

## 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.	Dated
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) <b>Cosmos Bank-Zaveri Bazar Branch</b> Zaveri Bazar Branch 19/21,Cosmos Bank Bldg, Vithalwadi Zaveri Bazar,Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	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>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

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
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>


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

**Remarks:**  
 Shri. Sushilkumar Balraj Doddi & Shri. Sunilkumar Balraj Doddi - Residential Flat No. 101, 1st Floor, Wing - I, Tower No. 04, Building Type 05, "Atlanta Residency", Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village - Kamatghar, Taluka - Bhiwandi, District - Thane, PIN - 421302, 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**  
**Asmita Rathod**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=asmita@vastukala.com, c=IN  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Sushilkumar Balraj Doddi & Shri. Sunilkumar Balraj Doddi**

Residential Flat No. 101, 1<sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, “**Atlanta Residency**”,  
Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane,  
PIN – 421302, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'24.2"N 73°02'46.6"E

### Valuation Prepared for:

**Cosmos Bank**

**Zaveri Bazar Branch**

19/21, Cosmos Bank Building, Vithalwadi, Zaveri Bazar, Mumbai – 400 002,  
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,  
Chandivall 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. 101, 1<sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, “Atlanta Residency”, Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane, PIN – 421302, State – Maharashtra, Country – India belongs to **Shri. Sushilkumar Balraj Doddi & Shri. Sunilkumar Balraj Doddi**.

Boundaries of the property.

North	: Building No. 05
South	: Building No. 03.
East	: Open Plot
West	: DP Road & Kanak Residency

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 **₹ 47,82,000.00 (Rupees Forty Seven Lakh Eighty Two 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.

**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, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400069, st=Maharashtra,  
serialNumber=1a56a506abdc09a952a55a8b0a3efb31111bd2  
a394a2872e23a1275d250fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.13 17:30:06 +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. 101, 1<sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, “**Atlanta Residency**”, Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane, PIN – 421302, 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 13.09.2023 for Bank Loan Purpose
2	Date of inspection	09.09.2023
3	Name of the owner/ owners	<b>Shri. Sushilkumar Balraj Doddi &amp; Shri. Sunilkumar Balraj Doddi</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. 101, 1 <sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, “ <b>Atlanta Residency</b> ”, Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane, PIN – 421302, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sunil Kumar (Brother of Owner) Contact No.: 9321321222
6	Location, street, ward no	Village – Kamatghar, Taluka – Bhiwandi, District – Thane
	Survey/ Plot no. of land	Survey No. 124/5, 6, 7, 9, 10 Paiki, 159/6, 161/5 Paiki, 8 & 14 of Village – Kamatghar
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 and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 745.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 797.00</b>

		<b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 956.00 (Agreement Carpet + 20%)  Built Up Area in Sq. Ft. = 1,135.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	D. P. Road
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per BNCCM norms Percentage actually utilized - Details not

		available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc.. paid by each	NA
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<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	Year of Completion – 2019 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 13.09.2023 for Residential Flat No. 101, 1<sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, “**Atlanta Residency**”, Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane, PIN – 421302, State – Maharashtra, Country – India belongs to **Shri. Sushilkumar Balraj Doddi & Shri. Sunilkumar Balraj Doddi**.

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

1	Copy of Agreement for Sale dated 31.08.2023 (5 Pages from Agreement).
2	Copy of Occupancy Certificate No. BP No. 34 / 2013 – 2014 / JV No. / NRV / 2552 dated 20.08.2019 issued by Bhiwandi Nizampur City Municipal Corporation for Building Type 05, Wing G, H & I (As downloaded from RERA site).
3	Copy of Occupancy Certificate No. BP No. 34 / Kamatghar / 2013 – 2014 / JV No. / NRV / PP / 1258 dated 09.10.2013 issued by Bhiwandi Nizampur City Municipal Corporation (As downloaded from RERA site).
4	Copy of RERA Registration Certificate No. P51700007107 dated 17.08.2017.

### LOCATION:

The said building is located at Survey No. 124/5, 6, 7, 9, 10 Paiki, 159/6, 161/5 Paiki, 8 & 14 of Village – Kamatghar, Taluka – Bhiwandi, District – Thane. The property falls in Residential Zone. It is at a walkable distance 600 M. from Bhiwandi railway station.

### BUILDING:

The building under reference is having Stilt + 22 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. 1<sup>st</sup> Floor is having 4 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering with POP false ceiling.

**Valuation as on 13<sup>th</sup> September 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>797.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	4 years
Cost of Construction	:	956.00 X 2,500.00 = ₹ 23,90,000.00
Depreciation {(100-10) X 4 / 60}	:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,700.00 per Sq. M. i.e., ₹ 3,688.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 6,000.00 per Sq. Ft.
<b>Value of property as on 13.09.2023</b>	<b>:</b>	<b>797.00 Sq. Ft. X ₹ 6,000.00 = ₹ 47,82,000.00</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 13.09.2023</b>	<b>:</b>	<b>₹ 47,82,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 47,82,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 43,03,800.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 38,25,600.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 23,90,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Wing – I, Tower No. 04, Building Type 05, "**Atlanta Residency**", Atlanta Tulip Co-op. Hsg. Soc. Ltd., Village – Kamatghar, Taluka – Bhiwandi, District – Thane, PIN – 421302, State – Maharashtra, Country – India for this particular purpose at **₹ 47,82,000.00 (Rupees Forty Seven Lakh Eighty Two Thousand Only)** as on 13<sup>th</sup> September 2023.





### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13<sup>th</sup> September 2023 is ₹ 47,82,000.00 (Rupees Forty Seven Lakh Eighty Two 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:

Think.Innovate.Create



**ANNEXURE TO FORM 0-1**

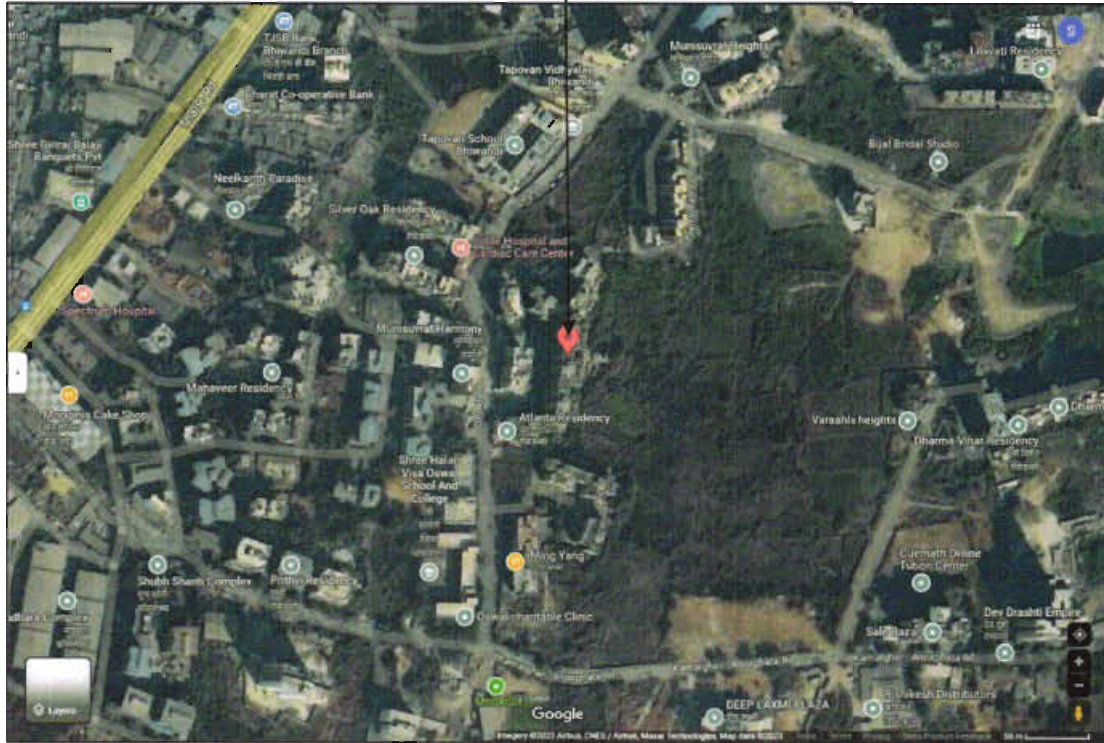
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 22 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	56 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Route Map of the property



Site:ur



Latitude Longitude - 19°16'24.2"N 73°02'46.6"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 600 M.)

## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra


नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home      Valuation Guidelines | User Manual

Year 2023-2024
Language English

Selected District Thane

Select Taluka Bhivandi

Select Village Gavache Nav : Kamatghar (Bhivandi)

Search By  Survey No.     Location

Enter Survey No 124 Search

अपविभाग	खुली जमीन	निवासी सदनिका	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/78-वॉर्ड क्र. 6/25) कामतघर सर्वे क्रमांक	8600	39700	45700	49600	45700	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	39,700.00			
No increase for all floors from ground to 4 floors	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>39,700.00</b>	<b>Sq. Mtr.</b>	<b>3,688.00</b>	<b>Sq. Ft.</b>

### 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

**NOBROKER**

2 BHK Flat in Sri Balaji Attama Residency Phase II For Sale in Bhiwandri  
 Only - Open College Road/Highway Bhiwandri

₹ 85 Lacs  
 ₹ 57,254/Month  
 1,130 sq ft

2 Bedroom  
 2 Bathroom  
 2 Bathrooms  
 Home

Aug 16, 2021  
 Immediately  
 Sri Balaji Attama  
 Full

Get Details Details

Price trends by neighborhood  
 Recent, which was not correct in this property  
 Listed by Broker Add On Wrong Info

**Overview**

Age of Building	1-30 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2 Per Sq Ft/M	Flooring	Wooded Tiles
Buildup Area	1,130 Sq Ft	Carpet Area	800 Sq Ft

Activity On This Property  
 4.6/5  
 2

Similar Properties

**NOBROKER**

2 BHK Flat in Atlanta Residency For Sale in Bhiwandri  
 Only - Open College Road/Highway Bhiwandri

₹ 80 Lacs  
 ₹ 45,851/Month  
 1,140 sq ft

2 Bedroom  
 2 Bathroom  
 2 Bathrooms  
 Home

Aug 22, 2021  
 Immediately  
 Atlanta Residency  
 Home

Get Details Details

Price trends by neighborhood  
 Recent, which was not correct in this property  
 Listed by Broker Add On Wrong Info

**Overview**

Age of Building	1-30 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2 Per Sq Ft/M	Flooring	Nil
Buildup Area	1,140 Sq Ft	Furnishing Status	Fully Furnished

Activity On This Property  
 4.1/5  
 1

Similar Properties



## Price Indicators

**NOBROKER**

2 BHK Flat in Atlanta Residency For Sale in Bhamburda  
 (See Other 100+ Properties for Sale)

₹ 55 Lacs  
 ₹ 11,520/Month  
 ₹ 5,142

2 Bedrooms  
 2 Bathrooms  
 1 Balcony  
 4th Floor  
 1300 sq.ft. Super Built-up Area

Activity On This Property

Overview

- Age of Building: 3-5 Years
- Maintenance Charges: ₹ 1,500-2,500/M
- Bedrooms: 2 BHK
- Community Type: Self-Owned
- Flooring: Marble/Groffo
- Carpet Area: 815 sq.ft.
- Construction: Ready to Move
- Warranty: 100 Sq.ft.

**99acres**

Buy • Enter locality / Project / Society / Landmark

₹ 72 Lac @ 5,142 per sq.ft. 2BHK 2Baths  
 (Super Built-up) ₹ 52.50 L

Super Built-up area 1300 sq.ft.  
 Built-up area: 1120 sq.ft.  
 Carpet area: 815 sq.ft.

₹ 72 Lac\* Govt Charges & Tax @ 5,142 per sq.ft. (Regulated) (View Price Details)

4th of 7 Floors

Main Road, Park/Garden, Clubs

2 Bedrooms, 2 Bathrooms, 3 Balconies

Sri Balaji Atlanta Residency  
 Kamatghar, Mumbai Beyond Thane

East

5 to 10 Year Old

Places nearby  
 1522, Kamatghar, Mumbai Beyond Thane, Mumbai

MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR | Shushrushta Hospital Thane | Lotus Hospital | Guru K...

## Sale Instance

438532 13-09-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.भिवंडी 3 दस्त क्रमांक 438 2023 नोंदणी Regn 63m
<b>गावाचे नाव : कामतघर</b>		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोंबदला	4500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3859798.32	
(4) भू. मापन, पोटहिसा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे कामतघर, ता. भिवंडी, जि. ठाणे येथील, सर्व्हे क्र. 124 5पैकी, 6, 7, 9, 10 पैकी, 159 6, 161 5 पैकी, 8 व 14 असलेल्या जागेवर स्थित, "अटलांटा रेसिडेन्सी" या प्रकल्पामधील "अटलांटा डॅफोडील को-ऑप. हीसिंग सोसायटी लिमिटेड" या नावाने ओळखल्या जाणाऱ्या "बिल्डींग क्र. 03(05-विंग.एच)" या आर सी सी. इमारतीच्या बाराव्या मजल्यावरील निवासी सदनिका क्र. 1201, क्षेत्र 811.00 चौ फूट म्हणजेच 75.37 चौ.मी. कारपेट एरिया, अशी मिळकत. (( Survey Number : 124 5पैकी, 6, 7, 9, 10 पैकी, 159 6, 161 5पैकी, 8 व 14 : ))	
(5) क्षेत्रफळ	811 चौ.फूट	
(6) आवकणारी किंवा जुडी देण्यात असलेले तक्के		
(7) दस्तऐवज करून देणाऱ्या त्रिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -ओंकार नंदकुमार राजुरकर वय -36 पत्ता -प्लॉट नं 8, माळा नं . इमारतीचे नाव सम्राट सीएचएस, ब्लॉक नं. लालबहादुर शास्त्री मार्ग, दमानी ईस्टेट समोर, मणीबाग, रोड नं. नौपाडा, ठाणे (व), महाराष्ट्र, ठाणे. पिन कोड -400602 पॅन नं -A0JPR3687P 2) नाव -ऋतुजा ओंकार राजुरकर वय -36 पत्ता -प्लॉट नं 8, माळा नं . इमारतीचे नाव सम्राट सीएचएस, ब्लॉक नं. लालबहादुर शास्त्री मार्ग, दमानी ईस्टेट समोर, मणीबाग, रोड नं. नौपाडा, ठाणे (व), महाराष्ट्र, ठाणे. पिन कोड -400602 पॅन नं -ALFPR5397D 3) नाव -संध्या नंदकुमार राजुरकर वय -66 पत्ता -प्लॉट नं 8, माळा नं . इमारतीचे नाव सम्राट सीएचएस, ब्लॉक नं. लालबहादुर शास्त्री मार्ग, दमानी ईस्टेट समोर, मणीबाग, रोड नं. नौपाडा, ठाणे (व), महाराष्ट्र, ठाणे. पिन कोड -400602 पॅन नं -ADIPR6283K	
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -संजय बाबूलाल कुडाळे वय -39, पत्ता -प्लॉट नं 1735, माळा नं . इमारतीचे नाव . ब्लॉक नं. निशा किराणा स्टोर जवळ, ब्रह्मानंद नगर, रोड नं. कामतघर, भिवंडी, महाराष्ट्र, ठाणे. पिन कोड -421302 पॅन नं -ASWPK8629B 2) नाव -सिमता संजय कुडाळे वय -34, पत्ता -प्लॉट नं 1735, माळा नं . इमारतीचे नाव . ब्लॉक नं. निशा किराणा स्टोर जवळ, ब्रह्मानंद नगर, रोड नं. कामतघर, भिवंडी, महाराष्ट्र, ठाणे. पिन कोड -421302 पॅन नं -AS3PW4243K	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	438 2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	315000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) नोंदणी		
मुल्यांकनासाठी विचारात घेतलेला तपशील .		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sale Instance

1323351 13-09-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.भिवंडी 2 दस्त क्रमांक 1323/2023 नोंदणी Regn 63m
<b>गावाचे नाव : कामतघर</b>		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) म्मोबदला	4200000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3024246.75	
(4) भू.मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,भिवंडी.निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे कामतघर ता भिवंडी जि. ठाणे येथील सर्व्हे नं. 124 5पै,6,7,9,10 पै,125 8 10 पै, 159 6,161 5पै व 161 8,14 या जागेवरील अटलांटा रेसिडेन्सी या इमारती मधील बिल्डिंग नं. 10(2 विंग सी)सदनिका क्र. 703.7 वा मजला क्षेत्र 781 चौ फुट म्हणजेच 72.55 चौ.मी. बांधीव (RESALE)( ( Survey Number : 124 5पै, 6, 7, 9, 10 पै, 125 8 10 पै, 159 6, 161 5पै,161 8, 14 : ) )	
(5) क्षेत्रफळ	781 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -भगीरथी बुलाकिदास झवर वय -25 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं रा 1202, 12 वा मजला, टॉवर 1, ग्रीन रिज, लिंक रोड, शिपोली टेलिफोन एक्सचेंज जवळ, चिक् वाडी, बोरिवली पश्चिम, मुंबई, रोड नं. - महाराष्ट्र, मुम्बई पिन कोड -400092 पॅन नं -ACMPJ3633N 2) नाव -शोभा गणेश झवर वय -51 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं रा 1202, 12 वा मजला, टॉवर 1, ग्रीन रिज, लिंक रोड, शिपोली टेलिफोन एक्सचेंज जवळ, चिक् वाडी, बोरिवली पश्चिम, मुंबई, रोड नं. - महाराष्ट्र, मुम्बई पिन कोड -400092 पॅन नं -ADAPJ9128P	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -अर्जुन रामराव गोंडगे वय -31 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं रा आशीर्वाद नगर, कामतघर, पीसपार्क समोर, ता भिवंडी, जि. ठाणे, रोड नं. - महाराष्ट्र, ठाणे पिन कोड -421 305 पॅन नं.-BNFPG5488M	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1323/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13<sup>th</sup> 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 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 ₹ 47,82,000.00 (Rupees Forty Seven Lakh Eighty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.20=98220644a254d33a0c139a26861913490c34e3304133  
4115279b17a1806e02, postalCode=00000, st=Maharashtra,  
serialNumber=41a56a566b00c946b2a25a8f6e3deb31f31bd2  
e334e282e29e32762586, email=MANOJ.BABURAO@VASTUKALA.COM  
Date: 2023.09.14 17:33:12 +0530

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

