

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1338/23-24</b>	Dated <b>28-Jun-23</b>
Buyer (Bill to) <b>Cosmos Bank-Fort Branch</b> 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 <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002149 / 2301340</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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>₹ 4,720.00</b>

Amount Chargeable (in words)

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

E. & O.E

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**

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:

Mr. Abhishek Anant Bankar & Mrs. Sonal Abhishek Bankar - Residential Flat No. 502, 5th Floor, Tower No. A, "Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.", Raunak Park, Pokhran Road No. 2, Thane (West), Thane - 400 610, 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

*Rattol*  
Authorised Signatory

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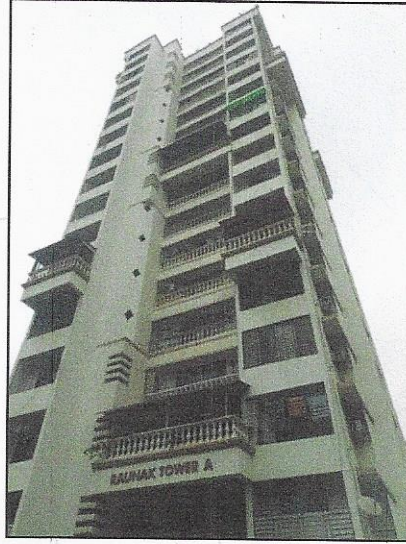
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Abhishek Anant Bankar & Mrs. Sonal Abhishek Bankar**

Residential Flat No. 502, 5<sup>th</sup> Floor, Tower No. A, "Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.",  
Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610  
State – Maharashtra, Country – India.

Latitude Longitude - 19°05'19.0"N 72°54'49.2"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,  
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](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: Cosmos Bank / Fort Branch / Mr. Abhishek Anant Bankar (002149/2301340)

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Vastu/Mumbai/06/2023/002149/2301340  
28/28-441-PRSH  
Date: 28.06.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, Tower No. A, "**Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.**", Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610, State – Maharashtra, Country – India. belongs to **Mr. Abhishek Anant Bankar & Mrs. Sonal Abhishek Bankar.**

Boundaries of the property.

North : Wing - E  
South : Building A5  
East : Building No. B2  
West : Internal Road & Hill Palace Tower

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 **₹ 1,18,24,800.00 (Rupees One Crore Eighteen Lakh Twenty Four Thousand Eight 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.**

**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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india, 2.5.4.20=9822b6c4fa35d033e0c139e26865913493d3d3d413331  
15279017a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=413493d3d3d413331, cn=MANOJ BABURAO CHALIKWAR  
4e282e393278258fc, email=MANOJ.BABURAO.CHALIKWAR  
Date: 2023.06.28 17:30:47 +05'30'

**Auth. Sign.**



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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. 502, 5<sup>th</sup> Floor, Tower No. A, "Raunak Tower A to E Co-Op. Hsg. Soc. Ltd."**  
Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610

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 28.06.2023 for Bank Loan Purpose
2	Date of inspection	26.06.2023
3	Name of the owner/ owners	<b>Mr. Abhishek Anant Bankar &amp; Mrs. Sonal Abhishek Bankar</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 shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 502, 5 <sup>th</sup> Floor, Tower No. A, "Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.", Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610, State – Maharashtra, Country – India.  <b>Contact Person:</b> Miss. Anjani Shaha (Seller) Contact No. 9819198275
6	Location, street, ward no	Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610
7	Survey/ Plot no. of land	Survey No. 276/3, 277, 278 & Hissa No. 1/34/5/7/8/10, 3
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. = 973.00 Cup Board Area in Sq. Ft. = 22.00 Flower Bed Area in Sq. Ft. = 61.00 Total Carpet Area in Sq. Ft. = 1,056.00

		(Area as per actual site measurement of Flat No. 502 & 502A) <b>Carpet Area in Sq. Ft. = 650.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 780.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
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	Seller Occupied
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 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 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.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2003 (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> As per site inspection, Residential Flat Nos. 502 & 502A is internally amalgamated to form a single flat with single entrance. For the purpose of valuation, we have considered Area of Flat No. 502 as per Agreement for Sale. The said valuation is only for Flat No. 502.		

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

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 28.06.2023 for Residential Flat No. 502, 5<sup>th</sup> Floor, Tower No. A, "Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.", Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610, State – Maharashtra, Country – India belongs to **Mr. Abhishek Anant Bankar & Mrs. Sonal Abhishek Bankar.**

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

1	Copy of Agreement for Sale dated 22.06.2023 between Smt. Anjali Shankaran (The Transferor) And Mr. Abhishek Anant Bankar & Mrs. Sonal Abhishek Bankar (The Transferees).
2	Copy of Occupancy Certificate V. P. No. 2001 / 04 / TMC / TDD / 1139 dated 21.03.2003 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate V.P No. 2001 / 04 / TMC / TDD / 2283 dated 29.03.2001 issued by Thane Municipal Corporation.
4	Copy of Society Registration Certificate No. TNA / TNA / HSG / TC / 17241 / Year 2005 – 06 / Year 2006 dated 31.01.2006 issued by Maharashtra Govt.

**LOCATION:**

The said building is located at Survey No. 276/3, 277, 278 & Hissa No. 1/34/5/7/8/10, 3 of Village – Majiwada, Thane (West), Thane – 400 610. The property falls in Residential Zone. It is at a travelling distance 7.9 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Stilt + 16 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. 5<sup>th</sup> Floor is having 2 Residential Flats. The building having 2 Lifts.



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**Residential Flat:**

The residential flat under reference is situated on the 5<sup>th</sup> Floor. At the time of site visit Flat Nos. 502 & 502A are internally amalgamated to form a single flat with single entrance. It consists of 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Cup Board Area + Balcony Area (i.e., **3BHK + 3 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> June 2023**

<b>The Carpet Area of the Residential Flat</b>	:	<b>650.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	780.00 X 2,800.00 = ₹ 21,84,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation	:	₹ 6,55,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,51,725.00 per Sq. M. i.e., ₹ 14,096.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,620.00 per Sq. M. i.e., ₹ 12,321.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,200.00 per Sq. Ft.
<b>Value of property as on 28.06.2023</b>	:	<b>650.00 Sq. Ft. X ₹ 19,200.00 = ₹ 1,24,80,000.00</b>

(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)

<b>Depreciated fair value of the property as on 28.06.2023</b>	:	<b>₹ 1,24,80,000.00 - ₹ 6,55,200.00 = ₹ 1,18,24,800.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,18,24,800.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,06,42,320.00</b>
<b>Distress value of the property</b>	:	<b>₹ 94,59,840.00</b>
<b>Insurable value of the property (780.00 X 2,800.00)</b>	:	<b>₹ 21,84,000.00</b>
<b>Guideline value of the property (As per Index II)</b>	:	<b>₹ 1,09,98,545.00</b>



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 502, 5<sup>th</sup> Floor, Tower No. A, "**Raunak Tower A to E Co-Op. Hsg. Soc. Ltd.**", Raunak Park, Pokhran Road No. 2, Thane (West), Thane – 400 610, State – Maharashtra, Country – India for this particular purpose at **₹ 1,18,24,800.00 (Rupees One Crore Eighteen Lakh Twenty Four Thousand Eight Hundred Only)** as on **28<sup>th</sup> June 2023**.

### **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 **28<sup>th</sup> June 2023 is ₹ 1,18,24,800.00 (Rupees One Crore Eighteen Lakh Twenty Four Thousand Eight Hundred 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	Stilt + 16 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 <sup>th</sup> Floor
3.	Year of construction	2003 (As per Occupancy Certificate)
4.	Estimated future life	40 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, Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification & Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	2 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



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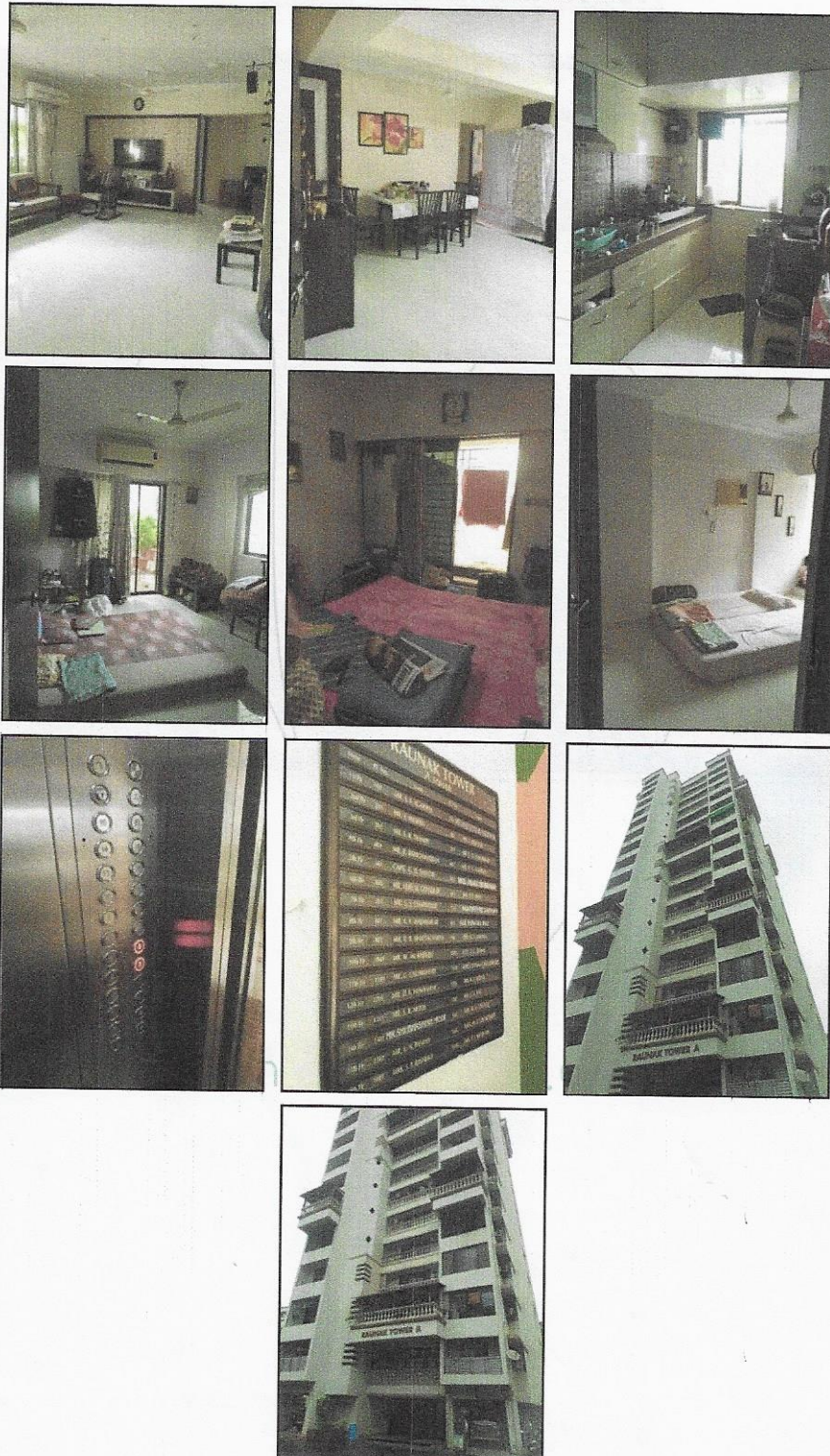
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### Actual site photographs



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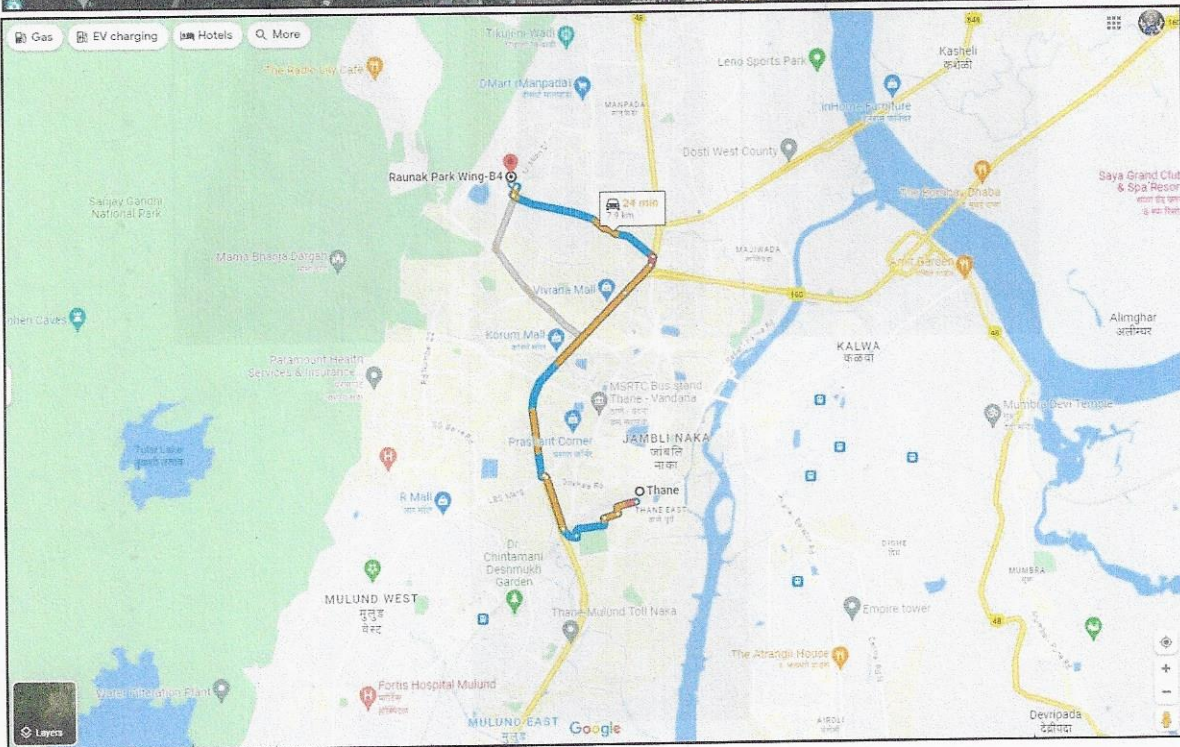
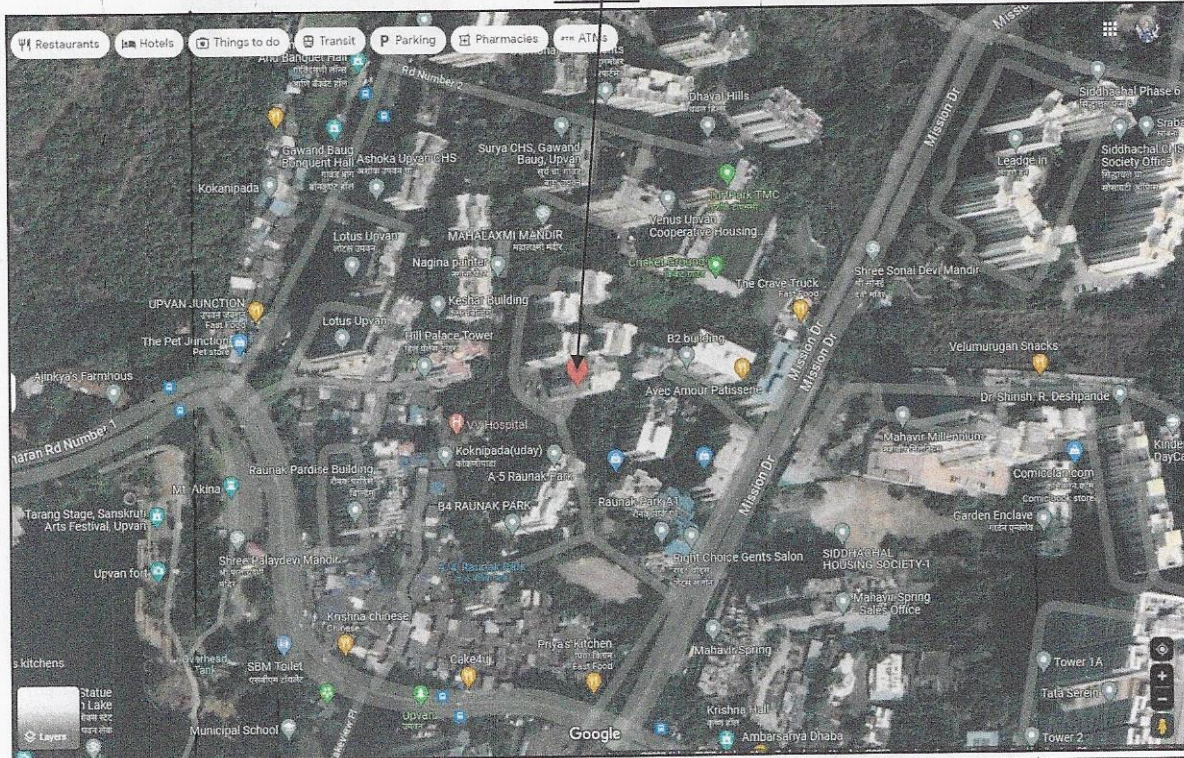
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## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'19.0"N 72°54'49.2"E**


**Note:** The Blue line shows the route to site from nearest railway station (Thane – 7.9 Km.)




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## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



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Valuation
Home
Rate Guidelines
LOGOUT



**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other
 Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:

Attribute:   SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
56200	144500	165200	179300	165200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,500.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	7,225.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,51,725.00</b>	<b>Sq. Mt.</b>	<b>14,096.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	56,200.00			
The difference between land rate and building rate (A – B = C)	95,525.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,32,620.00</b>	<b>Sq. Mt.</b>	<b>12,321.00</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



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## Price Indicators

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

Home Property for Sale in Thane Property for Sale in Kokanipada Property for Sale in Raunak Park, Thane 2 Bedroom 930 Sq.Ft. Apartment in Kokanipada Thane

**Raunak Park**  
**2 Bedroom 930 Sq.Ft. Apartment in Kokanipada Thane**  
 Listing ID #4551763

**₹ 1.2 Cr.**

2 Bedrooms  
 Semi-Furnished  
 2 Bathroom  
 930 Sq Ft (Built-up Area)  
 East Facing

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Overview Furnishing Amenities Agent Overview About Project Commute Time Kokanipada Reviews

**Key Highlights**

Near City Center Affordable Spacious Prime Location Family

Raunak park, kokanipada, thane this Semi-Furnished apartment is listed at 1,20,00,000 with a total area of 930 sqft

- This apartment has 2 bedrooms with 2 bathrooms
- The property is listed at 8-10 years of age and has 15 floors
- At a price of 1,20,00,000, residents can have a spacious home with the comfort and convenience of a gated community

The apartment is placed at the ground floor in a 15 storey building

Contact our Real Estate Experts

**H Harish Dattatreya Jadhav**  
 +919500000000

Name  
 Email ID  
 +91 Phone Number

Enable updates through WhatsApp

**99acres** Buy Enter Locality / Project / Society / Landmarks

Home > Flats in Thane > Flats in Kokanipada > 2 BHK Flats in Raunak Park, Thane, Mumbai

Posted on May 09, 2023 | Ready to move

**₹ 1.2 Cr** @ 12,600 per sq.ft.  
 Estimated EM ₹ 95,844

2BHK 2Baths  
 Flat/Apartment for Sale  
 in Raunak Park, Kokanipada, Thane, Mumbai

Places estimated price ₹ 1.1 - 1.3 Cr

BERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Property (12)** **Society (12)**

Area  
 Built Up area: 1000 sq.ft.  
 Carpet area: 600 sq.ft.

Configuration  
 2 Bedrooms, 2 Bathrooms, No Balcony with Others

Price  
 ₹ 1.2 Crore+ Govt Charges & Tax @ 12,600 per sq.ft. (Negotiable)

Address  
 Raunak Park, Kokanipada, Thane

Floor Number  
 1<sup>st</sup> of 14 Floors

Facing  
 North-West

Overlooking  
 Park/Garden, Main Road, Others, Sea facing

Property Age  
 10+ Year Old

**Places nearby**  
 Pokhran 2, Thane, Mumbai

Lakadi Pool Market Sal Temple Vartak Nagar Ganesh Temple Upvan Maher Maternity Infertility and Surgical Nursing



# Price Indicators

**2 BHK Apartment** ₹1.22 Cr (Market: ₹1.40-1.74 Cr)  
 By RAUNAK GROUP  
 Raunak Park, Gawand Baug, Thane West, Thane  
 900 sq.ft. Built Up Area | ₹13.55 K/sq.ft. Avg. Price | 17 Year Old Age of property | Ready to move Possession status | Higher of 14 floors | Semi-Furnished Furnishing

Property Location: Raunak Park, Gawand Baug, Thane West, Thane

Around This Property: Raunak Park, Gawand Baug, Thane West, Thane

Contact Seller: PROPGURU REALTY, H. Vastukala Consultant

**1BHK 1Bath** ₹75 Lac @ 11,538 per sq.ft. Estimated EMI ₹ 59,903  
 Flat/Apartment for Sale  
 in Raunak Park, Pokhran 2, Thane, Mumbai

REBA STATUS: NOT AVAILABLE Website: https://raunakpark.mahaonline.gov.in/

Property (9) Society (12)

Area: Built Up area: 650 sq.ft. Carpet area: 450 sq.ft.  
 Configuration: 1 Bedroom, 1 Bathroom, 1 Balcony  
 Price: ₹75 Lac @ 11,538 per sq.ft. (Negotiable) View Price Details  
 Address: Raunak Park, Pokhran 2, Thane  
 Floor Number: 2<sup>nd</sup> of 8 Floors  
 Facing: West  
 Overlooking: Main Road  
 Property Age: 10+ Year Old

3 people already contacted since last week

Places nearby: Ganesh Temple Upvan, nilkanteshwar mandir, Sai Temple Vartak Nagar, Icici bank ATM, Bethany Hospital



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# Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

Home / Property / Thane / Pokhran 2 / 2 BHK Flats in Pokhran 2 / 2 BHK Flats in Pokhran 2

Posted on May 31, 2023 | Ready to move

**₹1.21 Cr** @ 20,166 per sq.ft.  
Estimated EMR ₹ 96,643

**2BHK 2Baths**  
Flat/Apartment for Sale  
Raunak Park, Pokhran 2, Thane, Mumbai

**RERA STATUS** NOT AVAILABLE | Website: <https://maharashtra.maharera.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (11) Society (12)

**Area**  
Carpet area: 600 sq.ft.

**Price**  
₹ 1.21 Crore  
@ 20,166 per sq.ft. (Negotiable) View Price Details

**Floor Number**  
1<sup>st</sup> of 14 Floors

**Coverage**  
Main Road, Others, Park/Garden

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony with Store Room

**Address**  
Raunak Park  
Pokhran 2, Thane

**Facing**  
West

**Property Age**  
10+ Year Old

**Places nearby**  
100, Pokhran 2, Thane, Mumbai

Lakadi Pool Market Ganesh Temple Upvan nilkanteshwar mandir Sai Temple Vartak Nagar Icici bank ATM

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### 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> June 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.



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**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 ₹ 1,18,24,800.00 (Rupees One Crore Eighteen Lakh Twenty Four Thousand Eight Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
c=IN, postalCode=400009, st=Maharashtra,  
serialNumber=4115656dabcbcb9822a5f388e1c4631211b2e  
994e28f229a32765236f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.28 17:31:03 +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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