

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-2384/23-24	Dated 8-Sep-23
Buyer (Bill to) COSMOS BANK- KANDIVALI(WEST) Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 3586 /2302458	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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**

Remarks:

Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki -
 Residential Flat No. 303, 3rd Floor, 'A' Wing, "Vasant
 Nagari Malhar Co-Op. Hsg. Soc. Ltd.", Sector - 10,
 Village - Manikpur, Vasai (East), Taluka - Vasai, District -
 Palghar, PIN - 401 209, 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



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Gitanjali
Kulaye

Digitally signed by Gitanjali
Kulaye, DN: cn=Gitanjali
Kulaye, o=Vastukala Consultants (I)
Pvt Ltd, email=gk@vastukala.com,
c=IN

Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki**

Residential Flat No. 303, 3rd Floor, 'A' Wing, "**Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd.**",
Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar,
PIN - 401 209, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'04.3"N 72°50'05.3"E

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Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, 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 / Kandivali (West) Branch / Mrs. Veena J. Solanki (3586/2302458) Page 2 of 21

Vastu/Mumbai/09/2023/3586/2302458
08/19-102-JASKM
Date: 08.09.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 303, 3rd Floor, 'A' Wing, "Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd.", Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, Country - India belongs to **Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki**.

Boundaries of the property.

North : Darbari CHSL
South : Nala / Open Plot
East : Vasant Nagari Bhairavi CHSL
West : Vasant Nagari 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 ₹ **48,70,287.00 (Rupees Forty Eight Lakh Seventy Thousand Two Hundred Eighty Seven 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) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4d335d97d0cf9a26d8591490073d33d41333
115279017a180563a90a8c0a0e40309c, ou=Maharashtra,
serialNumber=1a56a544b0c0980055a8f0a5b31f3520da
f94e382a29a12706258c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12 11:47:08 +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. 303, 3rd Floor, 'A' Wing, "Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd."

Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209,

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 08.09.2023 for Bank Loan Purpose
2	Date of inspection	06.09.2023
3	Name of the owner/ owners	Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki
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. 303, 3rd Floor, 'A' Wing, "Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd.", Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State – Maharashtra, Country – India. Contact Person: Mr. Jayesh M. Solanki (Owner) Contact No.: 9325665587
6	Location, street, ward no	Sector - 10, Vasant Nagari Road, Near Vasant Nagari Circle, Vasai (East), Palghar.
7	Survey/ Plot no. of land	Survey No. 108, 109, 110, 111, 112 of Village - Manikpur
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. = 571.00 Balcony Area in Sq. Ft. = 10.00 Total Carpet Area in Sq. Ft. = 581.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 697.00

		(Measured Carpet Area + 20%) Built-up Area in Sq. Ft. = 780.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Sector - 10, Vasant Nagari Road, Near Vasant Nagari Circle, Vasai (East), Palghar.
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per CIDCO 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	₹ 10,000.00 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?		N.A.
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		N.A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		N.A.
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 Construction – 1996 (As per Part 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.
<p>Remark:</p> <p>1. As per site inspection, actual Carpet Area is 581.00 Sq. Ft. and as per documents the Built Up Area 780.00 Sq. Ft. The loading between Carpet to Built up is 34% which is higher than guidelines i.e. (Carpet + 20%). We have considered Built Up Area 697.00 Sq. Ft. (Measured Carpet + 20%).</p> <p>2. Commencement Certificate, Building Approved Plan is not available for verification.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 08.09.2023 for Residential Flat No. 303, 3rd Floor, 'A' Wing, "**Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd.**", Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State – Maharashtra, Country – India belongs to **Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki**.

We are in receipt of the following documents:

1	Copy of Agreement for Re-sale dated 27.11.2014 between Mrs. Jolly S. Pal (the Transferor) AND Mrs. Veena J. Solanki & Mr. Jayesh M. Solanki (the Transferee).
2	Copy of Society NOC dated 08.09.2023
3	Copy of Part Occupancy Certificate No. CIDCO / VVSR / BP / ZCC – 20 / E / 73 dated 07.10.1996 for Residential Building Nos. U-1, U-14, U-16, U17, U19, U68, V-9, X-11, X-18, X-20, X-71, Z-22 & Z-69 issued by CIDCO.
4	Copy of Legal Search Report Ref. No. 1034 / SGM / 2023 dated 06.09.2023 issued by S.G.M. & Associates, Advocate High Court.
5	Copy of Search Report dated 06.09.2023 issued by Mr. Janardan B. Salvi, Search Clerk, Mumbai.

LOCATION:

The said building is constructed on land bearing Survey No. 108, 109, 110, 111, 112 of Village - Manikpur, Taluka – Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance of 3.4 Km. from Vasai Road railway station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 3 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. 3rd Floor is having 4 Residential Flats. Lift not provided in the building.



Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Balcony (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Marble + Mosaic + Kota finished flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 8th September 2023

The Built-up Area of the Residential Flat	: 697.00 Sq. Ft.
--	-------------------------

Deduct Depreciation:

Year of Construction of the building	: 1996 (As per Part Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2023	: 27 Years
Cost of Construction	: 697.00 X 2,500.00 = ₹ 17,42,500.00
Depreciation $\{(100-10) \times 27 / 60\}$: 40.50%
Amount of depreciation	: ₹ 7,05,713.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 57,035.00 per Sq. M. i.e., ₹ 5,2998.00 per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 48,103.00 per Sq. M. i.e., ₹ 4,469.00 per Sq. Ft.
Prevailing market rate	: ₹ 7,900.00 per Sq. Ft.
Value of property as on 08.09.2023	: 697.00 Sq. Ft. X ₹ 8,000.00 = ₹ 55,76,000.00

(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 08.09.2023	: ₹ 55,76,000.00 - ₹ 7,05,713.00 = ₹ 48,70,287.00
Total Value of the property	: ₹ 48,70,287.00
The realizable value of the property	: ₹ 43,83,258.00
Distress value of the property	: ₹ 38,96,230.00
Insurable value of the property (697.00 X 2,500.00)	: ₹ 17,42,500.00
Guideline value of the property (697.00 X 4,469.00)	: ₹ 31,14,893.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3rd Floor, 'A' Wing, "**Vasant Nagari Malhar Co-Op. Hsg. Soc. Ltd.**", Sector - 10, Village - Manikpur, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State – Maharashtra, Country – India for this particular purpose at **₹ 48,70,287.00 (Rupees Forty Eight Lakh Seventy Thousand Two Hundred Eighty Seven Only)** as on **8th September 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 **8th September 2023 is ₹ 48,70,287.00 (Rupees Forty Eight Lakh Seventy Thousand Two Hundred Eighty Seven 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:

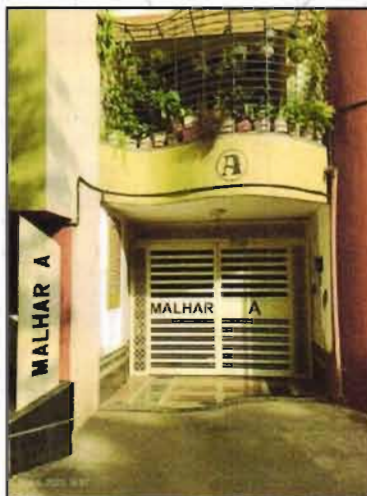
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	1996 (As per Part Occupancy Certificate)
4	Estimated future life	33 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 aluminium sliding windows
10	Flooring	Marble + Mosaic + Kota finished flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. slab roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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

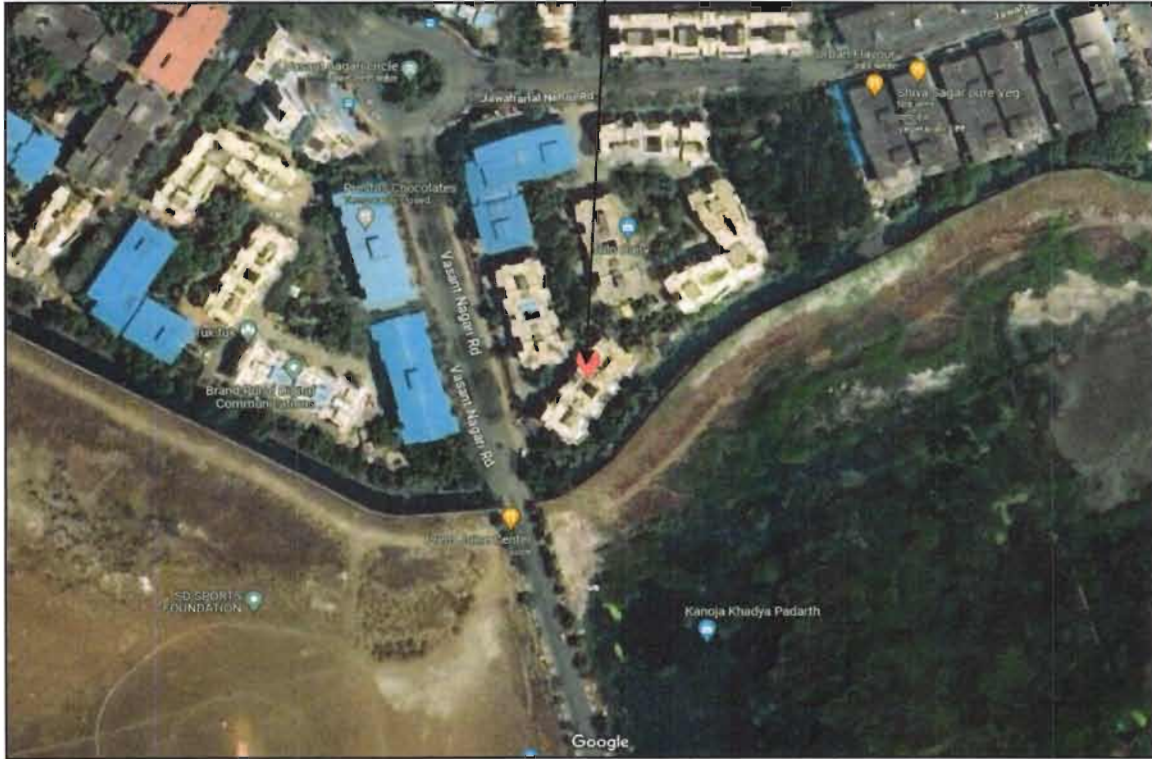


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°24'04.3"N 72°50'05.3"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 3.4 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE: MANICKPUR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Land for Residential and Other Similar Permissible Use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
7	9	18200	67100	77200	83800	77200
Survey No. 70, 71, 72, 73, 74, 76, 77, 100, 101, 102, 103, 104, 105, 108, 109, 110, 111, 112, 113, 114A, 124, 125, 126						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	67,100.00			
15% Decrease for Flat located on 3 rd floors	10,065.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	57,035.00	Sq. Mtr.	5,299.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	18,200.00			
The difference between land rate and building rate (A – B = C)	38,835.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	48,103.00	Sq. Mtr.	4,469.00	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

Square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Flats for Sale in Mumbai Flats for Sale in Vasant Nagar Flats for Sale in Mahal CDS Vasant Nagar, Mumbai 2 Bedroom 780 Sq.Ft. Apartment in Vasant Nagar Mumbai

Maihar CHS Vasant Nagari
2 Bedroom 780 Sq.Ft. Apartment in Vasant Nagari Mumbai
 Listing ID: 44741791

₹ 60 L

2 Bedrooms
 Semi-Furnished
 2 Bathroom
 780 Sq Ft (Built-up Area)
 4 Buyers interested in this Property

Get Instant Home Loan | Request via Call

120 views | 18 Photos | Map View

Overview | Furnishing | Amenities | Agent Overview | About Project | Data Intelligence | Commute Time

Key Highlights

Prime Location | Near City Center | Reputed Builder | Schools in vicinity

This Semi-Furnished apartment is available at a price of ₹ 60,00,000 in a prime location of vasant nagari, mumbai

- This apartment is located near city center and schools in vicinity.
- It is a Semi-Furnished apartment and has a spacious area of 780 square feet
- There are 2 bedrooms and 2 bathrooms in the apartment
- Apartment is on the 1st floor in a 3 story building and has a green area of 1,00,000 square feet

What's on your mind? Ask and get answers from our Property Experts | Ask Questions

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Home Flats for Sale in Mumbai Flats for Sale in Vasai East 2 BHK Flat for Sale in Vasai East Property Details

2 BHK Flat in Dattatray Tower For Sale in Vasai East

₹ 80 Lacs | ₹ 45,851/ Month | 925 sq.ft.

2 Bedrooms | Jul 21, 2021
 2 Bathroom | Immediately
 NA | Outdray Tower
 Hold | Full

Get Owner Details

Price trends by NBEstimate
 Report what was not correct in this property.
 Listed by Broker | Sold Out | Wrong Info

Activity On This Property
 89 | 0

Overview

Age of Building	~10 Years	Ownership Type	Sell Owned
Maintenance Charges	₹ 2.2 Per Sq.Ft/M	Flooring	Mosaic Granite
Carpet Area	725 Sq.Ft	Carpet Area	725 Sq.Ft

Similar Properties

Price Indicators

NOBROKER

2 BHK Flat In Vision Heights For Sale in Vasai East

₹ 77 Lacs
₹ 44,132/Month
882 sq ft

2 Bedrooms
2 Bathrooms
NA
None

Aug 1, 2022
Immediately
Vision Heights
Partial

Get Owner Details

Price trends by neighborhood
Report what was not correct in this property
Liked by Broker Sold Out Wrong Info

Activity On This Property
1 BT 0

Similar Properties

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.8 Per Sq. Ft. M	Flooring	Marble Floor
Buildup Area	882 Sq.Ft	Furnishing Status	Semi-Furnished

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Sales Instance

10099350 08-09-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.वसई 3 दस्ता क्रमांक : 10099/2023 नेदणी : Regn:63m
गावाचे नाव : माणिकपूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4428000	
(4) भू-मापन,पोंटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे, माणिकपूर, सर्वे नं. 107 पैकी 2 आणि 108 पैकी 3 आणि 4,सदनिका क्र.302,ए विंग,तिसरा मजला,दरबारी,वसंत नगरी दरबारी कॉ ऑप हौसिंग सोसायटी ली,वसंत नगरी,सेक्टर 10,माणिकपूर गाव,वसई पूर्व,तालुका वसई जिल्हा पालघर सदनिका क्षेत्रफळ 65.98 चौ.मी((Survey Number : 107 (P) 2 AND 108 (P) 3&4 :))	
(5) क्षेत्रफळ	65.98 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आर डी मिरकीटा -- वय:-68 पत्ता :-प्लॉट नं: ए 302 , माला नं: तिसरा, इमारतीचे नाव: दरबारी,वसंत नगरी दरबारी कॉ ऑप हौसिंग सोसायटी ली, ब्लॉक नं: वसंत नगरी,सेक्टर 10, गाव माणिकपूर , रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ACOPM4923E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय नंदलाल विश्वकर्मा -- वय:-25; पत्ता:-प्लॉट नं: बी 103 , माला नं: , इमारतीचे नाव: रिद्धी अपार्टमेंट , ब्लॉक नं: वसंत नगरी -2, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं:- BOYYPV5668G 2): नाव:-चंदादेवी एन विश्वकर्मा -- वय:-55; पत्ता:-प्लॉट नं: बी 103 , माला नं: , इमारतीचे नाव: रिद्धी अपार्टमेंट , ब्लॉक नं: वसंत नगरी -2, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- ANMPV6348P	
(9) दस्तावेज करून दिल्याचा दिनांक	18/05/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/05/2023	
(11)अनुक्रमांक, खंड व नृष्ठ	10099/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चेरा		
मुल्यांकनसाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sales Instance

432280 08-09-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्ता क्रमांक : 4322/2023 नोंदणी : Regn:63m
गावाचे नाव : माणिकपूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3460000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3334870	
(4) भू-मापन,पॉटहिरा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: विभाग 9: गाव मौजे माणिकपूर,सर्व न 107 व 108 मधील सदनिका क्र 202,दुसरा मजला,ए विंग,वसंत नगरी मालकोस को ऑप हौसिंग सोसायटी लिमिटेड,वसंत नगरी सेक्टर न. 10,वसई पूर्व,एकुण क्षेत्र 535 चौ फुट बिल्ट अप म्हणजेच 49.70 चौ मी बिल्ट अप((Survey Number : 107 & 108 :))	
(5) क्षेत्रफळ	49.70 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नरेश नथमल अगरवाल -- वय:-58 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: जी 326, मेरव रेसिडेंसी, कमिशनर बंगला, बेवली पार्क, कनकीया रोड, मिरा-भाईंदर, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AADPA6778L 2): नाव:-मिना नरेश अगरवाल -- वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: जी 326, मेरव रेसिडेंसी, कमिशनर बंगला, बेवली पार्क, कनकीया रोड, मिरा-भाईंदर, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAHPA4298F	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहीत शेखर वाडकर -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: ११ झेड, बी ई एस टी कॉलनी, साने गुरुजी स्कूल जवळ, एस व्ही रोड, सांताक्रुज पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-ACNFW6267E 2): नाव:-सोनाली रोहीत वाडेकर -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: ११ झेड, बी ई एस टी कॉलनी, साने गुरुजी स्कूल जवळ, एस व्ही रोड, सांताक्रुज पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-BTTPB1448L	
(9) दस्ताऐवज करून दिल्याचा दिनांक	29/03/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	29/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4322/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	242200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)बेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(3) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Agreement Sale Plan

प्लॉट - 3
दस्तावेज नं. 15113/2019

VASANT NAGRI
VASANT NAGRI

U TYPE TYPICAL FLOOR PLAN.

pal
For Renuka Builders & Developer (P.) Ltd
M. G. Shah
Navin G. Shah (C. A.)

pal.
V. J. Solanki
J. M. Solanki

The Seal of Joint Sub-Registrar Civil Vasant, Dist. Thane

FLAT/SHOP NO.:	303
FLOOR	2nd

Society NOC

VASANT NAGRI MALHAR CO-OP. HSG. SOCIETY LTD.

REGD. NO.TNA (VSI) HSG. (TC) 12244 / 2000-2001
Sector - 10, Vasant Nagri, Vasai (E), Dist. Thane, Pin - 401 205

Ref. No. _____
To,
The Manager,
The Cosmos Co-Op Bank Ltd.,
Kandivali West Branch.

Date _____
Date : 08-September-2023

Subject : No Objection for grant of loan to Mrs. Veena Jayesh Solanki and Mr. Jayesh Maneklal Solanki in respect of Flat No. A wing 303 in Vasant Nagri Malhar CHSL, Sector 10, Vasant Nagri, Vasai East 401208.

Dear Sir,

1. Our Co-Op Housing Society Limited i.e.Vasant Nagri Malhar Co-op Housing Society Limited is duly registered under MCS Act, 1960 against Reg. No. TNA/VSI/HSG[TC]/12244/2000-2001 and is situated at Sector 10, Vasant Nagri, Vasai East - 401208, Dist. Palghar.
2. The Members Mrs. Veena Jayesh Solanki and Mr. Jayesh Maneklal Solanki is a resident of our society and is in possession of Flat. No. A wing 303 and share certificate no. 13 for shares bearing distinct nos. From 61 to 65 (both inclusive) stand in their name.
3. The Member / resident Mrs. Veena Jayesh Solanki and Mr. Jayesh Maneklal Solanki have informed society that they approached you for a loan mortgaging the said flat.
4. In this connection, we hereby certify the following :
 - a. We do not have any objection to your bank granting loan to our said member and their mortgaging the said flat/shares in your favour by way of security for repayment of loan sanctioned.
 - b. The said flat no. A wing 303 of our society is free from any encumbrance, charge or liability of any nature whatsoever, as per our records.
 - c. All taxes and dues in respect of said flat have been paid unto date and there are no outstanding dues/ charges payable by the said member.
 - d. There are no restrictive / negative convents in the Bye Laws / Rules of our society concerning the transfer of shares/ members interest in the society and other related matters.
 - e. We undertake to register the sforesaid charge on the said flat and the said shares and not to allow transfer of the said flat without prior written permission from you.
 - f. The society has got occupancy certificates for the U-1, U-14, U-16, U-17, U-19 etc, and has submitted the same to the bank. The approved plans are also submitted to the bank as part of the agreement in which Malhar building is shown as U type belongs to
 - g. The original share certificate with due endorsement of the transfer in the name of Mrs. Veena Jayesh Solanki and Mr. Jayesh Maneklal Solanki in respect of the said flat shall be handed to Mr. Jayesh Maneklal Solanki on 09-September-2023. Mrs. Veena Jayesh Solanki and Mr. Jayesh Maneklal Solanki can submit it to the Cosmos Bank at Kandivali West Branch.

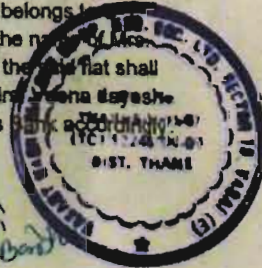
Thanking you,

For Vasant Nagri Malhar Co-Op. Hsg. Soc. Ltd.

devy
Chairman

Shiba
Secretary

Jahirud
Treasurer



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th September 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 knowledgeable 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 **₹ 48,70,287.00 (Rupees Forty Eight Lakh Seventy Thousand Two Hundred Eighty Seven 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) PRIVATE LIMITED,
ou=India,
2.5.4.20=9922b6c7ad358c03a6c39e26865913490c3d33d4133
113279b17a18b5452, postalCode=400069, st=Maharashtra,
serialNumber=41a26a56a6b6c98b6b2a5a8bce1cfe01131ed2a3
91a26a56a6b6c98b6b2a5a8bce1cfe01131ed2a3
Date: 2023.09.12 11:37:12 +05'30'

Auth. Sign.

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