

# 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-1937/23-24</b>	Dated <b>9-Aug-23</b>
Buyer (Bill to) <b>COSMOS BANK-CHINCHWAD</b> SN-161,SHRI AGRESEN BHAVAN, OPPOSITE CHURCH ,NEAR BY JAYSHREE THEATER, MUMBAI PUNE ROAD, CHINCHWAD STATION, PUNE 411019 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>003022 / 2301997</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) **E. & O.E**  
**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**  
 "Mr. Sitesh Maheshwari & Mrs. Pooja Maheshwari - Residential Flat No. 805, 8th Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, 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**

*Ratnacl*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sitesh Maheshwari & Mrs. Pooja Maheshwari**

Residential Flat No. 805, 8<sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West),  
PIN Code – 400 607, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'58.9"N 72°58'18.6"E

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### Valuation Prepared for:

**Cosmos Bank**

**Chinchwad Branch**

S. No. 161, Shree Agrasen Bhavan, Opposite Church, Near Jayashree Theatre, Mumbai Pune Road,  
Chinchwad Station, Chinchwad, Pune – 411 019, 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. 805, 8<sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Sitesh Maheshwari & Mrs. Pooja Maheshwari**.

### Boundaries of the property.

North	:	Internal Road & Ashwood Building
South	:	Khewra Cir Marg
East	:	Shubharambh Complex
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 **₹ 1,30,07,008.00 (Rupees One Crore Thirty Lakh Seven Thousand Eight 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: 2023.08.10 11:17:16 +05'30'

Auth. Sign.



**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



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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Valuation Report of Residential Flat No. 805, 8<sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, 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 09.08.2023 for Bank Loan Purpose
2	Date of inspection	09.08.2023
3	Name of the owner/ owners	<b>Mr. Sitesh Maheshwari &amp; Mrs. Pooja Maheshwari</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 805, 8 <sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India.  <b>Contact Person:</b> Sachin (Tenant) Contact No. 99700 14300
6	Location, street, ward no	Khewra Cir Marg
7	Survey/ Plot no. of land	Survey No. 46/2/1 & 6, 46/5, Gut No. 61/1, 61/2 of Village – Chitalsar Manpada
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. = 667.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 606.00</b> <b>Wardrobe Area in Sq. Ft. = 26.00</b> <b>Total Carpet Area in Sq. Ft. = 632.00</b> (Area as per Agreement for sale)  Built Up Area in Sq. Ft. = 727.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Khewra Cir Marg

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?	Tenant Occupied - Sachin
	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	Tenant Occupied - Sachin
(ii)	Portions in their occupation	Fully Occupied



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	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 27,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
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 - 2014 (Occupancy

	year of completion	Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Chinchwad Branch to assess fair market value as on 09.08.2023 for Residential Flat No. 805, 8<sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Sitesh Maheshwari & Mrs. Pooja Maheshwari**.

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

1	Copy of Agreement for Sale dated 27.07.2015 (3 Pages from Documents)
2	Copy of Occupancy Certificate No. V.P. No. 88 / 142 / TMC / TDD / 298 dated 14.02.2014 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 46/2/1 & 6, 46/5, Gut No. 61/1, 61/2 of Village – Chitalsar Manpada, Thane. The property falls in Residential Zone. It is at a travelling distance 6.6 Km. from Thane railway station.

### BUILDING:

The building under reference is having 3 Podiums + Ground + 28 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. 8<sup>th</sup> Floor is having 7 Residential Flat. The building is having 3 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 8<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room cum Dinning Area + Kitchen + 2 Toilet (i.e., **2 BHK+ 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 09<sup>th</sup> August 2023**

<b>Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>632.00 Sq. Ft.</b>
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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	:	9 Years
Cost of Construction	:	727.00 Sq. Ft. X ₹ 2,700.00 = ₹ 19,62,900.00
Depreciation $\{(100-10) \times 9 / 60\}$	:	13.50%
Amount of depreciation	:	₹ 2,64,992.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,30,305.00 per Sq. M. i.e. ₹ 12,106.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,22,880.00 per Sq. M. i.e. ₹ 11,416.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
<b>Value of property as on 09.08.2023</b>	<b>:</b>	<b>632.00 Sq. Ft. X ₹ 21,000.00 = ₹ 1,32,72,000.00</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 09.08.2023</b>	<b>:</b>	<b>₹ 1,32,72,000.00 - ₹ 2,64,992.00 = ₹ 1,30,07,008.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,30,07,008.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,17,06,307.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,04,05,606.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 19,62,900.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 82,99,432.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 805, 8<sup>th</sup> Floor, "Oakwood", Acme Ozone, Village – Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India for this particular purpose at **₹ 1,30,07,008.00 (Rupees One Crore Thirty Lakh Seven Thousand Eight Only)** as on **09<sup>th</sup> August 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 **09<sup>th</sup> August 2023 is ₹ 1,30,07,008.00 (Rupees One Crore Thirty Lakh Seven Thousand Eight 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	3 Podiums + Ground + 28 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 <sup>th</sup> Floor
3.	Year of construction	2014 (as pe 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 door, Powdered 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	Provided
18.	No. of lifts and capacity	3 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



### Actual site photographs



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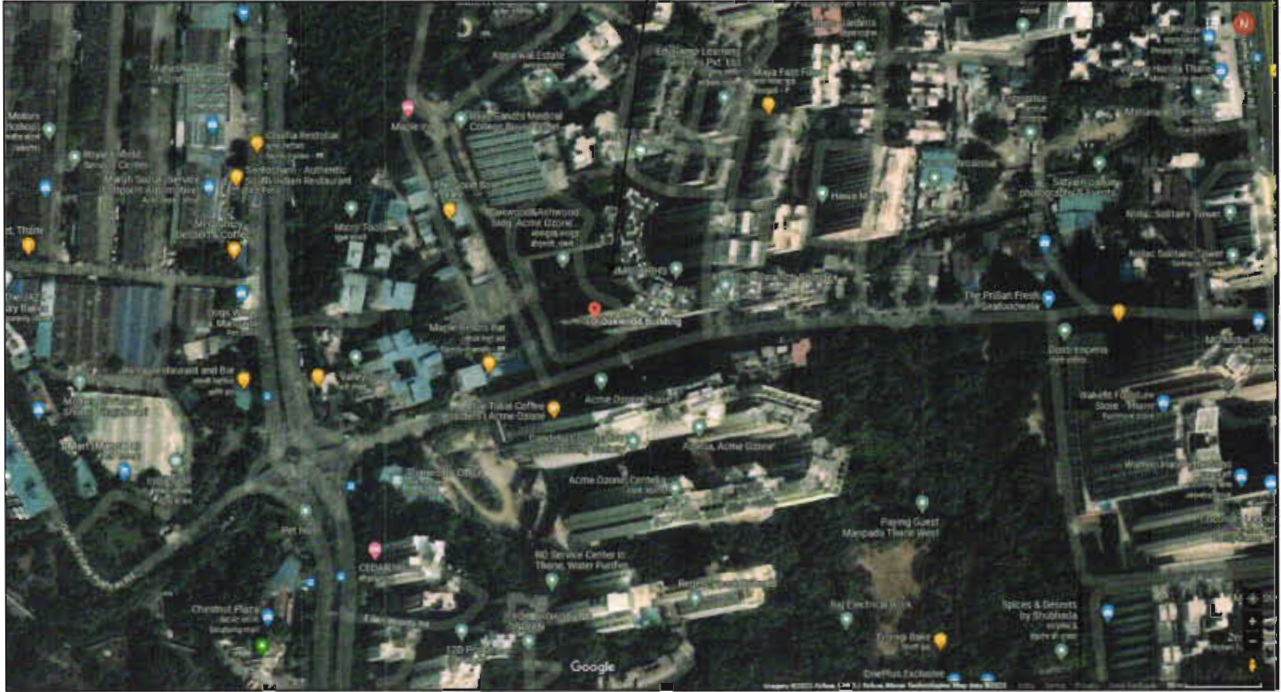
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## Route Map of the property

Site ulr



**Latitude Longitude - 19°13'58.9"N 72°58'18.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 6.6 Km.)



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## 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

Items	Valuation Rules	Use Manual	Close
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**Year** 2022/2023 **Language** English

**Annual Statement of Rates**

**Selected District:**

**Select Taluka:**

**Select Village:**

**Search By:**  Survey No  Location

Select	वर्णिकरण	पूजी करीत	मितीची मर्यादा	मिती	दर	मर्यादा	एकक (Sq.ft)
Select	7/31(B)-3(3) विखंडावर गावपाठा गावपाठीक वर्णिकरण 'आ' व 'आ' बसवता इतर सर्व सवें नंबर/मितीद्वारे नंबर ( सावधानी ) और क्रमांक 1-अ	47800	124100	142200	155000	142200	चौ. मीटर
Select	7/31(C)-3(3) विखंडावर गावपाठा गावपाठीक वर्णिकरण 'आ' व 'आ' बसवता इतर सर्व सवें नंबर/मितीद्वारे नंबर ( सावधानी ) और क्रमांक 2	47800	124100	142200	155000	142200	चौ. मीटर
Select	7/31(D)-3(3) विखंडावर गावपाठा गावपाठीक वर्णिकरण 'आ' व 'आ' बसवता इतर सर्व सवें नंबर/मितीद्वारे नंबर ( सावधानी ) और क्रमांक 2-अ	47800	124100	142200	155000	142200	चौ. मीटर
Select	7/31(E)-3(3) विखंडावर गावपाठा गावपाठीक वर्णिकरण 'आ' व 'आ' बसवता इतर सर्व सवें नंबर/मितीद्वारे नंबर ( सावधानी ) और क्रमांक 3	47800	124100	142200	155000	142200	चौ. मीटर
Select	7/31(F)-3(3) विखंडावर गावपाठा गावपाठीक वर्णिकरण 'आ' व 'आ' बसवता इतर सर्व सवें नंबर/मितीद्वारे नंबर ( सावधानी ) और क्रमांक 4	47800	124100	142200	155000	142200	चौ. मीटर

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## Price Indicators

**99acres** Buy - Inter Locality / Project / Society / Landmark

₹1.4 Cr @ 21,926 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹1,13,812  
 Full Apartment for Sale  
 Marpada, Marpada, Thane, Maharashtra

Registration No: P170001002 | Website: <https://www.99acres.com/interlocality/marpada>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property (1) | Society (36)

**₹1.4 Cr** (Owner Govt Charges & Tax @ 21,926 per sq.ft.)

Super Built up area: 638.5 sq.ft. | Carpet area: 450 sq.ft.

Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies

Address: Achre Colony, Marpada, Thane

Floor: 27th of 22 Floors

Property Age: 5 to 10 Year Old | View Construction Status

**Places nearby**  
 706 - Ashwood, Marpada, Thane, Mumbai

Cinemas: Wonder Mall | R. Mall | Hyper City | Thane Station | Vasant Vihar School | Shiv Temple | Titan Road

Why should you consider this property?  
 Close to School | On-call Maintenance Staff | Close to Hospital | Close to Market | Recently Renovated | Close to Mall | Natural Light | Any Rooms

**99acres** Buy - Inter Locality / Project / Society / Landmark

₹1.45 Cr @ 22,714 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹1,13,812  
 Full Apartment for Sale  
 Marpada, Marpada, Thane, Maharashtra

Registration No: P170001002 | Website: <https://www.99acres.com/interlocality/marpada>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property (11) | Society (34)

**₹1.45 Cr** (Owner Govt Charges & Tax @ 22,714 per sq.ft. (Registered Price))

Super Built up area: 1250 sq.ft. | Built up area: 500 sq.ft. | Carpet area: 700 sq.ft.

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room, Study Room

Address: Achre Colony, Marpada, Thane

Floor: 12th of 27 Floors

Property Age: 5 to 10 Year Old | View Construction Status

**Places nearby**  
 252, Marpada, Thane, Mumbai

Cinemas: Wonder Mall | R. Mall | Hyper City | Thane Station | Vasant Vihar School | Shiv Temple | Titan Road

4 people already contacted this week



# Price Indicators

magicbricks
10, Pimpri
Post Property

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**₹1.50 Cr** How much can I get?

2 BHK 1080 Sq-ft Flat For Sale **Manpada Thane West, Thane**

2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: **880 sq-ft** • ₹22.08/sq-ft

Floor: **20 (Out of 12 Floors)**

Lifts: **4**

East Facing Property

Developer: **Acme Group**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Acme Ozone**

Facing: **East**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.

**Contact Agent**

Certified Agent

**Bhavin Chavda** (31) 81233333

Get Phone No.

Download Brochure

**More Details**

Price Breakup: ₹1.5 Cr | ₹6 Per sq. Feet Monthly

Booking Amount: ₹5.0 Lac Secure Now

RERA ID: P51700024060

Address: Manpada Thane, Manpada Thane West, Thane - Central Thane, Maharashtra

Landmarks: Just off C B Road well connected to every part of Thane City

magicbricks
10, Pimpri
Post Property

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**₹1.45 Cr** How much can I get? ★ Vastu OK

2 BHK 1000 Sq-ft Flat For Sale **Chodbunder Road, Thane**

2 Beds • 2 Baths • 1 Balcony • 1 Covered Parking

Carpet Area: **700 sq-ft** • ₹20.74/sq-ft

Transaction Type: **Resale**

Facing: **West**

Developer: **Acme Group**

Status: **Ready to Move**

Lifts: **4**

Project: **Acme Ozone**

Additional Rooms: **1 Store Room**

Furnished Status: **Unfurnished**

Contact Agent
Get Phone No.

**Contact Agent**

Certified Agent

**DEEPAK K** (91) 98000 0000

Get Phone No.

Download Brochure

**More Details**

Price Breakup: ₹1.45 Cr | ₹5,500 Monthly

Booking Amount: ₹10.0 Lac Secure Now

Address: Chodbunder Road, Thane, Chodbunder Road, Thane - Central Thane, Maharashtra

Landmarks: Near to Omart

Furnishing: Unfurnished

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09<sup>th</sup> 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 ₹ 1,30,07,008.00 (Rupees One Crore Thirty Lakh Seven Thousand Eight 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: 2023.08.10 11:17:42 +05'30'

Auth. Sign.

**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



**Vastukala Consultants (I) Pvt. Ltd.**

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