

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-2157/23-24	Dated 25-Aug-23
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH 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. 003320 / 2302221	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 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words) **4,720.00**
E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Remarks:

Lilabai Dinkar Shinde & Rahul Dinkar Shinde -
 Residential Flat No. 414, 4th Floor, B Wing, Building
 No. 2, "Narayani Dham", Village - Bhadwad, Taluka -
 Bhiwandi, District - Thane, PIN - 421302, 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

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants
 (I) Pvt Ltd, ou=Vastukala Mumbai,
 email=accounts@vastukala.org, c=IN
 Date: 2023.08.25 11:56:01 +05'30'
Authorised Signatory

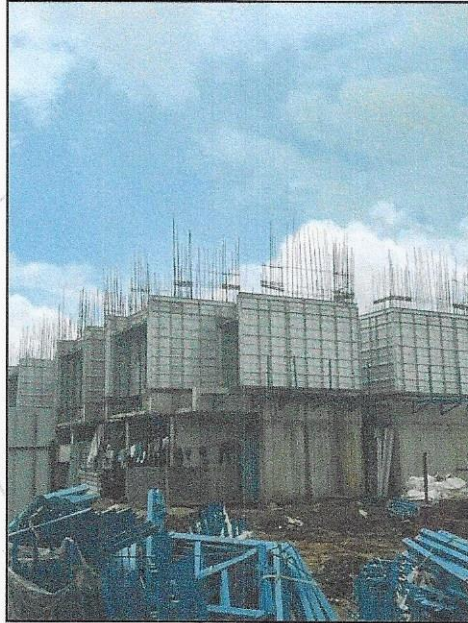
This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Lilabai Dinkar Shinde & Rahul Dinkar Shinde.**

Residential Flat No. 414, 4th Floor, B Wing, Building No. 2, "**Narayani Dham**", Village – Bhadwad,
Taluka – Bhiwandi, District – Thane, PIN – 421302, State - Maharashtra, Country – India.

Latitude Longitude - 19°17'13.6"N 73°05'02.2"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort 400001,
State - Maharashtra, Country - India.



Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 414, 4th Floor, B Wing, Building No. 2, "Narayani Dham", Village – Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302, State - Maharashtra, Country – India belongs to **Lilabai Dinkar Shinde & Rahul Dinkar Shinde.**

Boundaries of the property.

North : Temghar Pada – Bhadwad Road
South : Open Plot
East : Tirupati Heights
West : Slum Area

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 valued for banking purpose for **₹ 19,54,150.00 (Rupees Nineteen Lakh Fifty Four Thousand One Hundred Fifty Only)**. As per site inspection 14% of construction work is completed.

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

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9822266-4fad35de03e0cf39b26665913490cf4d33d412
3115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c89d6b2a55a8fce3feb31f31d2
e#3Mac28F2A23A3276523bfc, cm=MANOJ BABURAO CHALIKWAR
Date: 2023.08.25 11:50:12 +05'30'

Auth. Sign.



www.vastukala.org

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 Residential Flat No. 414, 4th Floor, B Wing, Building No. 2, "Narayani Dham",
Village – Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302, 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 25.08.2023 for Banking Purpose
2	Date of inspection	24.08.2023
3	Name of the owner/ owners	Lilabai Dinkar Shinde & Rahul Dinkar Shinde
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. 414, 4 th Floor, B Wing; Building No. 2, "Narayani Dham", Village – Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302, State - Maharashtra, Country – India. Contact Person: Khushboo Mishra (Sr. Manager) Contact No. 9371103817
6	Location, street, ward no	Village – Bhadwad, Taluka – Bhiwandi, District – Thane
	Survey/ Plot no. of land	Survey No. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5 of Village - Bhadwad
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. = 323.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 355.00 (Carpet + 10%)
13	Roads, Streets or lanes on which the land is abutting	Temghar Pada – Bhadwad Road, Village – Bhadwad, Taluka – Bhiwandi, District – Thane.
14	If freehold or leasehold land	Freehold

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	Copy of Approved Plan No. E.E. / BP / PMAY / A / MHADA / 651 / 2022 dated 07.12.2022 issued by MHADA (As downloaded from RERA site).
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan No. E.E. / BP / PMAY / A / MHADA / 651 / 2022 dated 07.12.2022 issued by MHADA (As downloaded from RERA site).
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Building is under construction
	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 MHADA norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Building is under construction
	(ii) Portions in their occupation	Building is under construction



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Building is under construction
	(iv)	Gross amount received for the whole property	Building is under construction
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	Building is under construction



	year of completion	
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, Fort Branch to assess fair market value as on 25.08.2023 for Residential Flat No. 414, 4th Floor, B Wing, Building No. 2, "Narayani Dham", Village – Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302, State - Maharashtra, Country – India belongs to **Lilabai Dinkar Shinde & Rahul Dinkar Shinde**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.07.2023 (16 Pages from Agreement)
2	Copy of RERA Registration Certificate No. P51700017958 dated 08.03.2023.
3	Copy of Commencement Certificate No. E.E. / BP / PMAY / A / MHADA / 725 / 2022 dated 28.12.2022 issued by MHADA.
4	Copy of Approved Plan No. E.E. / BP / PMAY / A / MHADA / 651 / 2022 dated 07.12.2022 issued by MHADA (As downloaded from RERA site).

LOCATION:

The said building is located at Survey No. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5 of Village - Bhadwad, Taluka – Bhiwandi, District – Thane. The property falls in Residential Zone. It is at a travelling distance 5 KM from Bhiwandi railway station.

BUILDING:

The building under reference will be Proposed Stilt + 23 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 proposed sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 4th Floor is having 19 Residential Flat. The building is having proposed 4 Lifts. At the time of inspection Building was under construction.

Extent of completion are as under:

Foundation	Completed	RCC Plinth	Completed
Stilt	Completed	Floors	1st Floor Completed
Internal & External Brick Work	1st Floor Completed	Total	14% Work Completed



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Residential Flat:

The property is a residential Flat No. 414 in under construction building. The flat is located on 4th Floor in the said under construction building. As per Approved Plan, the composition of residential flat consists of 1 Bedroom + Living Room + 1 Toilet + Passage + (i.e., 1 BHK + 1 Toilet). The residential flat is finished with proposed vitrified tiles flooring, proposed teak wood door frame with flush doors, proposed aluminum sliding windows & proposed concealed electrification & proposed concealed plumbing, proposed cement plastering etc.

Valuation as on 25th August 2023

The Carpet Area of the Residential Flat	:	323.00 Sq. Ft.
--	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	60 Years
Age of the building as on 2023	:	Building is under construction
Cost of Construction	:	355.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,87,500.00
Depreciation $\{(100-10) \times 0 / 60\}$:	Building is under construction
Amount of depreciation	:	Building is under construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 43,100.00 per Sq. M. i.e., ₹ 4,004.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as building is under construction
Prevailing market rate	:	₹ 6,050.00 per Sq. Ft.
Value of property as on 25.08.2023	:	323.00 Sq. Ft. X ₹ 6,050.00 = ₹ 19,54,150.00

(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)

Depreciated fair value of the property as on 25.08.2023	:	₹ 19,54,150.00
Total Value of the property	:	₹ 19,54,150.00
The realizable value of the property	:	₹ 17,58,735.00
Distress value of the property	:	₹ 15,63,320.00
Insurable value of the property (355.00 X 2,500.00)	:	₹ 8,87,500.00
Guideline value of the property (As per Index II)	:	₹ 14,21,351.80

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 414, 4th Floor, B Wing, Building No. 2, "Narayani Dham", Village – Bhadwad, Taluka – Bhiwandi, District – Thane, PIN – 421302, State - Maharashtra, Country – India for this particular purpose at **₹ 19,54,150.00 (Rupees Nineteen Lakh Fifty Four Thousand One Hundred Fifty Only)** as on **25th August 2023**. As per site inspection 14% of construction work is completed.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25th August 2023 is ₹ 19,54,150.00 (Rupees Nineteen Lakh Fifty Four Thousand One Hundred Fifty Only)**. As per site inspection 14% of construction work is completed. 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

- (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:

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Proposed Stilt + 23 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	Building is under construction
4.	Estimated future life	60 Years Subject to proper, preventive periodic maintenance & structural repairs (after building completion)
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	Proposed All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	Proposed 6" thick brick wall
9.	Doors and Windows	Proposed Teak wood door frame with flush door
10.	Flooring	Proposed Vitrified tiles flooring
11.	Finishing	Proposed Cement plastering with POP false ceiling
12.	Roofing and terracing	Proposed R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	Proposed As per Requirement
	(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	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	Proposed 4 Lifts

19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

Think.Innovate.Create



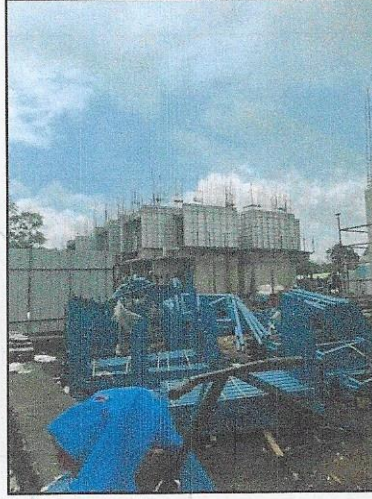
Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Actual site photographs

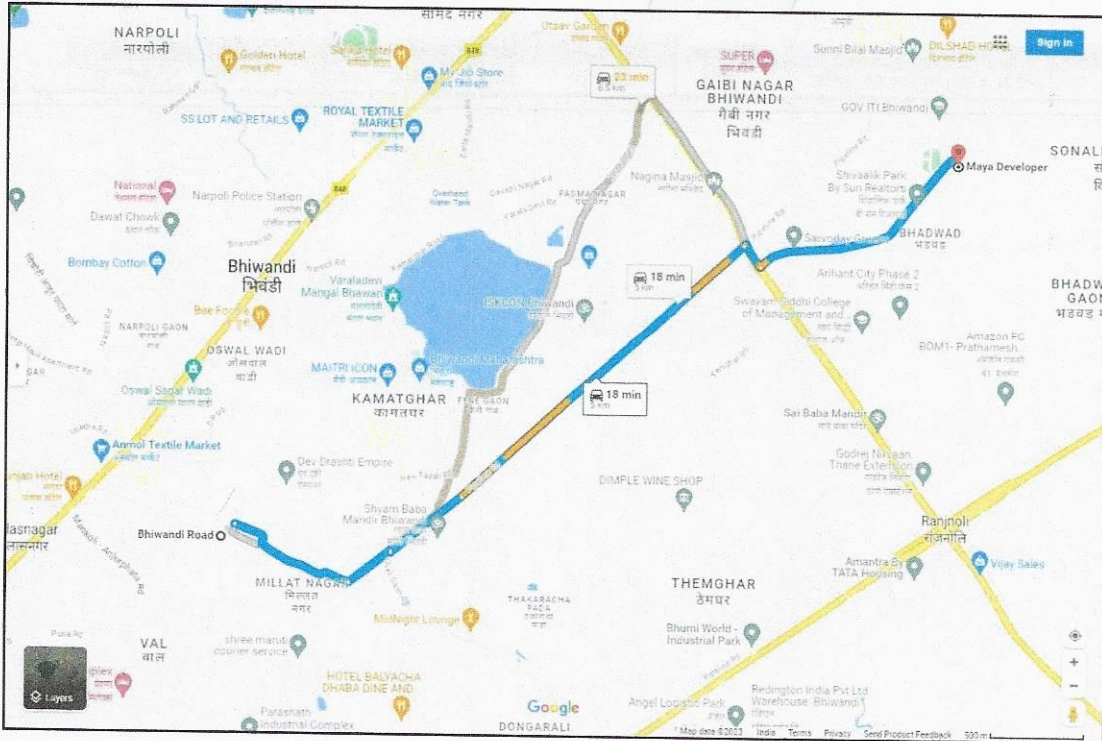
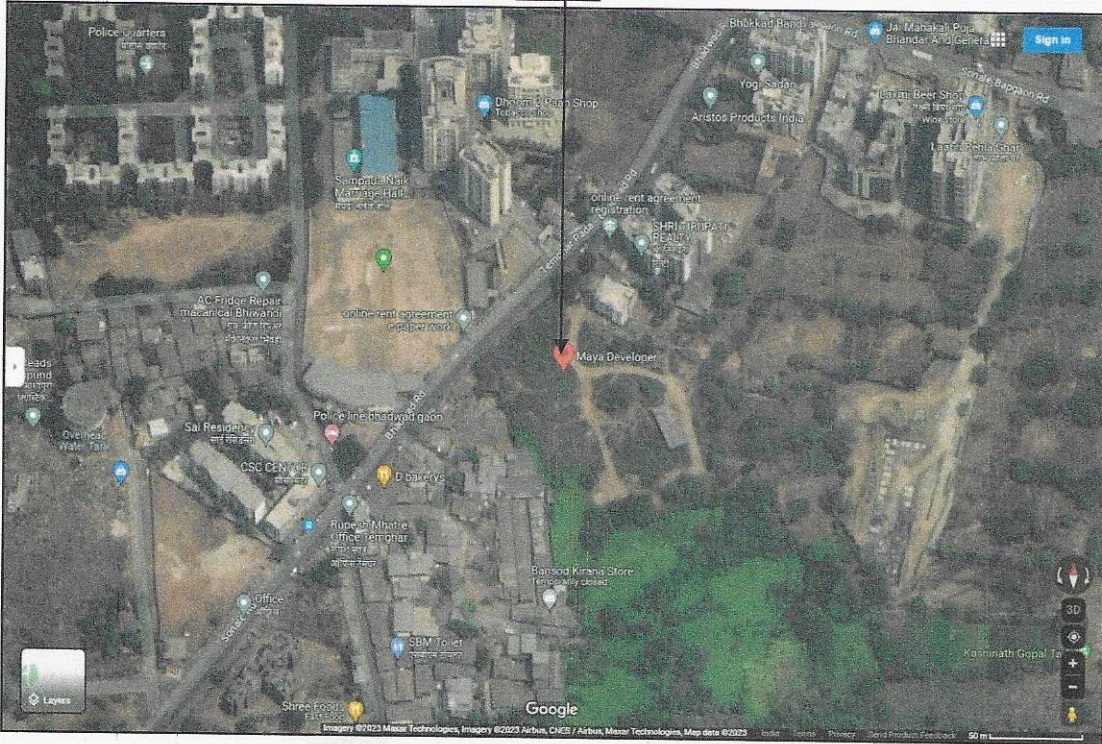


Think.Innovate.Create



Route Map of the property

Site u/r



Latitude Longitude - 19°17'13.6"N 73°05'02.2"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 5 Km.)



Think.Innovate.Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org




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: Thane

Select Taluka: Bhivandi

Select Village: Gavache Nav : Bhadwad (Bhiwandi Ni)

Search By: Survey No. Location

Enter Survey No: 4 Search

उपविभाग	खुली जमीन	निवासी सदतिका	ऑफीस	दुकाने	बौद्योगिक	एकर (Rs./)	Attribute
7/70-वॉर्ड क्र. 13/3) भाद्रवड सर्वे क्रमांक	8000	43100	48900	53900	48900	चौ. मीटर	सर्वेक्षण नंबर

Think.Innovate.Create

Sale Instance

1020181	सूची क्र. २	दृष्यम निबंधक : दु.नि. भिवंडी 1
24-08-2023		दस्तऐवज क्रमांक.: 10201/2023
Note:-Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : भादवड		
(1)दस्तऐवज प्रकार	करारनामा	
(2)सीवदला	1941000	
(3)बाजारभाव (माझेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1421351.8	
(4)समापन ,गोटहिस्सा व वरकमांक (उसल्यास)	1) इतर माहिती : मौजे भादवड तालुका भिवंडी येथील सर्वे नं. 4/1/1,4/1/2,4/1/3,4/2,4/3/1,4/3/2,4/4,69/1/5 वा जागेवरील 'नारायणी धाम' 'बिल्डींग नं. 2' 'बिंग-बी तिसरा मजला सदनिक नं. 301 क्षेत्र 29.98 चौ.मी. कारपेट	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेले तब्बू		
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. माया डेव्हलपर्स तर्फे भागीदार अभियेक विनोद दक्षिणेदी तर्फे कबुली जबाब देण्याकरीता कु.मु. म्हणुन राजेंद्र कुमार नरसिंगराय जमन 40 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सर्वे नं. 4 भादवड-सोनाळ रोड छत्रपती शिवाजी क्रिकेट साउंड समोर भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302	
(8)दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) शिवाजी आरणासाहेब कानडे 32 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सुनील भोईरा बिल्डिंग रुम नं. 19 भिवंडी-नाशिक रोड भिंगार तालुका भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302 2) सरिता शिवाजी कानडे 29 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सुनील भोईरा बिल्डिंग रुम नं. 19 भिवंडी-नाशिक रोड भिंगार तालुका भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302	
(9)दस्तऐवज करून दिल्याचा दिनांक	17/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/07/2023	
(11)अनुकमांक,संठ व पृष्ठ	10201/2023	
(12)बाजारभावाप्रमाणी मुद्रांक शुल्क	39900	
(13)बाजारभावाप्रमाणी नोंदणी शुल्क	19410	
(14)गोरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sale Instance

1040881	सूची क्र. २	दृश्य निबंधक : दु.नि. भिवंडी 1
24-08-2023		दस्तावेज क्रमांक.: 10408/2023
Note:-Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
भाव : भादवड		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	1941000	
(3)वाच्यारभाव (मांडे पट्ट्याच्या बाबतीत पट्ट्याकार आकारणी देतो कि पट्ट्यादार ते नमूद करावे)	1527936.696	
(4)मुद्रापत्र, पोटहिल्ला व घरकमांक (उसल्यास)	1) इतर माहिती : मोजे भादवड तालुका भिवंडी येथील सर्वे नं. 4/1/1,4/1/2,4/1/3,4/2,4/3/1,4/3/2,4/4,69/1/5 या जागेवरील 'नारायणी धाम' विल्डींग नं. 2' विंग-बी विसवा मजला सदनिका नं. 2012 क्षेत्र 29.98 चौ.मी. केरपेट	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारणी किंवा वूडी देण्यात असलेले क्षेत्र		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. माया डेव्हलपर्स तर्फे भागीदार अभियेक विनोद दक्षिणेदी तर्फे कबुली जबाब देण्याकरीता कु.मु. म्हंगुन यश बबलु निपाटी 19 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. - सर्वे नं. 4 भादवड-सोनाळे रोड छत्रपती शिवाजी फ्लॉक बाउंड समोर भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रमेश दिनेश चव्हाण 50 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. - घर नं. 766 गोशाळा रोड पोस्ट अनगाव श्री रामनगर भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302 2) संगिता रमेश चव्हाण 45 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. - घर नं. 766 गोशाळा रोड पोस्ट अनगाव श्री रामनगर भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302	
(9)दस्तावेज करून दिल्याचा दिनांक	21/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/07/2023	
(11)अनुकमांक,सड व प्लॉट	10408/2023	
(12)वाच्यारभावाप्रमणी मुद्रांक शुल्क	39900	
(13)वाच्यारभावाप्रमणी नोंदणी शुल्क	19410	
(14)गैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sale Instance

1001981 24-08-2023	सूची नं. २	दृष्यम निबंधक : दु.नि. भिवंडी 1 दस्तावेज क्रमांक.: 10019/2023 नोंदणी : Regn:63m
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		
गाव : भादवड		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	1941000	
(3)वाच्यारभाव (भाडेपट्ट्याच्या वाच्यतापट्ट्याकर आकारणी देतो कि पट्टेदार ते नसूद करावे)	1527936.696	
(4)भूमापन ,पोटझिम्सा व धरकमांक (उसल्यास)	1) इतर माहिती : मौजे भादवड तालुका भिवंडी येथील सर्वे नं. 4/1/1,4/1/2,4/1/3,4/2,4/3/1,4/3/2,4/4,69/1/5 वा जागेपरील 'नारायणी धाम' 'बिल्डींग नं. 2' पिंग-पी अटलाटा मजला सदनिका नं. 1802 क्षेत्र 29.98 चौ.मी. कारपेट(रेरा प्रोजेक्ट)	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारणी किंवा पुढी देण्यात असलेले नव्या		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. माया डेफ्लोपर्स तर्फे भागीदार अभिषेक विनोद दयिवेदी तर्फे कसुली जबाब देण्याकरीता कु.मु. म्हगुन राजेंद्र कुमार नर्सिंगराव जमन 40 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सर्वे नं. 4 भादवड-सोनाळे रोड छत्रपती शिवाजी क्रिकेट ग्राउंड समोर भिवंडी जिल्हा ठाणे महाराष्ट्र टाणे. 421302	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मयूर शांताराम शेलार 28 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सदनिका नं. 901 नवया मजला बिल्डींग नं. 01 अटलांटा ईडन वर्ल्ड भादवड भिवंडी जिल्हा ठाणे महाराष्ट्र टाणे. 421302 2) पुजा मयूर शेलार 27 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- सदनिका नं. 901 नवया मजला बिल्डींग नं. 01 अटलांटा ईडन वर्ल्ड भादवड भिवंडी जिल्हा ठाणे महाराष्ट्र टाणे. 421302	
(9)दस्तावेज करून दिल्याचा दिनांक	12/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/07/2023	
(11)उत्कर्मिक,संठ व पृष्ठ	10019/2023	
(12)वाच्यारभावाप्रमाणे शुद्धांक शुल्क	39900	
(13)वाच्यारभावाप्रमाणे नोंदणी शुल्क	19410	
(14)टीप		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sale Instance

1002081

सूची क्र. २

दृष्यम निबंधक : दु.नि. भिवंडी 1

24-08-2023

दस्तावेज क्रमांक: 10020/2023

Note:-Generated Through eDisplay v2.1
Module, For original report please contact
concern SRO office.

नोंदणी:

Regn:63m

गाव : भादवड

(1)दस्तावेज प्रकार	करारनामा
(2)सौबदला	1941000
(3)वाजाराभाव (मॉडेपट्ट्याच्या बाबतीतपट्टेकार आकाराची रक्कत कि पट्टेदार ते नमूद करावे)	1527936.696
(4)भूमापन ,पॅटहिससा व धरकसांक (असल्यास)	1) इतर माहिती : सौजे भादवड तालुका भिवंडी येथील सर्वे नं. 4/1/1,4/1/2,4/1/3,4/2,4/3/1,4/3/2,4/4,69/1/5 या जागेवरील 'नारायणी धाम' 'बिल्डींग नं. 2' विंग-बी अकरावा मजला सदनिका नं. 1112 क्षेत्र 29.98 चौ.मी. कारपेट(रेरा प्रोजेक्ट)
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर
(6)आकाराची किंवा जुडी देण्यात असलेले तप्या	
(7)दस्तावेज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. साबा डेव्हलपर्स तर्फे भागीदार अभिषेक विनायक दयिवेदी तर्फे कथुली जबाब देण्याकरीता कु.सु. म्हणुन राजेंद्र कुमार नरसिंगराव जमन 40 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- सर्वे नं. 4 भादवड-सोनाळे रोड छत्रपती शिवाजी क्रिकेट ग्राउंड समोर भिवंडी जिल्हा टाणे महाराष्ट्र टाणे. 421302
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ज्योती प्रभाकर मिश्रा 33 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- न्यू भारत नगर बंजारा तांडा आर.सी.मार्ग साई बाबा मंदिर जवळ वाशीनाका चेंबुर मुंबई महाराष्ट्र मुम्बई. 400074 2) प्रभाकर विजयनाथ मिश्रा 39 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- न्यू भारत नगर बंजारा तांडा आर.सी.मार्ग साई बाबा मंदिर जवळ वाशीनाका चेंबुर मुंबई महाराष्ट्र मुम्बई. 400074
(9)दस्तावेज करून दिल्याचा दिनांक	12/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/07/2023
(11)अनुक्रम क्र.सं. व पृष्ठ	10020/2023
(12)वाजाराभावाप्रमाणे शुद्धांक शुल्क	39900
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	19410
(14)नोंदणी	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi > 0 to 25 Lakh

Posted on Aug 09, 2023 | Ready to move

₹24 Lac @ 5,251 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹19,169
 Flat/Apartment for Sale
 In Sai Atlanta Eden World, Bhiwandi, Mumbai Beyond Thane, Mumbai

NEW STATUS REGISTERED Registration No: PS1700003328 Website: https://maharegnet.mahacoreline.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (28) Society (21)

Area
 Super Built up area 635 sq.ft.
 (58.49 sq.m.)
 Carpet area: 457 sq.ft. (42.46 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, 2 Balconies with Store Room

Price
 ₹24 Lac
 @ 5,251 per sq.ft. [View Price Details](#)

Address
 Sai Atlanta Eden World
 Bhiwandi, Mumbai Beyond Thane

Floor Number
 6th of 12 Floors

Facing
 East

Overlooking
 Park/Garden/Main Road

Property Age
 1 to 5 Year Old

Places nearby
 600, Bhiwandi, Mumbai Beyond Thane, Mumbai [View All \(27\)](#)

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Bhiwandi > 1 BHK Flats for Sale in Bhiwandi > 635 sq.ft

Posted on: Aug 11, 23 Property ID: 42755065

Get full support from Relationship Manager **MB Prime** Shortlists Properties Live Video Call Join Prime @ 50% OFF Communicates with Owners

₹24.0 Lac EMI - ₹ 11k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Atlanta Edenworld, **Bhiwandi, Thane**

1 Bed 2 Baths Unfurnished

Super Built-Up Area
 635 sqft - ₹3,780/sqft

Developer
 Sai Balaji Developers

Project
 Atlanta Edenworld

Floor
 11 (Out of 12 Floors)

Transaction Type
 Resale

Status
 Ready to Move

Furnished Status
 Unfurnished

Contact Owner Get Phone No. Last contact made 13 days ago

More Details

Price Breakup ₹24 Lac
 Booking Amount ₹50000 [Secure Now](#)
 Address Bhiwandi, Thane - Beyond Thane, Maharashtra



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

NOBROKER | My Bookings | Post Your Property | Need Home Loan? Apply Loan

1 BHK Flat in Sai Atlanta Eden World For Sale in Bhiwandi
 Sonate, Bhiwandi (West), Sonate (Village), Bhiwandi

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

Photos | Location

₹ 32 Lacs (Negotiable) | ₹ 18,340/Month (Estimated EMI) | 655 Sq.Ft.

1 Bedroom (100% of Saleable Area) | Mar 23, 2023
 1 Bathroom (100% of Saleable Area) | Immediately
 2 Security | Sai Atlanta Eden World (Agreement)

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property
 Listed by Broker | Sold Out | Wrong Info

Activity On This Property
 7 | 0 | 0

Similar Properties
 1 BHK Flat in Sai Atlanta Eden World For

Overview

Age of Building	3.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft. M	Flooring	M/S
Built-up Area	435 Sq.Ft.	Carpet Area	435 Sq.Ft.
Furnished Status	Fully Furnished	Facing	West
Floor	6/12	Parking	Car

NOBROKER | My Bookings | Post Your Property | Need Home Loan? Apply Loan

1 BHK Flat in Siddhi Sai Complex For Sale in Bhiwandi
 Siddhi Sai, Bhiwandi (West), Siddhi Sai (Village), Bhiwandi, Maharashtra 421302

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

Photos | Location

₹ 28 Lacs (Negotiable) | ₹ 10,048/Month (Estimated EMI) | 655 Sq.Ft.

1 Bedroom (100% of Saleable Area) | Mar 23, 2023
 1 Bathroom (100% of Saleable Area) | Immediately
 2 Security | Siddhi Sai Complex (Agreement)
 None (100% of Saleable Area) | Partial (100% of Saleable Area)

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property
 Listed by Broker | Sold Out | Wrong Info

Activity On This Property
 0 | 0 | 0

Similar Properties

Overview

Age of Building	9-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft. M	Flooring	Wilfred Tiles
Built-up Area	635 Sq.Ft.	Carpet Area	459 Sq.Ft.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th August 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 knowledgeable 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.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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 valued for banking purpose as on day for **₹ 19,54,150.00 (Rupees Nineteen Lakh Fifty Four Thousand One Hundred Fifty Only)**. As per site inspection 14% of construction work is completed.

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20+9822b6c4fad35dc03e0cf9e26865913490cf3d33d413
33115279b17a1850652, postalCode=400069, st=Maharashtra,
serialNumber=11a56a566ab9c89d6102a55abfa3-fab371311a
e39a281a229a227a2253fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.25 11:50:37 +05'30'

Auth. Sign.

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

