

# TAX INVOICE

(ORIGINAL FOR RECIPIENT)

<b>VASTUKALA CONSULTANTS ( I ) PVT LTD</b> 121, 1st Floor, Akruti Star, Central Road, MIDC Andheri (E) Mumbai 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org Buyer (Bill to)	Invoice No.	Dated
	<b>MUM/2122/JAN/222</b>	<b>27-Jan-2022</b>
<b>PUNJAB NATIONAL BANK - PLP BKC</b> PLP BKC BRANCH, PNB Pragati Tower C-9 G Block 3rd floor, Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Dispatch Doc No.	Delivery Note Date
	<b>38938/22735</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>5,000.00</b>
				<b>CGST 450.00</b>
				<b>SGST 450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

Amount Chargeable (in words) **Indian Rupee Five Thousand Nine Hundred Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>			<b>5,000.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**  
 Mr. Sachin Dattatrey Thakur & Mr. Dattatrey Narayan Thakur - Residential Flat No. B - 104, 1st Floor, Wing - B, "Vighnhar Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 199, G.E.S., Sector - 23, Village - Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206  
 Company's Service Tax No. : **AADCV4303RSD001**  
 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**  
 A/c Holder's Name : **VASTUKALA CONSULTANTS ( I ) PVT LTD**  
 Bank Name : **PUNJAB NATIONAL BANK**  
 A/c No. : **1756002100016739**  
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



Customer's Seal and Signature

for **VASTUKALA CONSULTANTS ( I ) PVT LTD**

*[Signature]*  
 -Authorised Signatory

This is a Computer Generated Invoice



# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Sachin Dattatrey Thakur & Mr. Dattatrey Narayan Thakur**

Residential Flat No. B - 104, 1<sup>st</sup> Floor, Wing – B, "Vighnhar Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 199,  
G.E.S., Sector – 23, Village - Ulwe, Navi Mumbai, Taluka – Panvel, District – Raigad,  
PIN Code – 410 206, State - Maharashtra, Country – India

Longitude Latitude: 18°58'27.6"N 73°01'56.8"E

## Valuation Done for:

Think **Punjab National Bank** create  
**PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd floor, Bandra Kurla Complex,  
Bandra(E), Mumbai - 400051, State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
Mumbai • Delhi NCR • Aurangabad • Nanded • Indore  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik



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Vastukala Consultants (I) Pvt. Ltd.

MSME Reg. No.: 27222201137 • CIN: U74120MH2010PTC207869

Valuation Report Prepared For PNB / PLP BKC Branch / Mr. Sachin Dattatrey Thakur (22735/38938)

Page 2 of 24

Vastu/Mumbai/01/2022/22735/38938

28/01-329-PASH

Date: 28.01.2022

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B - 104, 1<sup>st</sup> Floor, Wing – B, "Vighnhar Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 199, G.E.S., Sector – 23, Village - Ulwe, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country – India belongs to **Mr. Sachin Dattatrey Thakur & Mr. Dattatrey Narayan Thakur.**

Boundaries of the property.

North	:	Under Construction Building
South	:	Open Plot
East	:	Road & Open Plot
West	:	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 45,15,400.00 (Rupees Forty Five Lakh Fifteen Thousand Four Hundred 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.Ltd.,  
ou, email=cm@vastukala.org, c=IN  
Date: 2022.01.28 10:50:26 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

**Valuation Report of Immovable Property**

I	General	
1.	Name and Address of the Valuer	: <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
2.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	: 27.01.2022
	b) Date of valuation	: 28.01.2022
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale (12 pages from documents) dated 04.01.2022 2. Copy of Commencement Certificate Document No. CIDCO / ATPO / 1182 dated 18.08.2010 issued by CIDCO 3. Copy of Occupancy Certificate Document No. CIDCO / BP – 8061 / TPO (NM & K) / 014 / 1264 dated 12.12.2014 issued by CIDCO 4. Copy of Approved Plan Document No. CIDCO / (B.P.) / ATPO – 1182 dated 18.08.2010 issued CIDCO 5. Copy of Society NOC Letter dated 05.12.2021 6. Copy of Society Registration Certificate dated 12.01.2017	
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Sachin Dattatrey Thakur &amp; Mr. Dattatrey Narayan Thakur</b>  <b>Address:</b> Residential Flat No. B - 104, 1 <sup>st</sup> Floor, Wing – B, "Vighnhar Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 199, G.E.S., Sector – 23, Village - Ulwe, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country - India  <b>Contact Person:</b> Mrs. Chikhlekar (Tenant) Contact No.: 9867126710  Joint Ownership Details of share of ownership is not available
6.	Brief description of the property	: The property is a Residential Flat No. B - 104 is located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. + Terrace Area + Flowerbed Area + Dry Balcony Area. (i.e. 1BHK) The property is at 1.2 Km. travel distance from nearest railway station Bamandongri.
7.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 199 of Village - Ulwe
	b) Door No.	: Residential Flat No. B - 104



	c)	C.T.S. No. / Village	:	Village - Ulwe
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Document No. CIDCO / (B.P.) / ATPO – 1182 dated 18.08.2010 issued by CIDCO
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
8.		Postal address of the property	:	Residential Flat No. B - 104, 1 <sup>st</sup> Floor, Wing – B, "Vighnar Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 199, G.E.S., Sector – 23, Village - Ulwe, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country – India
9.		City / Town	:	Village - Ulwe, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
10.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
11.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Ulwe CIDCO
12.		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.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per document</b>
		North	:	Under Construction Building      Plot No. 182, 183
		South	:	Open Plot                                  Open Space
		East	:	Road & Open Plot                      15 Mtrs Wide Road
		West	:	Open Plot                                  35 Mtrs. Channal
14.		Dimensions of the site		N. A. as property under consideration is a Residential Apartment in the Residential building.
				A    B
				As per the Deed                          Actuals
		North	:	-    -
		South	:	-    -



	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 325.00 Terrace Area in Sq. Ft. = 40.00 Flowerbed Area in Sq. Ft. = 18.00 Dry Balcony Area in Sq. Ft. = 13.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 373.437</b> <b>Terrace Area in Sq. Ft. = 49.00</b> <b>Total Carpet Area in Sq. Ft. = 422.437</b> <b>Say = 422.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 506.40 (Carpet area as per Agreement for Sale + 20%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Apartment	:	18°58'27.6"N 73°01'56.8"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 373.437</b> <b>Terrace Area in Sq. Ft. = 49.00</b> <b>Total Carpet Area in Sq. Ft. = 422.437</b> <b>Say = 422.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mr. Shrikant Chikhlekar Occupied since last 6 years (approx.) Present rental income ` 7,000/- per month	
<b>II APARTMENT BUILDING</b>				
1.	Name of the Apartment	:	Residential Flat No. B - 104, 1 <sup>st</sup> Floor, Wing – B, " <b>Vighnhar Heritage Co-op. Hsg. Soc. Ltd.</b> ", Plot No. 199, G.E.S., Sector – 23, Village - Ulwe, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country – India	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2014 (As per Occupancy Certificate)	
4	Number of Floors	:	Part Ground + Part Stilt + 7 upper floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	4 Residential Flats on 1 <sup>st</sup> floor	
7	Quality of Construction	:	Good	
8	Appearance of the Building	:	Good	
9	Maintenance of the Building	:	Good	
10	Facilities Available	:		
	Lift	:	1 Lift	
	Protected Water Supply	:	Municipal Water supply	

Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Open Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	Residential Flat	
1	The floor in which the Flat is situated	: 1 <sup>st</sup> Floor
2	Door No. of the Flat	: Residential Flat No. B - 104
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door frame with solid flush door
	Windows	: Powdered coated aluminium sliding windows
	Fittings	: Concealed Electrical Wiring.
	Finishing	: Cement Plastering with POP false ceiling
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	: Mr. Sachin Dattatrey Thakur & Mr. Dattatrey Narayan Thakur
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. = 506.40 (Carpet area as per Agreement for Sale + 20%)
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 325.00 Terrace Area in Sq. Ft. = 40.00 Flowerbed Area in Sq. Ft. = 18.00 Dry Balcony Area in Sq. Ft. = 13.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 373.437</b> <b>Terrace Area in Sq. Ft. = 49.00</b> <b>Total Carpet Area in Sq. Ft. = 422.437</b> <b>Say = 422.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Residential purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Tenant Occupied
15	If rented, what is the monthly rent?	: Present rental income ` 7,000/- per month

<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential 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)	:	₹ 10,500.00 to ₹ 11,500.00 per Sq. Ft. on Carpet Area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	:	₹ 11,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 8,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 66,000.00 per Sq. M. i.e. ₹ 6,132.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 62,884.00 per Sq. M. i.e. ₹ 5,842.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Residential Flat	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	8 Years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciated Ratio of the building	:	-



<b>b</b>	Total composite rate arrived for Valuation :	
	Depreciated building rate VI (a) :	₹ 2,200.00 per Sq. Ft.
	Rate for Land & other V (3) ii :	₹ 8,500.00 per Sq. Ft.
	<b>Total Composite Rate</b> :	<b>₹ 10,700.00 per Sq. Ft.</b>
	<b>Remarks:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Apartment	422.00 Sq. Ft.	10,700.00	45,15,400.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 10,500.00 to ₹ 11,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 11,000.00 per Sq. Ft. on Carpet Area for valuation.



As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 45,15,400.00 (Rupees Forty Five Lakh Fifteen Thousand Four Hundred Only).

VII	Date of Purchase of Immovable Property	:	04.01.2022
VIII	Purchase Price of immovable property	:	₹ 30,00,000.00
IX	Book value of immovable property:	:	` 30,78,360.00
X	Total Fair Market Value of immovable property:	:	` 45,15,400.00
XI	Realizable Value of immovable property:	:	₹40,63,860.00
XII	Distress Sale Value of immovable property:	:	₹ 36,12,320.00
XIII	Guideline Value (506.40 Sq. Ft. X ` 5,842.00)	:	₹ 29,58,389.00
XIV	Insurable value of the property (506.40 Sq. Ft. X ` 2,500.00)	:	₹ 12,66,000.00

Place: Mumbai

Date: 28.01.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.Ltd.,  
ou, email=cmd@vastukala.org, c=IN  
Date: 2022.01.28 10:59:42 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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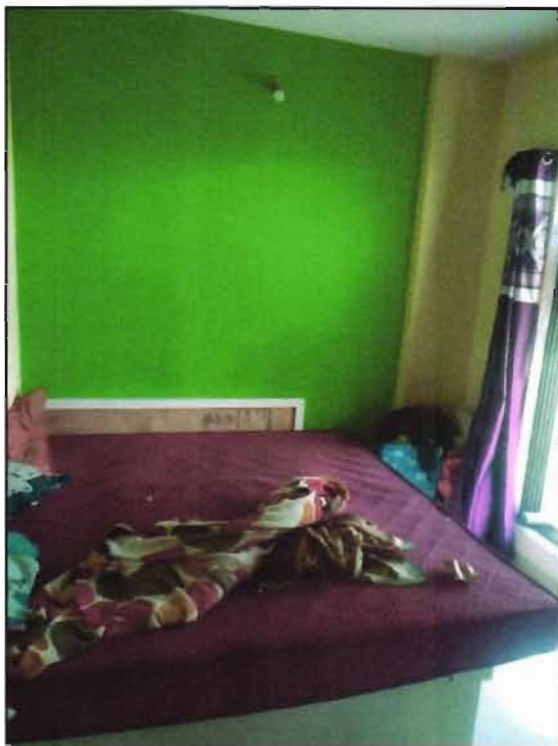
Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



## Actual Site Photographs



## Actual Site Photographs

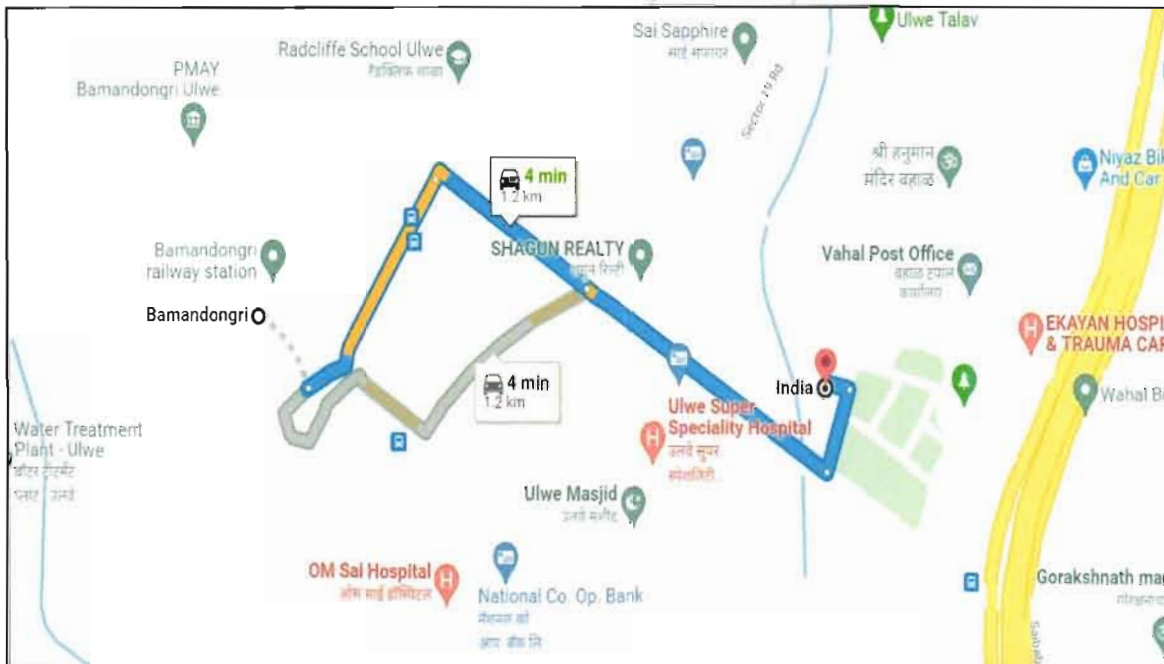
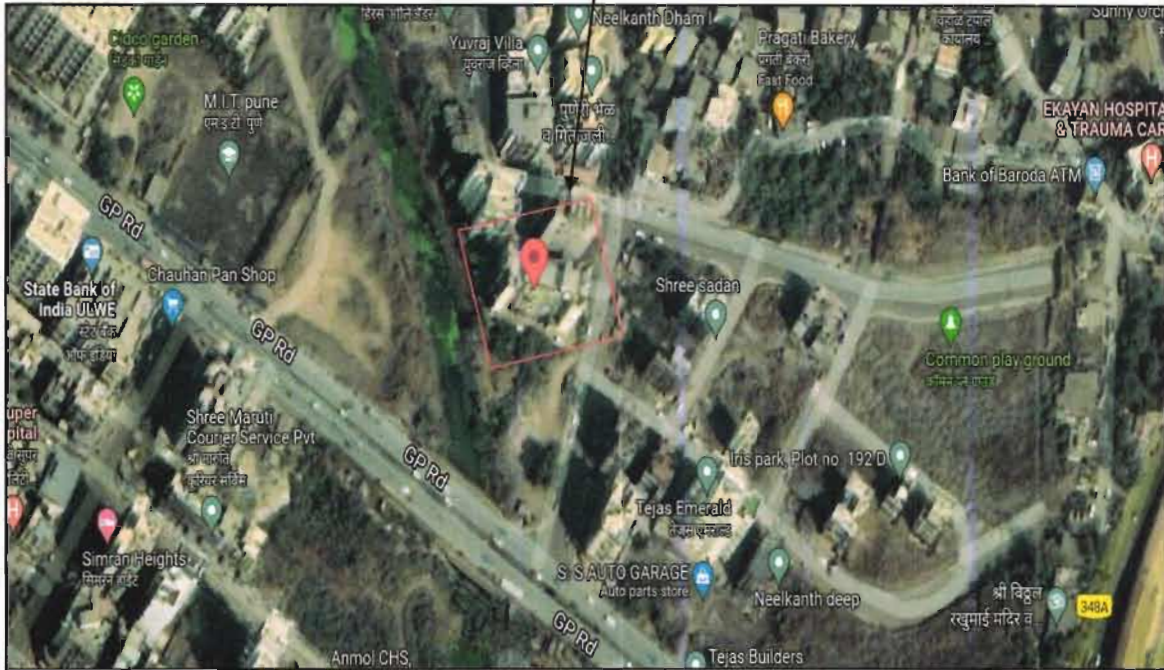


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## Route Map of the property

Site u/r




**Longitude Latitude: 18°58'27.6"N 73°01'56.8"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Bamandongri - 1.2 Km.)



## 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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Valuation Rules
User Manual
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Feedback

**Year** 2021/2022 **Language** English

**Annual Statement of Rates**

**Selected District** रायगड

**Select Taluka** पनवेल

**Select Village** उलवे, मढ्याण, छारकोपर

**Search By**  Survey No  Location

**Select Location** इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (सं. /)
<a href="#">SurveyNo</a>	27/27.1	निवासी मदनिका	66000	चौ. मीटर
<a href="#">SurveyNo</a>	27/27.2	कार्यालय/औद्योगिक माळा/भोवाडन	74800	चौ. मीटर
<a href="#">SurveyNo</a>	27/27.3	दुकाने	86400	चौ. मीटर
<a href="#">SurveyNo</a>	27/0	-	0	NA



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## Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Near Me 🔍

Home / Property in Mumbai / Sector 23 Ulwe / Apartments / 1 BHK 1 Bath / 660 sq.ft. (61.32 sq.m.)

Posted on Nov 09, 2021 | Ready to move

₹48 Lac

@ 7,272 per sq.ft.

Estimated EMI ₹ 36,338

REERA STATUS: NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in>


1BHK 1Bath

Residential Apartment for Sale

Shree Balaji Vignihar Heritage Sector 23 Ulwe, Mumbai Navi

Overview
Society
Owner Details
Recommendations
Price Trends

Property (1) Society (1)



Photos (1/5)

Area

Super Built up area 660 sq.ft. (61.32 sq.m.)

Price

₹ 48 Lac @ 7,272 per sq.ft. (Negotiable)

Floor Number

1<sup>st</sup> of 7 Floors

Property Age

5 to 10 Year Old

Configuration

1 Bedroom, 1 Bathroom, 3 Balconies

Address

Shree Balaji Vignihar Heritage Sector 23 Ulwe, Mumbai Navi

Location

West

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Near Me 🔍

Home / Property in Mumbai / Sector 23 Ulwe / Apartments / 1 BHK 1 Bath / 650 sq.ft. (60.39 sq.m.)

Posted on Dec 01, 2021 | Ready to move

₹45.5 Lac

@ 7,307 per sq.ft.

Estimated EMI ₹ 36,341

REERA STATUS: NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in>


1BHK 1Bath

Residential Apartment for Sale

Vignaharta Residency Sector 23 Ulwe, Mumbai Navi

Overview
Owner Details
Recommendations

Property (1)



Photos (1/5)

Area

Super Built up area 650 sq.ft. (60.39 sq.m.)

Built up area: 650 sq.ft. (60.39 sq.m.)

Carpet area: 425 sq.ft. (39.48 sq.m.)

Price

₹45.5 Lac + Govt Charges & Tax @ 7,307 per sq.ft. (All inclusive, negotiable)

Floor Number

5<sup>th</sup> of 7 Floors

Property Age

4 to 5 Year Old

Configuration

1 Bedroom, 1 Bathroom, 2 Balconies

Address

Vignaharta Residency Sector 23 Ulwe, Mumbai Navi

OverView

Main Road



# Price Indicators

**NOBROKER**

**1 BHK Flat For Sale in Shree Balaji Vighnar Herita...**  
₹ 55 LACS  
₹ 31,522/Month  
520 Sq Ft

**Overview**

Age of Building	5-15 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Built-up Area	370 Sq.Ft	Furnishing Status	Unfurnished
Facing	East	Floor	1/7
Parking	Bike And Car	Gated Security	No

**Activity On This Property**

Views: 0, Favorites: 0, Comparisons: 12

**Similar Properties**

1 BHK Flat For Sale in Swastik Resid...



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## Sale Instances

Index 2		सूची क्र.2	दुय्यम निबंधक : सह द्रु नि पनवेल 5
2324529			दस्त क्रमांक : 2324/2017
14/04/2021			नोंदणी :
Note.-Generated Through aSearch Module,For original report please contact concern SRO office.			Regn 63m
<b>गावाचे नाव : 1) उलवे</b>			
(1)पिलेखाचा प्रकार	करारनामा		
(2)मोबदला	4000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2731000		
(4) भू. मापन पोलीसला व घरकामांक(असल्यास)	1) पालिकेचे नाव पनवेलइतर वर्णन : इतर माहिती प्रभाव क्षेत्र 27.2 दर 62900/- पती चौमी सदनिका क्र बी-204 दुसरा मजला बी विंग विग्रहार हेरिटेज प्लॉट नं. 199,सेक्टर नं. 23,उलवे,ता. पनवेल,जि. रायगड.(क्षेत्र. 34.98 चौ. कारपेट + 3.62 चौ. मी. टॅरस)( ( Plot Number : 199 / SECTOR NUMBER : 23 : ) )		
(5) क्षेत्रफळ	1) 34.98 चौ.मीटर		
(6)आकारणी किंवा चुडी 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.-श्री. गोपी वि. सुराकुला - -- वय:-36; पत्ता:-. - डी. एल. मार्ग, हाकोबा मिस जवळ, काळाचौकी मुंबई. . . . कॉर्टांग एम्प्ल.आण्टो, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड -400033 पॅन नं.-BMUPK2575H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव.-श्री गिरीशकुमार एच. . . . वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव सदनिका क्र बी-२०४ दुसरा मजला बी विंग विग्रहार हेरिटेज प्लॉट नं १९९, सेक्टर नं. २३, उलवे, ता. पनवेल, जि. रायगड. ब्लॉक नं. , रोड नं. , महाराष्ट्र शाईराष्ट्र(०). पिन कोड -410206 पॅन नं.-BNQPG6011B		
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2017		
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2017		
(11) अनुक्रमांक, खंड व पृष्ठ	2324/2017		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुद्रांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarparichayat or Cantonment Area annexed to it, or any rural area within the limits of the			

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## Sale Instances

<p>16291353 12/12/2020 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.</p>	<p><b>सूची क्र.2</b></p>	<p>दुययम निबंधक : सह दु.नि.पनवेल 2 दस्त क्रमांक : 16291/2019 नोटणी Regn.63m</p>
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गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3500000
(3) बाजारभाय(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2915755
(4) भू-मापन पोटाहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव रायगडपुत्र वर्णन : इतर माहिती. (विभाग-27.1)सदनिका क्र. - बी-503,पाचवा मजला बी - किंग विष्णु हेरीटेज सी.एच.एस.लि. प्लॉट नं.- 199,सेक्टर-23,उसादे नदी मुंबई, ता. पनवेल व जि. रायगड,(क्षेत्र - 35.49 चौ. मी. कारपेट - 3.90 चौ. मी. टेरस) (Plot Number : 199 ; SECTOR NUMBER : 23 ; )
(5) क्षेत्रफळ	35.49 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:-अनिता लनाजी शिंदे - - वय-43; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव. सदनिका क्र.- ए-204 सिद्धी विनायक इन्क्लेव. प्लॉट नं- 35/37, सेक्टर -9, न्यू पनवेल, ब्लॉक नं. - , रोड नं. - महाराष्ट्र, रायघर(एमएच), पिन कोड:-410206 पॅन नं.-BHPPS2412F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आयॉरिन प्रान्मिस डिसेन्हा लफें कु. मू. झयुन श्रीमती सरस्वती वेंकटेश नाल्लकुळकाला - - वय-47, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव. ब्रीदवाडी, सोनावणे बाळ, घणसोली गाव, घणसोली, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-400701 पॅन नं.-B/SPD4032M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2019
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2019
(11)अनुक्रमांक खंड व पृष्ठ	16291/2019
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	210000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुन्यांकनासाठी विचारत घेतलेला तपशील :-	

द्वारांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



### 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 arrived 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. We hope this will satisfy your requirements.



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(Annexure-I)

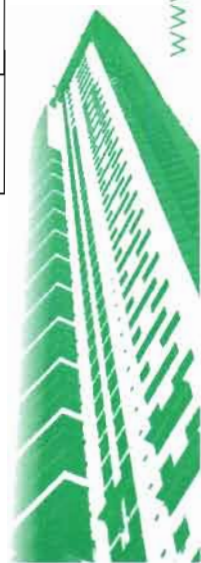
**DECLARATION-CUM-UNDERTAKING**

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

- a. The information furnished in my valuation report dated 28.01.2022 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 have personally inspected the property on 27.01.2022 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Sachin Dattatrey Thakur & Mr. Dattatrey Narayan Thakur from Mr. Amol Murlidhar Velhal & Mrs. Snehal Amol Velhal vide Agreement for Sale dated 04.01.2022
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Prajakta Patil – Processing 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 – 27.01.2022 Valuation Date – 28.01.2022 Date of Report – 28.01.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 27.01.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



**(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.

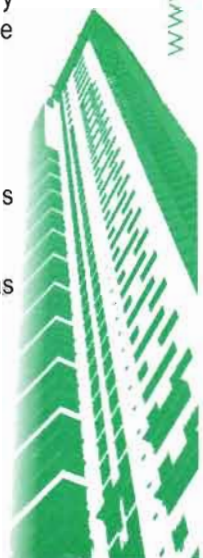
### Information Management

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.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

#### **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.





### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28<sup>th</sup> January 2022**.

The term **Fair Market 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.

### 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 herein above, 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 and for this particular purpose at **₹ 45,15,400.00 (Rupees Forty Five Lakh Fifteen Thousand Four Hundred Only)**.

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