

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-1378/23-24	Dated 1-Jul-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 002229 / 2301379	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) 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**

Remarks:
 Mrs. Tanuja Sambhaji Happan - Residential Flat No. 203, 1st Floor, "Sanket Apartment Co-op. Hsg. Soc. Ltd.", B. P. Road, Charai, Thane (West) – 400 601, 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**

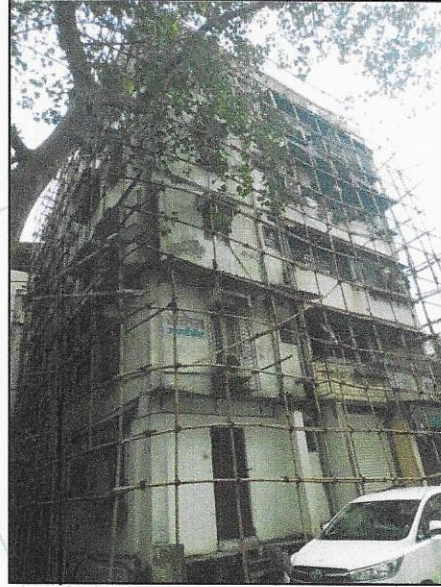
for Vastukala Consultants (I) Pvt Ltd

Rattoel
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Tanuja Sambhaji Happan**

Residential Flat No. 203, 1st Floor, "**Sanket Apartment Co-op. Hsg. Soc. Ltd.**", B. P. Road, Charai,
Thane (West) – 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'48.7"N 72°58'26.7"E

Valuation Prepared for: **Cosmos Bank**

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
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 Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mrs. Tanuja Sambhaji Happan (002229/2301379) Page 2 of 16

Vastu/Mumbai/06/2023/002229/2301379
01/04-04-SBSK
Date: 01.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 1st Floor, "Sanket Apartment Co-op. Hsg. Soc. Ltd.", B. P. Road, Charai, Thane (West) – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Tanuja Sambhaji Happan**.

Boundaries of the property.

North : B. P. Road
South : New Swati Society
East : Kalyani CHSL
West : Bungalow No. 318

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 **₹ 34,95,850.00 (Rupees Thirty Four Lakh Ninety Five Thousand Eight Hundred Fifty Only)**.

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

Hence certified

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

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl. Valuation Report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.01 11:53:49 +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. 203, 1st Floor, "Sanket Apartment Co-op. Hsg. Soc. Ltd."

B. P. Road, Charai, Thane (West) – 400 601, 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 01.07.2023 for Bank Loan Purpose
2	Date of inspection	29.06.2023
3	Name of the owner/ owners	Mrs. Tanuja Sambhaji Happan
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 203, 1 st Floor, "Sanket Apartment Co-op. Hsg. Soc. Ltd.", B. P. Road, Charai, Thane (West) – 400 601, State – Maharashtra, Country – India. Contact Person: Mrs. Tanuja Happan (Owner) Contact No. 9967522247
6	Location, street, ward no	B. P. Road, Charai, Thane (West)
	Survey/ Plot no. of land	Tikka No. 13, City Survey No. 355 of Village – Thane
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. = 283.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 232.00 (Area as per agreement for sale) Built Up Area in Sq. Ft. = 278.00 (Capet Area + 20%)
13	Roads, Streets or lanes on which the land is	B. P. Road, Charai, Thane (West) – 400 601.

	abutting	
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.
	IMPROVEMENTS	
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?	Vacant
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.



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	₹ 7,000.00 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.
		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	Year of Completion – 1985 (Approx.)

	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.
<p>Remark:</p> <p>1. As per Site Inspection, Actual Carpet area 283.00 Sq. Ft. is more than Carpet area 232.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.</p> <p>2. At the time of visit, the external building renovation work is in progress.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 01.07.2023 for Residential Flat No. 203, 1st Floor, "**Sanket Apartment Co-op. Hsg. Soc. Ltd.**", B. P. Road, Charai, Thane (West) – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Tanuja Sambhaji Happan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.06.2023 Between Mrs. Vidya Vasant Datar, Mr. Vasant Laxman Datar & Mr. Vinay Vasant Datar (the Transferor) and Mrs. Tanuja Sambhaji Happan (the Transferee).
2	Copy of Commencement Certificate Permit No. V.P. 83 dated 13.03.1985 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Tikka No. 13, City Survey No. 355 of Village – Thane. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Basement + Ground + 4 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. 1st Floor is having 5 Residential Flat. The building is having No Lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + Toilet (i.e., **1RK with Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation as on 01st July 2023

The Built Up Area of the Residential Flat	:	278.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1985 (Approx)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	38 Years
Cost of Construction	:	278.00 X 2,500.00 = ₹ 6,95,000.00
Depreciation $\{(100-10) \times 38 / 60\}$:	57.00%
Amount of depreciation	:	₹ 3,96,150.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,420.00 per Sq. M. i.e., ₹ 7,378.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,478.00 per Sq. M. i.e., ₹ 5,990.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,000.00 per Sq. Ft.
Value of property as on 01.07.2023	:	278.00 Sq. Ft. X ₹ 14,000.00 = ₹ 38,92,000.00

(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)

Depreciated fair value of the property as on 01.07.2023	:	₹ 38,92,000.00 - ₹ 3,96,150.00 = ₹ 34,95,850.00
Total Value of the property	:	₹ 34,95,850.00
The realizable value of the property	:	₹ 31,46,265.00
Distress value of the property	:	₹ 27,96,680.00
Insurable value of the property (278 X 2,500.00)	:	₹ 6,95,000.00
Guideline value of the property (As per Index II)	:	₹ 21,62,732.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 1st Floor, "Sanket Apartment Co-op. Hsg. Soc. Ltd.", B. P. Road, Charai, Thane (West) – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 34,95,850.00 (Rupees Thirty Four Lakh Ninety Five Thousand Eight Hundred Fifty Only)** as on 30th June 2023.

NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **30th June 2023 is ₹ 34,95,850.00 (Rupees Thirty Four Lakh Ninety Five Thousand Eight Hundred Fifty 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:

Think.Innovate.Create



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

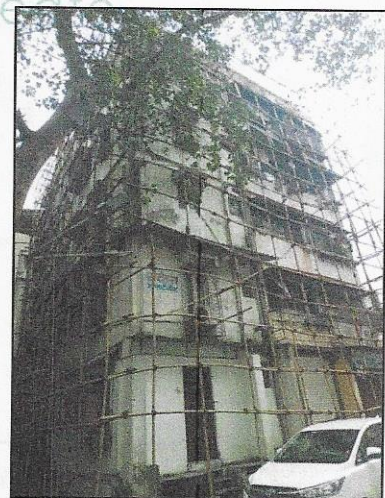
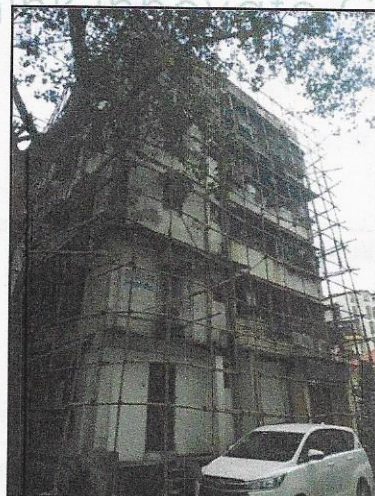
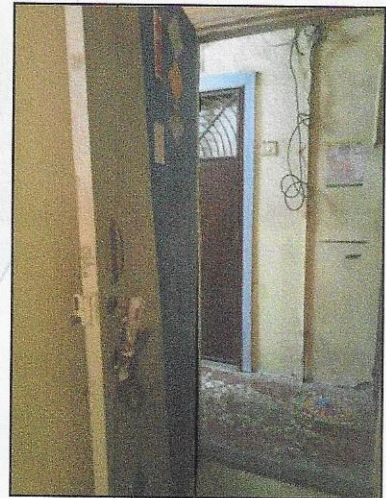
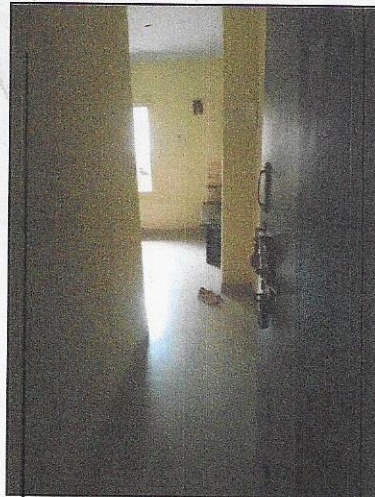
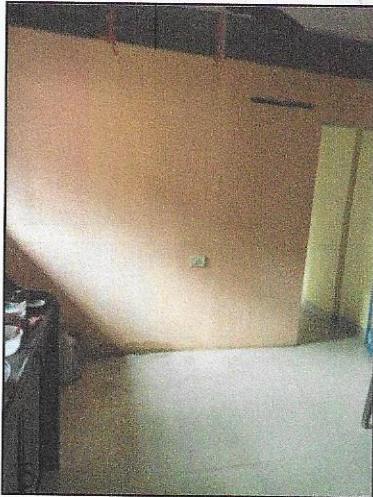
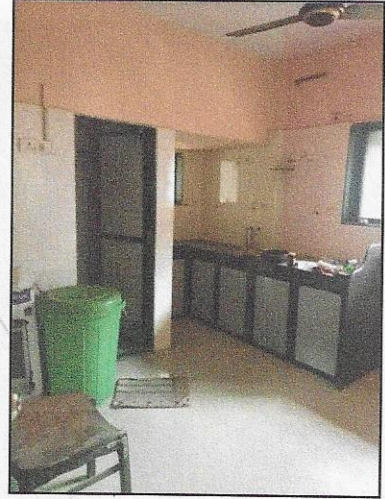
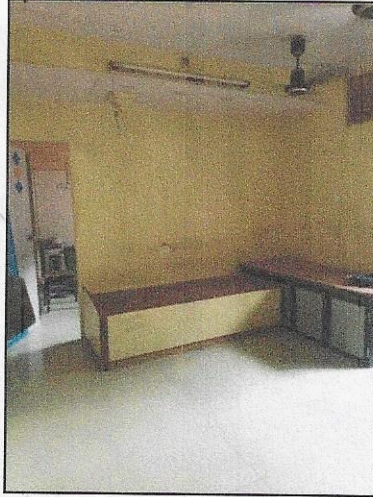


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Ground + 4 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 th Floor
3.	Year of construction	1985 (Approx)
4.	Estimated future life	22 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, 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	No Lift
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



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

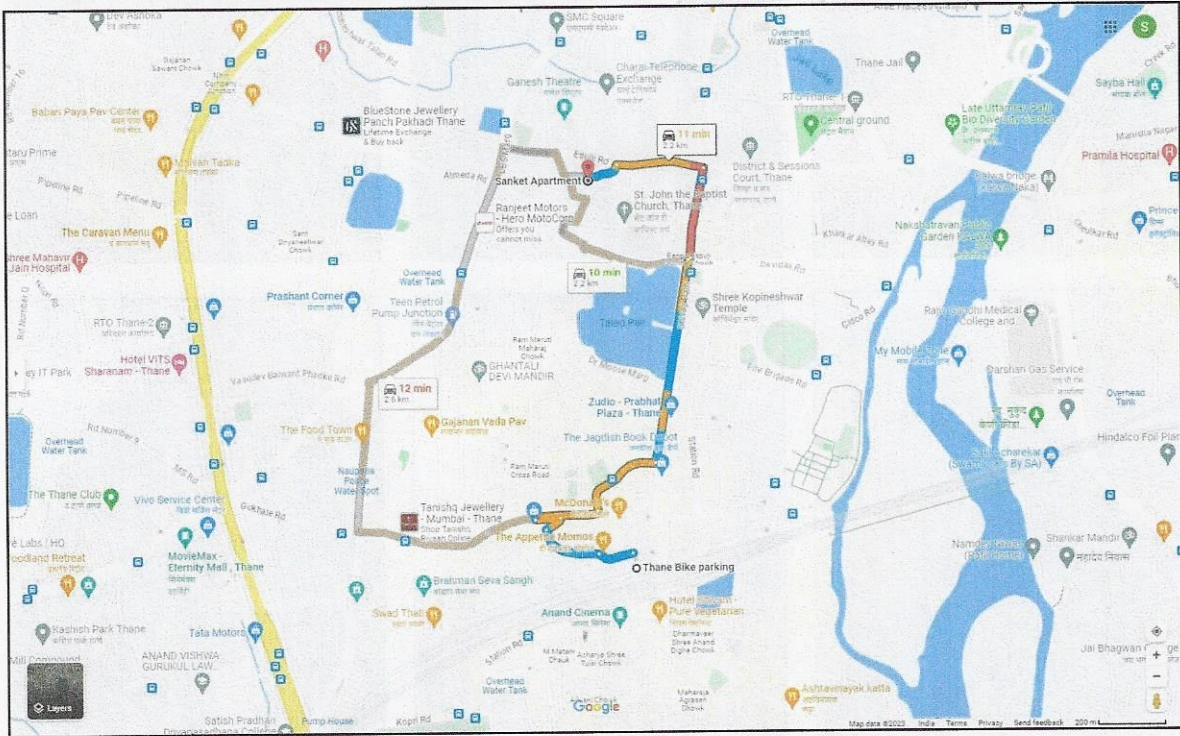
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

Site u/r



Latitude Longitude - 19°11'48.7"N 72°58'26.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.2 Km.)



Think.Innovate.Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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

Home
Valuation Rules
User Manual
Close
Feedback

Annual Statement of Rates

Year: 2023/2024

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : ठाणे

Search By: Survey No Location

Select	वपविभाग	भूमी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Sq. Ft.)
SurveyNo	2/6/1-9अ) मासुंदा तलावाच्या दक्षिण पूर्वे टोकापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 11	40900	96700	113300	185800	113300	चौ. मीटर
SurveyNo	2/6/2-9अ) मासुंदा तलावाच्या दक्षिण पूर्वे टोकापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 13	40100	83600	108500	174500	108500	चौ. मीटर
SurveyNo	2/6/3 - 9अ) ठाणे गावातील इतर मिळकती, टिका नं. 8/2	32200	81000	108900	156000	108900	चौ. मीटर
SurveyNo	2/6/4 - 9अ) ठाणे गावातील इतर मिळकती, टिका नं. 10/2	40300	91800	117100	168000	117100	चौ. मीटर
SurveyNo	2/6/5-9अ) मासुंदा तलावाच्या दक्षिण पूर्वे टोकापासून जांभळी नाक्या पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 13 :	39600	97000	134600	181500	134600	चौ. मीटर

1 2 3 4 5 6

Stamp Duty Ready Reckoner Market Value Rate for Flat	83,600.00			
Reduced by 5% on Flat Located on 1 st Floor	4,180.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	79,420.00	Sq. Mtr.	7,378.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,100.00			
The difference between land rate and building rate (A – B = C)	39,320.00			
Depreciation Percentage as per table (D) [100% - 38%] (Age of the Building – 38 Years)	62%			
Rate to be adopted after considering depreciation [B + (C x D)]	64,478.00	Sq. Mtr.	5,990.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

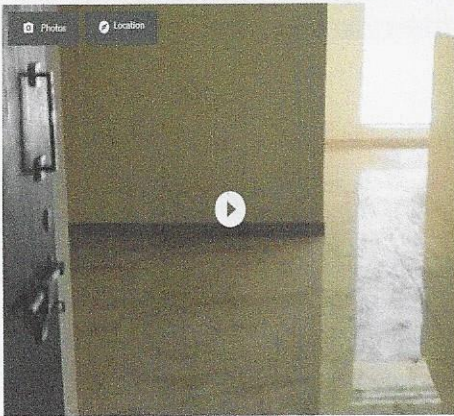
Price Indicators

NOBROKER My Bookings Pay Rent Post Your Property

1 RK Flat In Srushti Satishdham, Thane For Sale In Charai **₹ 72 Lacs**
Negotiable **₹ 41,266/Month**
Estimated EMI **456**
Sq.Ft Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 1RK Flat for Sale in Thane west / Property Details

Photos Location



+4

Nearby: Dev Corpora Tata Consultancy Services Viviana Mall Korum Mall Shrin Apartments

1 Bedroom
No of Bedroom

1 Bathroom
No of Bathroom

1
Balceny

Bike
Parking

Jun 26, 2023
Posted On

Immediately
Possession

Srushti Satishdha...
Agent

Partial
Power Backup

[Get Owner Details](#)

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹ 4.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	456 Sq.Ft	Carpet Area	380 Sq.Ft

Activity On This Property

68 Unique Views 1 Heart 0 Shortlists


Similar Properties

NOBROKER My Bookings Pay Rent Post Your Property

1 RK Flat For Sale In Farro Abode **₹ 52 Lacs**
Negotiable **₹ 29,603/Month**
Estimated EMI **391**
Sq.Ft Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 1RK Flat for Sale in Thane west / Property Details

Photos Location



Nearby: Dev Coporo Tata Consultancy Services Viviana Mall Korum Mall Shrin Apartments

1 Bedroom
No of Bedroom

1 Bathroom
No of Bathroom

NA
Balceny

Bike
Parking

May 25, 2023
Posted On

Immediately
Possession

Standalone Building
Banskrone Building

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Flooring	Vitrified Tiles	Buildup Area	391 Sq.Ft
Carpet Area	292 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	North	Floor	5/7

Activity On This Property

113 Unique Views 3 Heart 8 Shortlists

Similar Properties

[1 RK Flat For Sale In Thane West](#)

Price Indicators

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

Home Property for Sale in Thane Property for Sale in Charai Studio 320 Sq.Ft. Apartment in Charai Thane

401 Views Compare

Studio 320 Sq.Ft. Apartment in Charai Thane
Listing ID #5002332

₹ 40 L

Need Loan? Get Free Credit Score

- Studio
- Unfurnished
- 1 Bathroom
- 320 Sq.Ft. (Built-up Area)

1 Buyer Interested in this Property

Get Instant Home Loan Request for Call

Overview Amenities Agent Overview Commute Time

Key Highlights

- Near City Center
- Breakthrough Price
- Safe & Secure Locality
- Peaceful Vicinity

Schools in vicinity

An unfurnished and well equipped studio apartment is available for sale at a competitive price of Rs in the heart of Thane.

- The property is Unfurnished and is available at a central location in Thane.
- It is adjacent to a 5 storied building and is adjacent to a primary school.
- The property has a sprawling area of 320 square feet and comes with a price tag of Rs.
- The building has 5 floors and is divided into 5 separate units.
- The age of the building is around 10 years.

Show More

Contact our Real Estate Experts

Preferred Partner
Rajesh Gadgil 3.0
+91982XXXXXXX

Hi Shyam Kajvikar, Would you like to connect with Rajesh Gadgil for Studio 320 Sq.Ft. Apartment in Sanket Apartment, Charai

Contact Now

HOUSING.com Buy in Mumbai Thane West Add

Home / Thane / Thane West / Apartment for Sale in Thane West / 1 RK Apartment

Last updated: Jun 5, 2023

1 RK Apartment

Dhairya society, Charai, Thane West, Thane

₹50.0 L EMI starts at ₹26.48 K
₹10.00 K/sq.ft.

Contact Seller

Bedroom

SHARE SAVE

Bedroom

Bedroom

+ 2 more

500 sq.ft. Build Up Area ₹10.00 K/sq.ft. Avg. Price 19 Year Old Age of property Ready to move Possession status Lower of 6 floors East facing Facing Semi Furnished Furnishing

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY CALCULATOR

Special Highlights

Great choice! Better priced property in this area

Contact Seller

24x7 Security Power Backup

DM SAI PROPERTIES

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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.

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 **₹ 34,95,850.00 (Rupees Thirty Four Lakh Ninety Five Thousand Eight Hundred Fifty Only).**

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.01 11:55:29 +05'30'


Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

