

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-1813/23-24 Delivery Note	Dated 1-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References
Buyer (Bill to) Cosmos Bank - Ghatkopar Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002683 / 2301870 Dispatched through Terms of Delivery	Destination

Sl 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:
 Mr. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari, Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari - Residential Flat No. 401, 4th Floor, Wing - B, Building No. 14, "Gardenia", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) - 400 615, 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. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari,
Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari**

Residential Flat No. 401, 4th Floor, Wing – B, Building No. 14, "**Gardenia**", Prestige Residency Co-op. Hsg. Soc.
Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615,
State – Maharashtra, Country – India.

Latitude Longitude - 19°15'05.6"N 72°58'08.0"E

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Valuation Prepared for:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai – 400 086, 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. 401, 4th Floor, Wing – B, Building No. 14, "Gardenia", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mr. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari, Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari.**

Boundaries of the property.

North	: Sliver Oak Building
South	: Wing – A
East	: Rosewood Building
West	: Internal Road & Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 98,50,822.00 (Rupees Ninety Eight Lakh Fifty Thousand Eight Hundred Twenty Two 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) PVT. LTD., ou=INDIA,
c=IN,
2.5.4.20=802214640e35d3e3b0e3042880013490c748554f17
3115279017a189652, postalCode=400066, st=Maharashtra,
serialNumber=11476a6b76b69d082d3d3e3042880013490c748554f17
17476a6b76b69d082d3d3e3042880013490c748554f17
CN=MANOJ BABURAO CHALIKWAR
Date: 2023.08.02 10:42:12 +05'30'

Auth. Sign.



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. 401, 4th Floor, Wing – B, Building No. 14, "Gardenia", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615, 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 01.08.2023 for Bank Loan Purpose
2	Date of inspection	21.07.2023
3	Name of the owner/ owners	Mr. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari, Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari
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. 401, 4 th Floor, Wing – B, Building No. 14, "Gardenia", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India. Contact Person: Mr. Sunil Pal (Broker) Contact No. 9594206138
6	Location, street, ward no	Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West)
	Survey/ Plot no. of land	Survey No. 147/3, 150 & 151 of Village Kavesar
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. = 595.00 Cupboard Area in Sq. Ft. = 33.00 Dry Balcony Area in Sq. Ft. = 17.00 Total Carpet Area in Sq. Ft. = 645.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 668.00 (Area as per Index No. II)

		Built Up Area in Sq. Ft. = 801.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615.
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.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 24,000.00 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	Year of Completion – 2014 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 01.08.2023 for Residential Flat No. 401, 4th Floor, Wing – B, Building No. 14, "**Gardenia**", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mr. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari, Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari.**

We are in receipt of the following documents:

1	Copy of Index II Registration No. 12010/2023 dated 21.07.2023 Between Mr. Prasanjit Datta Ray & Sumita Datta Ray (The Transferors) and Mr. Santosh Umashankar Tiwari, Mrs. Suman Santosh Tiwari, Mr. Ankur Santosh Tiwari & Mr. Ankit Santosh Tiwari (The Transferees).
2	Copy of Occupancy Certificate V. P. No. 89 / 394 / TMC / TDD / 119 dated 06.09.2014 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 147/3, 150 & 151 of Village Kavesar, Thane. The property falls in Residential Zone. It is at a travelling distance 9.8 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 15 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. 4th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e., **2BHK + 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 01st August 2023

The Carpet Area of the Residential Flat	:	668.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	09 Years
Cost of Construction	:	801.00 X 2,800.00 = ₹ 22,42,800.00
Depreciation $\{(100-10) \times 09 / 60\}$:	13.50%
Amount of depreciation	:	₹ 3,02,778.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,15,500.00 per Sq. M. i.e. ₹ 10,730.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,07,229.00 per Sq. M. i.e. ₹ 9,962.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,200.00 per Sq. Ft.
Value of property as on 01.08.2023	:	668.00 Sq. Ft. X ₹ 15,200.00 = ₹ 1,01,53,600.00

(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 01.08.2023	:	₹ 1,01,53,600.00 - ₹ 3,02,778.00 = ₹ 98,50,822.00
Total Value of the property	:	₹ 98,50,822.00
The realizable value of the property	:	₹ 88,65,740.00
Distress value of the property	:	₹ 78,80,658.00
Insurable value of the property (801.00 X 2,800.00)	:	₹ 22,42,800.00
Guideline value of the property (801.00 X 9,962.00)	:	₹ 79,79,562.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Wing – B, Building No. 14, "Gardenia", Prestige Residency Co-op. Hsg. Soc. Ltd., Near Dalal Engineering, Ghodbunder Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 98,50,822.00 (Rupees Ninety Eight Lakh Fifty Thousand Eight Hundred Twenty Two Only)** as on **1st August 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 **1st August 2023 is ₹ 98,50,822.00 (Rupees Ninety Eight Lakh Fifty Thousand Eight Hundred Twenty Two 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

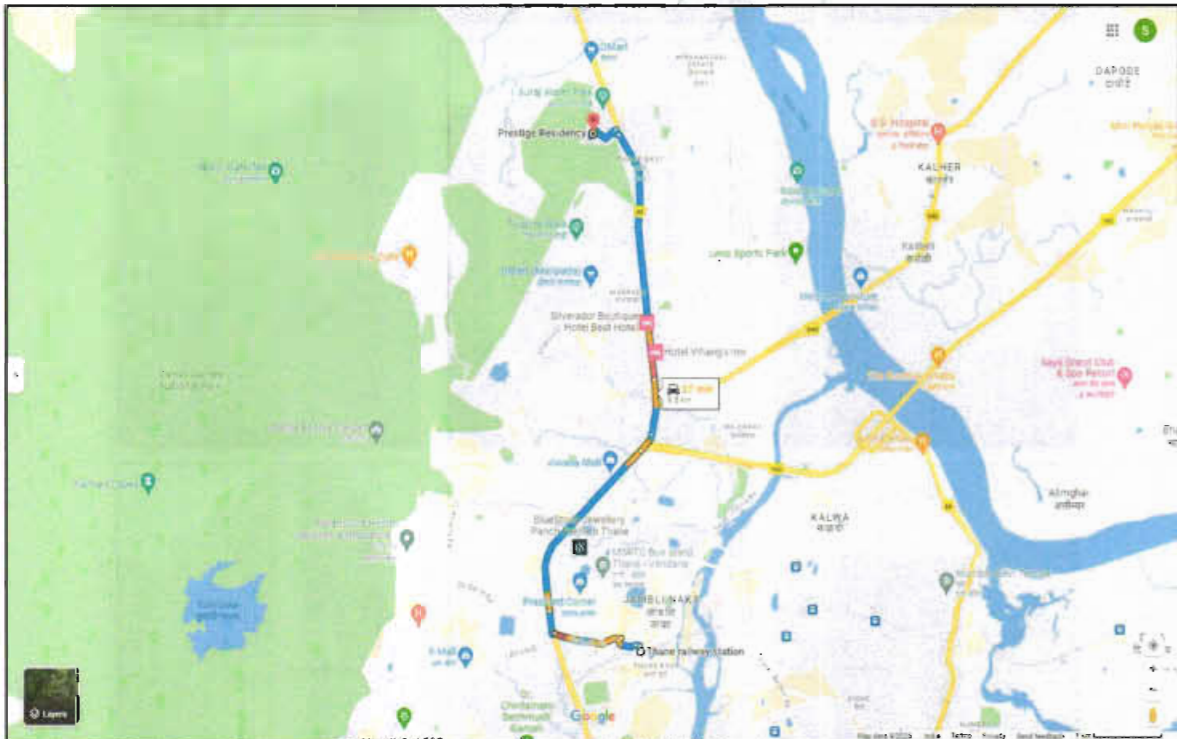
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 15 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2014 (As per occupancy certificate)
4	Estimated future life	51 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	
	(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	Not Provided
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

Actual site photographs



Route Map of the property

Site ulr



Latitude Longitude - 19°15'05.6"N 72°58'08.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 9.8 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : KAVESAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class "B" Corporation			
Local Body Name	Thane Municipal Corporation					
Law/Map	ZC-1: Part of Properties in Kavesar Village away from Road Excluding abovementioned Sub-Zone 'A'. C. T. S. No. / Survey No. / Gaothan					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
11	11-43	23600	115500	132500	143600	132500
<p>Survey No. 60, 80, 84, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120(P), 123(P), 124, 125, 127, 128, 129(1), 129(2), 129(3), 130, 131, 132, 133, 134, 135, 136, 137, 138, 140, 141, 144, 145, 146, 149, 150, 152, 153, 154, 155, 156, 164, 165, 167, 168, 169, 170, 171, 172, 175, 176, 177, 178, 179, 183, 187, 188, 189, 191, 192, 194, 196, 200, 201, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 261, 262, 264, 265, 269, 270, 271, 273, 274, 277, 279, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 295, 308, 309</p> <p>Compare With Previous Year</p>						

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Price Indicators

square yards Home Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Waghbil Property for Sale in Prestige Residency Gardens Thane 2 Bedroom 755 Sq.Ft. Apartment in Waghbil Thane

314 Views Compare

Prestige Residency Gardens
2 Bedroom 755 Sq.Ft. Apartment in Waghbil Thane
 Listing ID: #113131

₹ 1.2 Cr.

Need Loan? Get Free Credit Score

- 2 Bedrooms
- Semi-furnished
- 1 Bathroom
- 755 Sq Ft. Carpet Area
- North

2 Buyers Interested in this Property

Get Instant Home Loan | Request for Call

Overview Amenities Agent Overview About Project Data Intelligence Compare Time Waghbil Reviews

Key Highlights

- Schools in vicinity
- Affordable
- Free Hold
- Luxury Interiors
- Family

Thane is one of the most sought after cities in the country

- With a huge variety of amenities and facilities, the locality of Waghbil is no different
- Providing a safe and secure environment for the residents, this apartment is available at an affordable price of ₹ 12000000
- Being a free hold property, it has a spacious 755 square feet of area
- With 2 bedrooms, 2 bathrooms, 1 parking and 1 balcony, this apartment is unfurnished
- Being 0-10 years old, it has an age friendly design

Contact our Real Estate Experts

Preferred Partner

Anand Real Estate Co.

Phone Number

magicbricks Buy Rent Sell Home Loans Login Post Property

Home Property for Sale in Thane Flats for Sale in Thane Flats for Sale in Waghbil Flats for Sale in Waghbil Flats for Sale in Waghbil

₹1.07 Cr [View much more details](#)

2 BHK 1000 Sq.Ft. Flat For Sale in **Waghbil Thane**

2 Beds 2 Baths Semi-Furnished

Carpet Area: 710 sq.ft. - ₹13.07/sq.ft.

Floor: 10 (Out of 20 Floors)

Additional Rooms: 1 Study Room

Developer: **PRESCON**

Project: **Prestige Residency**

Transaction Type: **Resale**

Facing: **West**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Agent: **Shashank Jhatani** - 91 9100000000

Get Phone No.

Download Brochure

Contact Agent | Get Phone No. | Last contact made 1 day ago

More Details

Price Breakup	₹1.07 Cr
Booking Amount	₹5.0 Lac
Address	Magjivada, Thane, Waghbil, Thane - Central Thane, Maharashtra
Landmarks	dmart

Price Indicators

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Buy Rent Sell Home Loans
Login Post Property

₹1.15 Cr How much loan can I get?

2 BHK 870 Sq.ft Flat For Sale **Waghbil, Thane**

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area: 730 sqft *
₹15.75/sqft

Floor: 12 (Out of 14 Floors)

Facing: East

Developer: **DBRESCON**

Transaction Type: **Resale**

Lifts: 3

Project: **Prestige Residency**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

East Facing Property

Contact Agent
Get Phone No.

Last contact made 2 days ago

Contact Agent
D N Seble +91-9764413333

Get Phone No.

Download Brochure

More Details

Price Breakup: ₹1.15 Cr | ₹4,200 Monthly

Booking Amount: ₹1.0 Lac

Address: **Prestige Residency Kavesar Behind Dalal Engineering Waghbil Naka, Chodbunder Rd, Thane, Waghbil, Thane - Central Thane, Maharashtra**

magicbricks
Buy Rent Sell Home Loans
Login Post Property

₹98.0 Lac How much loan can I get?

2 BHK Flat For Sale in Prestige Residency **Chodbunder Road, Thane**

2 Beds
2 Baths
Unfurnished

Carpet Area: 680 sqft *
₹14.07/sqft

Floor: 4 (Out of 15 Floors)

Lifts: 2

Developer: **DBRESCON**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **Prestige Residency**

Status: **Ready to Move**

Age Of Construction: **5 to 10 years**

Contact Owner
sumita +91-9764413333

Get Phone No.

Download Brochure

More Details

Price Breakup: ₹98 Lac | ₹2 Monthly

Booking Amount: ₹1.0 Lac

Address: **KAVESAR DALAL ENGINEERING PVT LTD CHODHBUNDER ROAD WACHBIL THANE WE57 400615, Chodbunder Road, Thane, Maharashtra**

Landmarks: **Sunaj water park waghbil naka thane w.**



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Price Indicators

The screenshot shows a real estate listing on the 99acres website. The main heading is "₹70 Lac" and "1BHK 2Baths". Below this, it says "Estimated EMI ₹15,800". The listing is categorized as "RESALE" and "NOT AVAILABLE". The property is located in "Waghbil, Thane". The listing includes a gallery of images, a "Phone" button, and a "Resale" tag. The property details include "Carpet area: 552 sq.ft.", "Price: ₹70 LAC", "₹15,487 per sq.ft. (near Price Guide)", and "5th of 9 Floors". The listing is for a "Freehold" property, "Semi-furnished", and "None" for "Covered Area". The listing is for a "Resale" property, "Freehold", "Semi-furnished", and "None" for "Covered Area". The listing is for a "Resale" property, "Freehold", "Semi-furnished", and "None" for "Covered Area".



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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 **01st 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 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 **₹ 98,50,822.00 (Rupees Ninety Eight Lakh Fifty Thousand Eight Hundred Twenty Two Only).**

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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India,
2.5.4.20=98227640f11d0c09d0f9a2680911490f1e138113
3115228b7a380432, postalCode=950004, st=Maharashtra,
serialNumber=1, telephoneNumber=02026809117, email=manoj@vastukala.com, c=IN,
e=98227640f11d0c09d0f9a2680911490f1e138113@vastukala.com,
Date: 2020.08.23 10:42:30 +05'30'

Manoj B. Chalikwar
Auth. Sign.

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Vastukala Consultants (I) Pvt. Ltd.

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