

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>Cosmos Bank</b> MULUND (EAST) Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-6114/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30687 / 46465</b> Dispatched through Terms of Delivery	Dated <b>28-Mar-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	<b>Total</b>			<b>In₹ 4,720.00</b>

Amount Chargeable (in words) 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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>


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

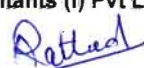
**Remarks:**  
 Mr. Parag Ganpat Sawant & Mrs. Madhavi Parag Sawant - Residential Flat No. 105, 1st Floor, Wing - A, "Ackruti Greenwoods", Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) - 400 606, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

**Declaration**  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

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

  
 UPI Virtual ID : **Vastukala@icici**

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

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Parag Ganpat Sawant & Mrs. Madhavi Parag Sawant**

Residential Flat No. 105, 1<sup>st</sup> Floor, Wing – A, "**Ackruti Greenwoods**", Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'39.4"N 72°57'36.0"E

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### Valuation Prepared for:

**Cosmos Bank**

**Mulund (East) Branch**

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400 081,  
State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

**Regd. Office :** 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mr. Parag Ganpat Sawant (30687 / 46465) Page 2 of 16

Vastu/Mumbai/03/2023/30687/46465  
28/24-656-SBSK  
Date: 28.03.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 105, 1<sup>st</sup> Floor, Wing – A, "Ackruti Greenwoods", Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Mr. Parag Ganpat Sawant & Mrs. Madhavi Parag Sawant.**

Boundaries of the property.

North : Internal Road  
South : Internal Road  
East : Internal Road  
West : Wing – B

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 83,00,000.00 (Rupees Eighty Three 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 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

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, email=manoj@vastukala.com, serialNumber=1, c=IN, st=Maharashtra, postalCode=400006, cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, email=manoj@vastukala.com, serialNumber=1, c=IN, st=Maharashtra, postalCode=400006, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.28 18:17:27 +0530

Auth. Sign.



### Our Pan India Presence at :

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

**Regd. Office :** 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Valuation Report of Residential Flat No. 105, 1<sup>st</sup> Floor, Wing – A, "**Ackruti Greenwoods**", **Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd.**, Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606,

State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.03.2023 for Bank Loan Purpose
2	Date of inspection	28.03.2023
3	Name of the owner/ owners	<b>Mr. Parag Ganpat Sawant &amp; Mrs. Madhavi Parag Sawant</b>
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	<b>Address:</b> Residential Flat No. 105, 1 <sup>st</sup> Floor, Wing – A, " <b>Ackruti Greenwoods</b> ", <b>Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd.</b> , Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ganpat Sawant (Owner's Father) Contact No. 9819992909
6	Location, street, ward no	Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West)
7	Survey/ Plot no. of land	Survey No. 215/1B, 215/2B, 216 & 218 of Village – Majiwade
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 369.00 Dry Balcony Area in Sq. Ft. = 19.00 Cupboard Area in Sq. Ft. = 12.00 Total Carpet Area in Sq. Ft. = 427.00 (Area as per Actual Site Measurement)

		<b>Carpet Area in Sq. Ft. = 384.00</b> <b>Additional Usable Area in Sq. Ft. = 31.00</b> <b>Total Carpet Area in Sq. Ft. = 415.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 461.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606.
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.  (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	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 TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 17,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 28.03.2023 for Residential Flat No. 105, 1<sup>st</sup> Floor, Wing – A, "Ackruti Greenwoods", Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Mr. Parag Ganpat Sawant & Mrs. Madhavi Parag Sawant.**

**We are in receipt of the following documents:**

1	Copy of Agreement for Sale dated 30.08.2019 Between Mrs. Bhagyashree Rajesh Angne & Mr. Rajesh Ramchandra Angne (the Transferor) and Mr. Parag Ganpat Sawant & Mrs. Madhavi Parag Sawant (the Transferers).
2	Copy of Commencement Certificate V. P. No. 2007 / 80 / TMC / TDD / 221 dated 10.12.2013 issued by Thane Municipal Corporation.
3	Copy of Occupancy Certificate V. P. No. 2007 / 80 / TMC / TDD / 30 dated 31.07.2018 issued by Thane Municipal Corporation.
4	Copy of Society Registration No. TNA / (TNA) / HSG / (TC) / 33147 / 2021 dated 23.03.2021.

**LOCATION:**

The said building is located at Survey No. 215/1B, 215/2B, 216 & 218 of Village – Majiwade, Thane. The property falls in Residential Zone. It is at a travelling distance 5.4 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Basement + Lower Ground + Stilt + 1 to 26 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced

plaster from outside. The building is used for residential purpose. 1<sup>st</sup> Floor is having 6 Residential Flat. The building is having 3 Lifts.

### **Residential Flat:**

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

### **Valuation as on 28<sup>th</sup> March 2023**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>415.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	5 Years
Cost of Construction	:	461.00 X 2,500.00 = ₹ 11,52,500.00
Depreciation $\{(100-10) \times 5 / 60\}$	:	N.A., as the property age is 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,17,800.00 per Sq. M. i.e., ₹ 10,944.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is 5 years.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 28.03.2023</b>	<b>:</b>	<b>415.00 Sq. Ft. X ₹ 20,000.00 = ₹ 83,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 28.03.2023</b>	<b>:</b>	<b>₹ 83,00,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 83,00,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 74,70,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 66,40,000.00</b>
<b>Insurable value of the property (461 X 2,500.00)</b>	<b>:</b>	<b>₹ 11,52,500.00</b>
<b>Guideline value of the property (461 X 10,944.00)</b>	<b>:</b>	<b>₹ 50,45,184.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 105, 1<sup>st</sup> Floor, Wing – A, "Ackruti Greenwoods", Hubtown Greenwoods 'A' Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokharan Road No. 1, Village Majiwade, Thane (West) – 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 83,00,000.00 (Rupees Eighty Three Lakh Only)** as on **28<sup>th</sup> March 2023**.



**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28<sup>th</sup> March 2023 is ₹ 83,00,000.00 (Rupees Eighty Three Lakh Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

***PART III- DECLARATION***

I hereby declare that

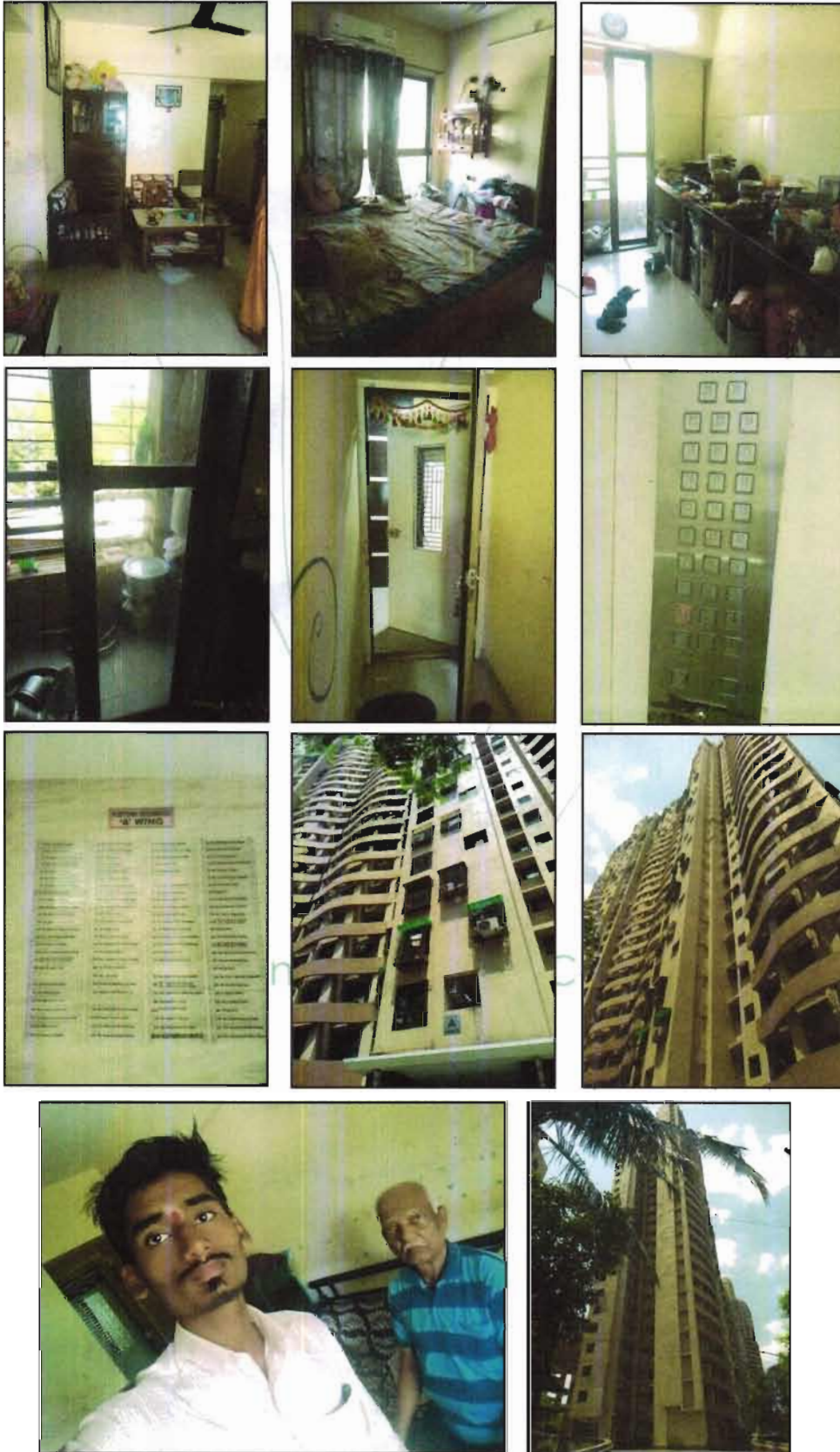
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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## ANNEXURE TO FORM 0-1

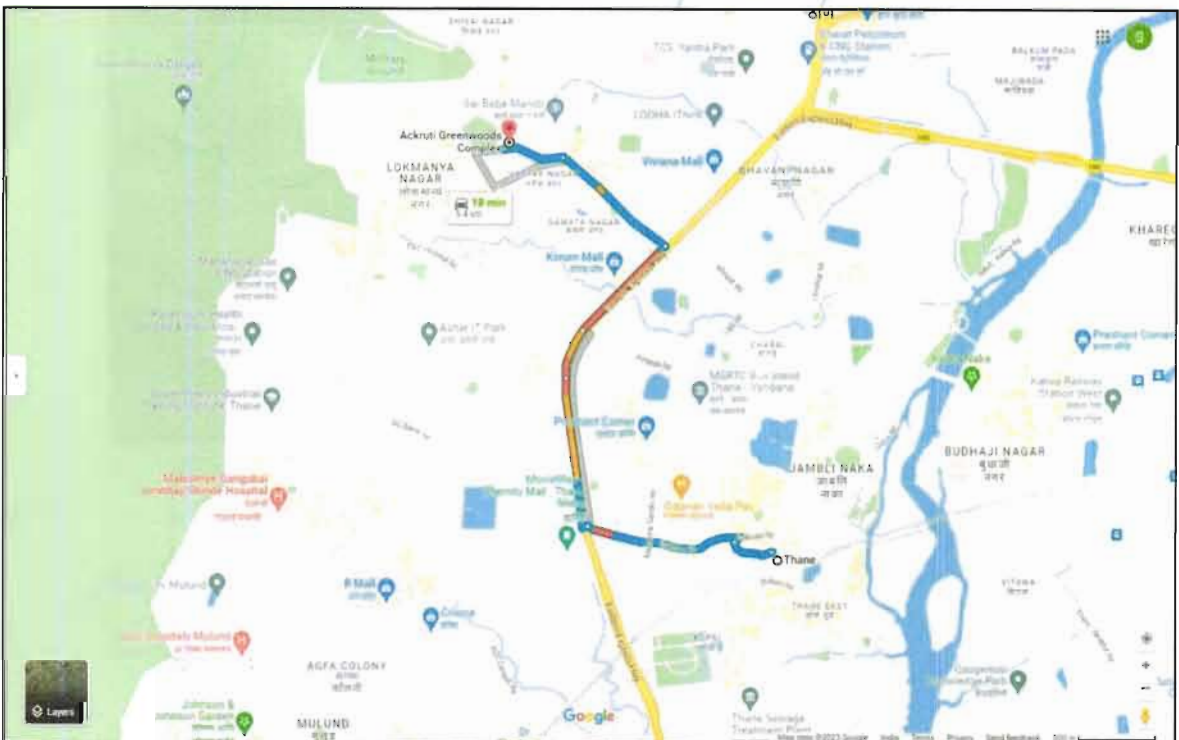
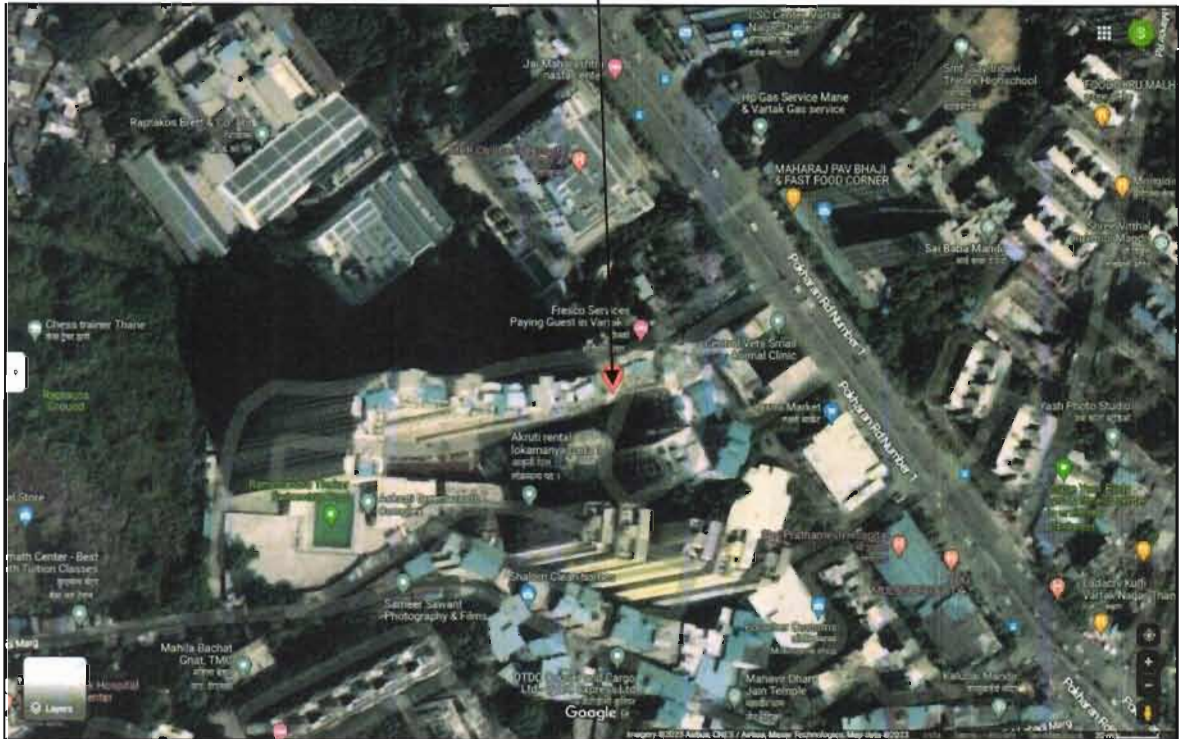
Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Lower Ground + Stilt + 1 to 26 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3.	Year of construction	2018 (As per Occupancy Certificate)
4.	Estimated future life	55 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	3 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°12'39.4"N 72°57'36.0"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 5.4 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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**Year** 2022/2023

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** सावाचे तार : माजीवडे

**Search By**  Survey No  Location

**Enter Survey No** 215

वर्णनाम	खुली जमीन	निवासी घरनिर्मा	खोदिस	पुकले	वैधानिक	पुकल (Rta.)	Attribute
6/23-3अ) मोठे माजिवडे नवें क्र.	42300	117800	135300	156800	135300	ची. मीटर	सर्व्हे नंबर
6/27-4अ) ठाणे खाडी लयावना माजिवडेबाचा भाग विटीएस इमारत	41400	137600	154700	172800	154700	ची. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,17,800.00			
No increase on Flat Located on 1 <sup>st</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,17,800.00</b>	<b>Sq. Mtr.</b>	<b>10,944.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 5%] (Age of the Building – 5 Years)	00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mtr.</b>	<b>00.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**square yards** Thane Buy Rent Projects Agents More Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in vartak nagar Property for Sale in hubtown greenwoods Thane 1 Bedroom 411 Sq Ft Apartment in vartak nagar Thane

**Hubtown Greenwoods**  
**1 Bedroom 411 Sq.Ft. Apartment in Vartak Nagar Thane**  
 Listing ID: #6036578

**₹ 85 L**

1 Bedroom  
 Semi-Furnished  
 2 Bathroom  
 411 Sq Ft (Carpet Area)

Get Instant Home Loan | Request To Call

**Key Highlights:**  
 Safe & Secure Locality | Affordable | Free Hold | Prime Location | Family

Thane is one of the fastest growing cities in India  
 • With a mix of posh residential and commercial areas, Thane is a dream location for families looking to settle down in a safe and secure locality.  
 • Vartak nagar is one of the most prestigious localities in Thane and is home to several reputed schools and colleges.  
 • You can find this apartment in a prime location at a very affordable price of Rs 85 L. This apartment is Semi-Furnished and has an age of 5-7 years.  
 • It has an area of 411 square feet and is located on the 20th floor in a 30 stored building.  
 • It has 1 bedrooms, 2 bathrooms, 1 parking and is east facing.

**Contact our Real Estate Experts**  
 Preferred Partner  
**Ganesh Khamkar**  
 +9199207XXXX

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**square yards** Thane Buy Rent Projects Agents More Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in vartak nagar Property for Sale in hubtown greenwoods Thane 1 Bedroom 355 Sq Ft Apartment in vartak nagar Thane

**Hubtown Greenwoods**  
**1 Bedroom 355 Sq.Ft. Apartment in Vartak Nagar Thane**  
 Listing ID: #6635571

**₹ 70 L**

1 Bedroom+ Extra Room  
 Semi-Furnished  
 2 Bathroom  
 355 Sq Ft (Carpet Area)  
 East Facing

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**Key Highlights:**  
 Well Maintained | Gated Society | Affordable | Family

A spacious apartment has just been listed out by a reputed real estate agency in Thane  
 • With a price tag of Rs 700000, the apartment covers an area of 355 square feet and is situated in a well-developed locality in vartak nagar.  
 • The apartment has 1 bedrooms, 2 bathrooms, 1 parking space and is Semi-Furnished.  
 The apartment is facing east and is on the 6th floor of a 21-story building.

**Property information**

Listing Type	Property Type	Building Type
Sale	Residential	Apartment

**Contact our Real Estate Experts**  
**Omkar Rane**  
 +919440XXXX

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 Phone Number: \_\_\_\_\_

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## Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main heading is "Hubtown Greenwoods 1 Bedroom 416 Sq.Ft. Apartment in Vartak Nagar Thane". The listing ID is 44521955. The price is listed as ₹ 80 L. The property features include 1 Bedroom, Pooja Room, Furnished, 2 Bathroom, 416 Sq Ft. Carpet Area, and Garden View Facing. There are 2 buyers interested in this property. The listing includes a large photo of the living area, a map view, and a "Contact our Real Estate Experts" section with the agent's name, Manasi Dilip Desai.

The screenshot shows a real estate listing on the 99acres website. The main heading is "₹85 Lac 1BHK 2Baths". The estimated EMI is ₹17,896. The listing includes a "REGISTRATION" status with details: Registered No. P5172220049, website: https://maharashtra.gov.in/. The listing features include Carpet area: 416 sq.ft., Price: ₹85 Lac @ 20,687 per sq.ft., and 29<sup>th</sup> of 29 Floors. The property is located in Hubtown Greenwood, Vartak Nagar, Thane, and is 5 to 10 Year Old. The listing includes a photo of the apartment and a "Places nearby" section listing Lakadi Pool Market, Sai Temple Vartak Nagar, Ganesh Temple Upvan, Shree Prathamesh Hospital, and Shri Uttam Pro.

### **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> March 2023**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

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





**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded 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 **₹ 83,00,000.00 (Rupees Eighty Three Lakh Only)**.

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

**MANOJ BABURAO  
CHALIKWAR**

Digital signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADP/HR,  
2.5.4.20199225044e975d6c55e0e942665319d90c7d32661333  
151278171186562, postalCode=400069, st=Maharashtra,  
serialNumber=4145646480c299862455a8e3c1e8114318e2a  
398a2f0229a325e206c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.28 18:17:47 +05'30'

**Auth. Sign.**

**Director**

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

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