

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-1768/23-24	Dated 29-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No. 2767 / 2301824	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:

Mr. Damodar Raghoba Gaikwad & Mrs. Anuradha Damodar Gaikwad - Residential Flat No. 1102, 11th Floor, Building No. 7, "Tulip", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, 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

[Signature]
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Damodar Raghoba Gaiwad & Mrs. Anuradha Damodar Gaiwad**

Residential Flat No. 1102, 11th Floor, Building No. 7, "**Tulip**", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd.,
Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West),
Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'11.7"N 72°59'07.7"E

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Valuation Prepared for:

Cosmos Bank

Fort Branch




229/231, Bazar Gate, Perin Nariman Street, Borabazar Precinct, Ballard Estate, Fort, Mumbai, Maharashtra,
PIN Code – 400 001, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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. 1102, 11th Floor, Building No. 7, "Tulip", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India belongs to **Mr. Damodar Raghoba Gaikwad & Mrs. Anuradha Damodar Gaikwad.**

Boundaries of the property.

North : Building No. 6
South : Bhiwandi – Wada Road
East : Joint Sub-Registrar office, No.12, Balkum
West : Internal Road

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 **₹ 96,96,000.00 (Rupees Ninety Six Lakh Ninety Six Thousand 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

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: 2023.07.29 12:13:07 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report in Form – 01



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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

Residential Flat No. 1102, 11th Floor, Building No. 7, "Tulip", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, 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 29.07.2023 for Banking Purpose
2	Date of inspection	26.07.2023
3	Name of the owner/ owners	Mr. Damodar Raghoba Gaikwad & Mrs. Anuradha Damodar Gaikwad
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. 1102, 11 th Floor, Building No. 7, "Tulip", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India. Contact Person: Mr. Damodar R. Gaikwad - (Owner) Contact No. 9221591512
6	Location, street, ward no	Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 115 / 118, 119, 120, 250/228 to 231 of Village - Balkum
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. = 588.00 Cupboard Area in Sq. Ft. = 31.00 Flowerbed Area in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 639.00

		(Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 640.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 768.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	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?	Owner 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	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	₹ 20,500.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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 – 2013 (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, Fort Branch to assess fair market value as on **29.07.2023** for Residential Flat No. 1102, 11th Floor, Building No. 7, "**Tulip**", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India belongs to **Mr. Damodar Raghoba Gaikwad & Mrs. Anuradha Damodar Gaikwad.**

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 09.03.2022 between Mr. Pradeep Kumar Tyagi & Mrs. Poonam Tyagi (Transferors) and Mr. Damodar Raghoba Gaikwad & Mrs. Anuradha Damodar Gaikwad (The Transferees).
2	Copy of Amended Commencement Certificate V. P. No. 88 / 366 / TMC / TDD / 55 dated 06.04.2004 issued by Thane Municipal Corporation, Thane
3	Copy of Occupancy Certificate V. P. No. 88 / 366 / TMC / TDD / 251 dated 30.12.2013 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 115 / 118, 119, 120, 250/228 to 231 of Village - Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a traveling distance 4.5 from Thane Station.



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BUILDING:

The building under reference is having Stilt + 20th 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 11th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 11th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Flowerbed Area + Cupboard Area. (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with MS Safety door, Aluminum sliding windows & Concealed electrification & Open plumbing.

Valuation as on 29th July 2023

The Built Up Area of the Residential Flat	:	768.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	10 years
Cost of Construction	:	768.00 Sq. Ft. X ₹ 2,500.00 = ₹ 19,20,000.00
Depreciation $\{(100-10) \times 10 / 60\}$:	15.00%
Amount of depreciation		₹ 2,88,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,28,370.00 per Sq. M. i.e., ₹ 11,926.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,18,563.00 per Sq. M. i.e., ₹ 11,015.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,000.00 per Sq. Ft.
Value of property as on 29.07.2023	:	768.00 Sq. Ft. X ₹ 13,000.00 = ₹ 99,84,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 29.07.2023	:	₹ 99,84,000.00 - ₹ 2,88,000.00 = ₹ 96,96,000.00
Total Value of the property	:	₹ 96,96,000.00
The realizable value of the property	:	₹ 87,26,400.00
Distress value of the property	:	₹ 77,56,800.00
Insurable value of the property (768.00 Sq. Ft. X 2,500.00)	:	₹ 19,20,000.00
Guideline value of the property (768.00 Sq.Ft.X 11,015.00)	:	₹ 84,59,520.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1102, 11th Floor, Building No. 7, "**Tulip**", Vardhman Gardens Tulip Co-Op. Hsg. Soc. Ltd., Vardhman Gardens, Balkum Pada, Near Balkum Road, Opp. Colour Chem, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 608, State – Maharashtra, Country – India for this particular purpose at **₹ 96,96,000.00 (Rupees Ninety Six Lakh Ninety Six Thousand Only)** as on **29th July 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 **29th July 2023 is ₹ 96,96,000.00 (Rupees Ninety Six Lakh Ninety Six Thousand 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 20 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 11 th Floor
3.	Year of construction	2013 (As per Occupancy Certificate)
4.	Estimated future life	50 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 with MS Safety door, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts & Stilt Parking
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	Chequered tiles 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



Actual site photographs



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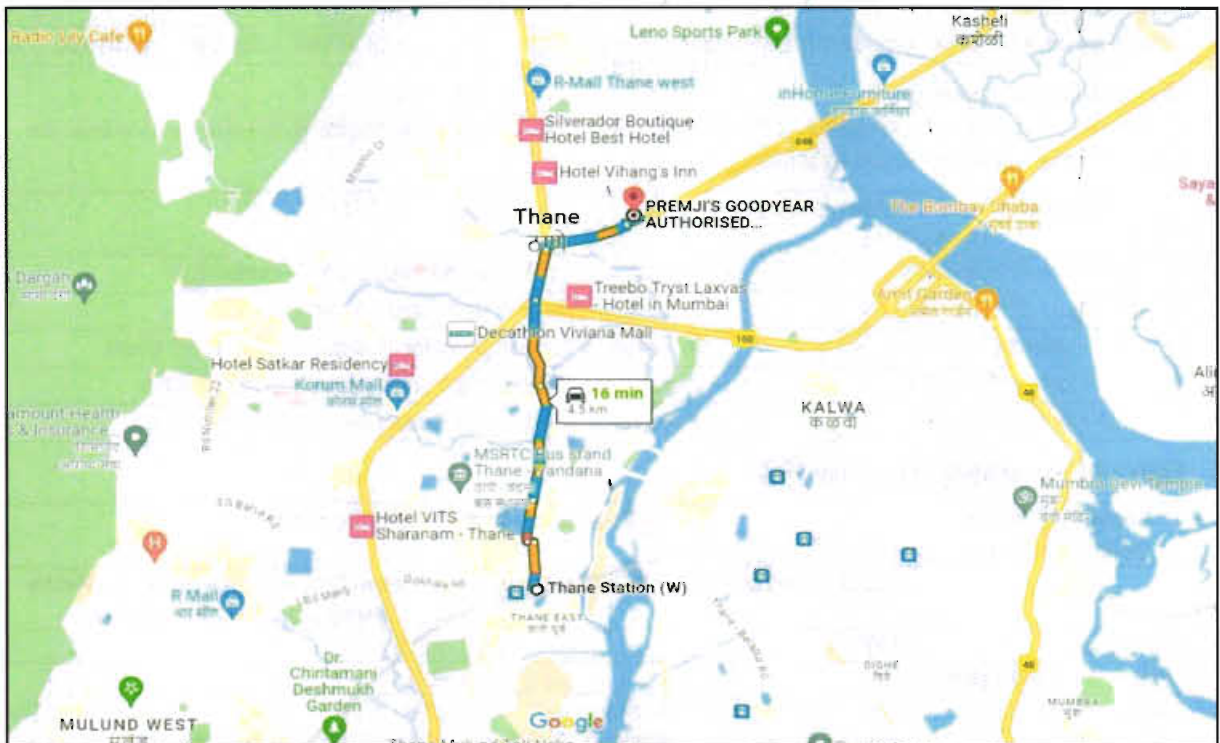
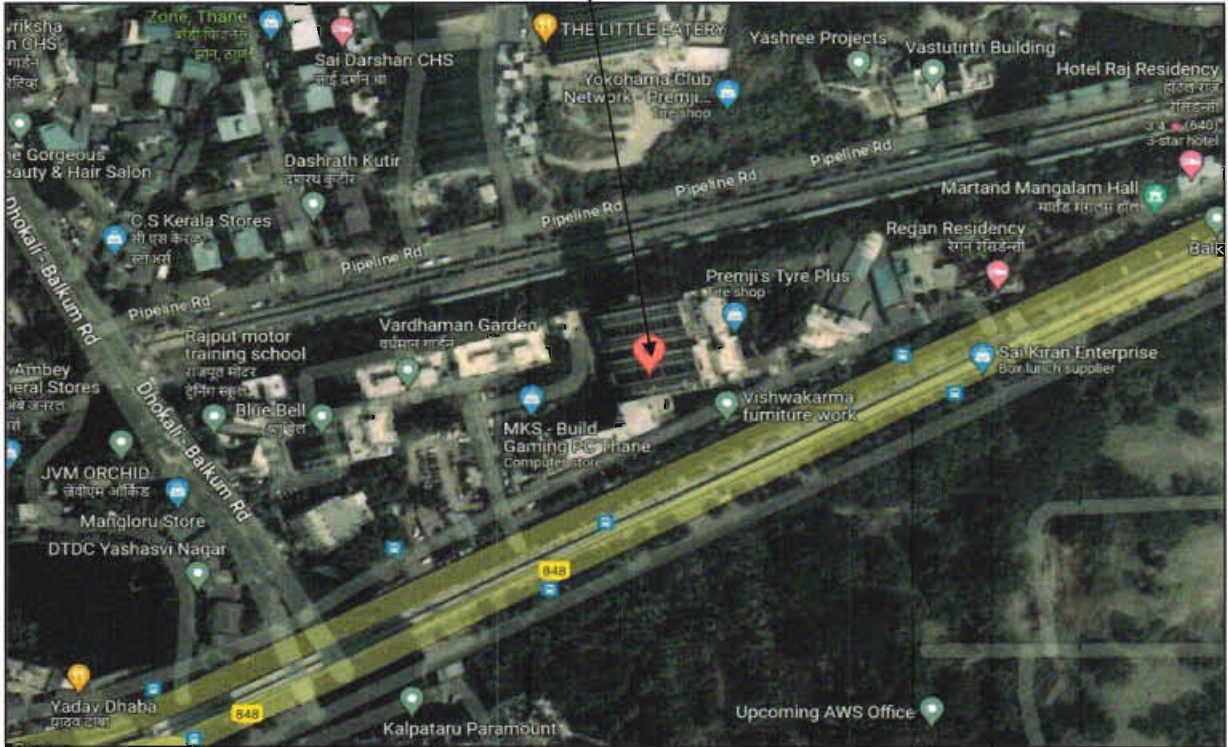
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Route Map of the property

Site u/r



Latitude Longitude - 19°13'11.7"N 72°59'07.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 4.5 KM)

h



Ready Reckoner Rate

वर्गफुट	चुकी बरती	निवासी बांधकाम	मंजूर	दुकाने	वैधानिक	पक्क (Pkt.)	Atr/Bulk
9/36-38-1) डाणे निवासी पहाडवाडा पोस्टी बांधकाम जमजमणे वरी मंजूर	30300	116700	134700	146300	134700	पी. पी.सी. बाई मंजूर	

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,700.00			
Increase by 10% on Flat Located on 11 th Floor	11,670.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,28,370.00	Sq. Mtr.	11,926.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	30,300.00			
The difference between land rate and building rate (A – B = C)	98,070.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,563.00	Sq. Mtr.	11,015.00	Sq. Ft.

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

The screenshot shows a real estate listing on the Square Yards website. The listing is for a 2-bedroom, 650 Sq.Ft. apartment in Balkum Thane, part of the Vardhman Gardens project. The price is listed as ₹ 1 Cr. The listing includes a large photo of the apartment's interior, a map view, and a list of features: 2 Bedrooms, Semi-Furnished, 2 Bathrooms, and 650 Sq Ft. (Carpet Area). There are buttons for 'Request for Call' and 'Get Instant Home Loan'. The navigation bar includes options like 'Home', 'Property for Sale in Thane', 'Property for Sale in Balkum', and 'Property for Sale in Vardhman Gardens, Thane'. There are also links for 'Overview', 'Furnishing', 'Amenities', 'Agent Overview', 'About Project', 'Data Intelligence', and 'Commute Time'. A 'Key Highlights' section is visible at the bottom of the listing.

The screenshot shows a property overview page on the Housing.com website. The property is a 2 BHK flat in Thane West, Thane. The listing includes a 'Property Overview' section with details such as 'Project Name: Balkum The Top - Phase 2', 'Floor: 17th Fl.', 'Beds: 2', 'Bathrooms: 2', 'Balcony: 1', 'Power Backup: Partial', and 'Water Supply: Bore and Municipal water'. There is a 'Contact Seller' section with a 'Get Contact Details' button. The page also features a 'Key Highlights' section and a 'About this property' section. The navigation bar includes options like 'Overview', 'Buy-O-Meter', 'Amenities', 'Ratings and Reviews', 'Price Trends', 'Locality', 'Project Q&A', 'Developer', and 'Calculator'. There is a search bar at the top with 'Thane West' entered and a 'Download App' button.

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home / Property for Sale in Thane / Flats for Sale in Thane / Flats for Sale in Thane West / 2 BHK Flats for Sale in Thane West / 620 sqft

Posted on Jul 22 '21 · Property ID: 66543303

₹98.0 Lac [How much loan can I get?](#)

2 BHK Flats For Sale in Vardhman Gardens, Thane West, Thane

2 Beds · 2 Baths · 1 Covered Parking · Semi-Furnished

Carpet Area: 620 sqft · ₹1580/sqft

Developer: Vardhman Group

Project: Vardhman Gardens

Floor: 1 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: North

Lift: 1

Furnished Status: Semi-Furnished

[Contact Owner](#) [Book Site Visit](#)

Property viewed by 4 People
Last contact made 3 days ago

More Details

Price Breakup ₹98 Lac | ₹2,800 Monthly

Waiting for cache...

makaan Buy Pick Location, Builder Or Project Loans Download app Sell/Rent Property

Connect Now Posted 1 month ago

2 BHK Apartment - 890 sq ft [❤](#) [<](#)

Vardhman Garden Tulo Thane West, Mumbai

₹1 Cr 88 L [₹11,220/sq ft](#)

Carpet area: 640 sq ft

Status: Ready to move

Bathrooms: 2

New/Resale: Resale

OVERVIEW AMENITIES NEIGHBOURHOOD HOME LOAN SIMILAR

Description

Age of Property: 10 - 15 years

Price Negotiable: No

Security Deposit: No Deposit

Facing: NorthEast

Status: Semi-Furnished

[Report err](#)

[Request For Site Visit](#)

Sales Instance

817873	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1
27-07-2023		दस्त क्रमांक : 8178/2022
Note :-Generated Through eSearch Module, For original report please contact concern SRO office.		नोदणी Regn:63m
गावाचे नाव : बाळकुम		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6989694.9885	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा इतर वर्णन : इतर माहिती: सदनिका नं. 504,5 वा मजला,बिल्डिंग नं. 7,तुलिप बिल्डिंग,वर्धमान गार्डन्स तुलिप को. ऑप. हौ. सो. लि.,वर्धमान गार्डन्स प्रोजेक्ट, कलर चेम समोर,बाळकुम-भिवंडी रोड,माजिवडे व बाळकुम,ठाणे प. क्षेत्र 640 चौ. फुट कारपेट,(झोन नं. 9/36/अ)((Survey Number : 115/2, 115/3/(Pt.) of Village - Majiwade. Survey No. 118/1(Pt), 118/2(Pt), 118/3(Pt), 118/4(Pt), 118/5(pt), 118/6, 118/7, 118/8/1, 118/8/2, 119/3, 119/5, 119/6, 120/1, 120/2, 120/3, 120/4, 120/5/pt., 120/6(Pt), 120/7, 250/(Pt) of Village - Balkum ;))	
(5) क्षेत्रफळ	640 चौ.फुट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-आरती श्रीधर यांच्या तर्फे कु. मू. म्हणून कुलधू श्रीधर वय:-66 पत्ता:-प्लॉट नं 504, माळा नं. -, इमारतीचे नाव: तुलिप, वर्धमान गार्डन, ब्लॉक नं. -, रोड नं: बाळकुम भिवंडी रोड, फायर स्टेशन समोर, बाळकुम, ठाणे प., महाराष्ट्र, ठाणे पिन कोड:-400608 पॅन नं:-CTHPS2400Q 2): नाव.-उषा श्रीधर यांच्या तर्फे कु. मू. म्हणून कुलधू श्रीधर वय:-66 पत्ता:-प्लॉट नं: 504, माळा नं. -, इमारतीचे नाव: तुलिप, वर्धमान गार्डन, ब्लॉक नं. -, रोड नं: बाळकुम भिवंडी रोड, फायर स्टेशन समोर, बाळकुम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-BXXPS2376H	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रामायण चेल्लपा वेलार वय:-44; पत्ता:-प्लॉट नं: बी-304, माळा नं: -, इमारतीचे नाव: श्रीनाथ पार्क, ब्लॉक नं: ढोकाळी रोड, हायलँड रेसिडेंसी समोर, रोड नं: यशस्वी नगर, बाळकुम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AEVVPV6436J 2): नाव:-कला रामायण वेलार वय:-39; पत्ता:-प्लॉट नं: बी-304, माळा नं: -, इमारतीचे नाव: श्रीनाथ पार्क, ब्लॉक नं: ढोकाळी रोड, हायलँड रेसिडेंसी समोर, रोड नं: यशस्वी नगर, बाळकुम, ठाणे, महाराष्ट्र, ठाणे पिन कोड:-400608 पॅन नं:-ARPPV0237N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/06/2022	
(10) दस्त नोदणी केल्याचा दिनांक	10/06/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	8178/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	595000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेर		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29st July 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 ₹ 96,96,000.00 (Rupees Ninety Six Lakh Ninety Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

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: 2023.07.29 12:13:39 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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