.**

Boundaries of the property

North	: Aarambh Apartment
South	: Haware City Road
East	: Internal Road / Bhagwati Belmont Building
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 for this particular purpose at **₹ 88,00,000.00 (Rupees Eighty Eight Lakh 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 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) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9622b6c4fad33dc03e0c39e26865913490c13d33641133
3115279b17a18b9652, postalCode=400069, st=Maharashtra,
serialNumber=41a9a566a0b0c996b2a55a8f0e3feb31f81bd2
e194e282e28a3276d286c, c=INDIA, email=MANOJ.BABURAO.CHALIKWAR@
Date: 2023.12.19 12:53:00 +0530

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 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

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 Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh**

Residential Flat No. 308, 3rd Floor, Wing - A, "KIPL - Morya", Near Haware City, Kasarwadavali,
Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code -
400 615 , State - Maharashtra, India.

Latitude Longitude : 19°15'39.8"N 72°57'24.5"E

Valuation Prepared for:

Bank Of Maharashtra

Kasarwadavli Branch

Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H No 6
Kasarwadavali Thane west



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

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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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.30-982286c-efac35cd039dcf99a0865913490c73d33c4133
3115278b12a18b2652, postalCode=400069, st=Maharashtra,
serialNumber=41and6566ab8ce89d8a55a81a3c7eb31f31b1d2
e394e282e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.19 12:53:00 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

Encl.: Valuation report

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mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager,**Bank Of Maharashtra****Kasarwadavli Branch**Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S
no 50, H No 6 Kasarwadavali Thane west**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 16.12.2023
	b) Date of which the valuation is made : 19.12.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale No.30429/2023 Dated 13.12.2023 between Mr. Deepak Kacher Patil(The Vendor) And Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh(The purchaser). II) Copy of Commencement Certificate V.P. No. .S06 / 0168 / 13 / TMC / TDD / 1176 / 14 Dated 23.06.2014 issued by Thane Municipal Corporation. III) Copy of Occupancy Certificate V.P. No. .S06 / 0168 / 13 / TMC / TDD / OCC / 0974 / 21 Dated 02.11.2021 issued by Thane Municipal 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) : Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh Residential Flat No. 308, 3 rd Floor, Wing - A, "KIPL - Morya", Near Haware City, Kasarwadavali, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615 , State - Maharashtra, India. <u>Contact Person :</u> Person met on site - Mr. Ramprasad (Security Guard) / Mr. Indu Bhushan Singh (Owner) Mobile No. 7760919704 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 3 rd Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Cupboard + Balcony. (2 BHK) The property is at 10.4 Km distance from Railway Station Thane.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 21/12, 13, 14, 16/3, 19, 21 & 21/3



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	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 702.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 704.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 774.40 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'39.8"N 72°57'24.5"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 704.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Vadavali, Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 308, 3 rd Floor, Wing - A, "KIPL - Morya", Near Haware City, Kasarwadavali, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615 , State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 17 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 rd Floor is having 8 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 308
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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?	:	Details not available
7.	Sale Deed executed in the name of	:	Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh
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. = 774.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per TMC norms



11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 702.00 (As per Area actual site measurement) Carpet area in Sq. Ft. = 555.00 Dry Balcony Area in Sq. Ft. = 49.00 Cupboard Area in Sq. Ft. = 14.00 Balcony Area in Sq. Ft. = 84.00 Carpet Area in Sq. Ft. = 704.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	I Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 22000/- (Expected rented income per month)
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring 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)	:	₹ 12,500/- to ₹ 13,200/- per Sq. Ft. on Carpet Area ₹ 11,300/- to ₹ 12,000/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 12,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 10,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 97,700/- per Sq. M. i.e. ₹ 9,077/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year

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 / Rgstrn. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 12,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	704.00 Sq. Ft.	12,500.00	88,00,000.00
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			
	Fair market value of the property			88,00,000.00
	Realizable value of the property			79,20,000.00

Actual Site Photographs



Actual Site Photographs



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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)

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[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024

Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Vadavali (Thane Maha

 Search By: Survey No. Location

Enter Survey No: 21

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
13/48-1ब/4) रस्त्यापासून दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर अतिरिक्त बडवलीचे उर्वरीत सिटीएस/सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	ची. मीटर	सि.टी.एस. नंबर
13/48-1ब/4) रस्त्यापासून दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर अतिरिक्त बडवलीचे उर्वरीत सिटीएस/सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	ची. मीटर	सर्वेक्षण नंबर
13/48-1ब/4) रस्त्यापासून दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर अतिरिक्त बडवलीचे उर्वरीत सिटीएस/सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	ची. मीटर	सर्वेक्षण नंबर
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Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	97,700.00	Sq. Mtr.	9,077.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19900			
The difference between land rate and building rate(A-B=C)	77,800.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	97,700.00	Sq. Mtr.	9,077.00	Sq. Ft.

Multi-Storied building with Lift



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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

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

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Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	721 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 11,348/-
Floor	3rd

The screenshot displays a property listing on the 99acres website. The main heading is '₹90 Lac' with a price per sq. ft. of '₹ 12,482 per sq.ft.' and '2BHK 2Baths'. Below this, it states 'Estimated EMI ₹71,883' and 'Post Apartment for Sale'. The location is 'KIPL Morya, Kasarwadavli, Thane, Mumbai'. The listing is 'REGISTERED' with a registration number 'PS1900110304'. The navigation menu includes 'Overview', 'Society', 'Dealer Details', 'Price Trends', 'Registry Record', and 'Society Reviews'. A photo of the property interior is shown, along with a list of details: Area (721 sq. ft.), Configuration (2 Bedrooms, 2 Bathrooms, 1 Balcony with Others), Price (₹ 90 Lac + Govt Charges & Tax @ ₹ 12,482 per sq.ft. (Negotiable)), Address (KIPL Morya, Kasarwadavli, Thane), Floor number (3rd of 17 Floors), Orientation (North), and Amenities (Park/Garden, Main Road, Club, Pool, Others, Sea facing). The property is 1 to 5 years old.

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	600 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 11,667/-
Floor	2nd

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK flat with a carpet area of 600 sqft, located in Kasarwadavli, Thane. The price is ₹77.0 Lac, with an EMI of ₹35k. The listing includes details such as 2 beds, 2 baths, 2 balconies, and 1 covered parking. The developer is Khade Infrastructure Pvt. Ltd., and the project is KIPL Morya. The floor is 2 (out of 17 floors), and the transaction type is resale. The status is 'Ready to Move', and the furnished status is 'Semi-Furnished'. The facing is North-East, and there are 2 lifts. The address is Chodbunder Road, Thane, Kasarwadavli, Thane - Central Thane, Maharashtra. The listing was posted on Oct 27, 23, and the property ID is 66760327. The contact agent is Dinesh Talekar, and there are buttons to 'Contact Agent' and 'Get Phone No.'. There is also a 'Download Brochure' button. The listing is marked as 'VERIFIED ON SITE'.

Property	Flat
Source	Makaan.com
Area Type	Carpet
Area	703 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 12,026/-
Floor	-


BANGALORE
Search Properties

Home / Mumbai / Property for sale in Thane West / Khade KIPL Morya / 2 BHK+2T - 703/sqft

₹ 93 Lakhs
@ 13229 per sq.ft

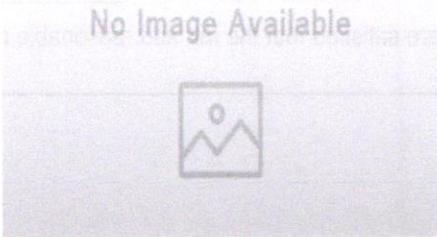
2 BHK+2T 703/sqft Apartment for Sale in Khade KIPL Morya in Thane West
Residential Apartment for Sale
Opp.Euro School, Behind D-Mart, Off Ghodbunder Road, Kasarvadi, Thane (W), Maharashtra 400615.

CONTACT NOW

PROPERTY DETAILS

SOCIETY DETAILS

No Image Available



Configuration	Unit area	Possession in
2 BHK+2T	703/sqft (Carpet)	June 21
Developer	Project	Constructions
Khade Infrastructure	Khade KIPL Morya	Under Construction
Floor	Project Area	Units
	Acre	192
EMI Start at		
₹ 42,749		

About Property

2 BHK+2T Apartments with Size 703/sqft-carpet sqft for sale at ₹ 93 Lakhs in Khade KIPL Morya, Thane West Mumbai. The unit is Under Construction and has(2 BHK+2T Bedrooms, 2 Washroom). The apartment is available for INR 13229/Per Sq.ft. Negotiable. Reserved Parking is Available for residents. Buy 2 BHK+2T (703/sqft-carpet sqft) Apartments in Khade KIPL Morya with Best Amenities & Affordable Budget.

Price Breakup	₹ 93 Lakhs 703/sqft-carpet sqft
Address	Opp.Euro School, Behind D-Mart, Off Ghodbunder Road, Kasarvadi, Thane (W), Maharashtra 400615.
RERA ID	P51900010004

(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 19.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I/My authorized representative has personally inspected the property on 16.12.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Indu Bhushan Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh from Mr. Deepak Kacher Patil vide Agreement for sale dated 13.12.2023.
2	purpose of valuation and appointing authority	As per the request from Bank Of Maharashtra, Kasarwadavli Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Vaishali Sarmalkar - Technical Manager Pratibha Shilvantha - 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 - 16.12.2023 Valuation Date - 19.12.2023 Date of Report - 19.12.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 16.12.2023
7	nature and sources of the information used or relied upon;	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 Comparative 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 Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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

Singh, Mr. Dhiraj Kumar Singh & Mr. Dharendra Kumar Singh. 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's representative, we understand that the Residential Flat, admeasuring **704.00 Sq. Ft. 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 Highest and Best Use model is used for analysing development potential.

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 **704.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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(Annexure-V)

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.



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