

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-2424/23-24	Dated 12-Sep-23
Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003669 / 2302502	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

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

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

Remarks:
 Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane - Flat No. 704, 7th Floor, Building No. 3, "Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.", 90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane**

Residential Flat No. 704, 7th Floor, Building No. 3, "Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.", 90 Feet Road,
Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201,
State - Maharashtra, Country - India.

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Latitude Longitude - 19°13'44.6"N 73°06'39.8"E

Valuation Done for:

Cosmos Bank

Ambarnath Branch

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk,
Ambarnath (East), State - Maharashtra, Country - India.



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

Our Pan India Presence at :

Mumbai **Aurangabad** **Pune** **Rajkot**
Thane **Nanded** **Indore** **Raipur**
Delhi/NCR **Nashik** **Ahmedabad** **Jaipur**

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 704, 7th Floor, Building No. 3, "Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.", 90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane.**

Boundaries of the property.

North	:	Internal Road / Building No. 1
South	:	Building No. 4
East	:	Internal Road
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 **₹ 74,47,200.00 (Rupees Seventy Four Lakh Forty Seven Thousand Two Hundred 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

Encl: Valuation report in Form - 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=address,
2.5.4.20=982296a4d158c03a0c738e2a85913490c1d13331
5279b17a18b5692, postalCode=400076, st=Maharashtra,
serialNumber=1134924343b, email=manoj.chalikwar@vastukala.com, c=IN
4e28f1e29a327b625dfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12 13:12:42 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

- | | | | |
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| 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. 704, 7th Floor, Building No. 3, "**Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.**",
90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201,
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 12.09.2023 for Banking Purpose
2	Date of inspection	11.09.2023
3	Name of the owner/ owners	Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane
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. 704, 7 th Floor, Building No. 3, " Sarvodaya Leela Co-Op. Hsg. Soc. Ltd. ", 90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State – Maharashtra, Country – India. Contact Person: Mr. Rajendra Tukaram Mane – Owner Contact No. 9022174883 Person meets at site: Smt. Gokula Salunkhe (Owner's Mother-In-law)
6	Location, street, ward no	90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane
	Survey/ Plot no. of land	Old Survey No. 61, New Survey No. 13, Hissa No. 4, Old Survey No. 95, New Survey No. 14, Hissa Nos. 1, 2, 3, Old Survey No. 64, New Survey No. 9, Hissa No. 5 (part) of Village - Kanchangaon
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 proxirrnity 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	<p>Carpet Area in Sq. Ft. = 549.00 Flowerbed / Balcony Area in Sq. Ft. = 114.00 Total Carpet Area in Sq. Ft. = 663.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 653.00 Terrace Area in Sq. Ft. = 60.00 Total Carpet Area in Sq. Ft. = 713.00 (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 856.00 (Carpet Area as per Agreement + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane
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	No

	body? Give date of the notification.	
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC 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	₹ 15,500.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?	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	Information not available

35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	2015 (As per Part Building 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.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 12.09.2023 for Residential Flat No. 704, 7th Floor, Building No. 3, "Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.", 90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State – Maharashtra, Country – India belongs to **Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 22.10.2012 between M/s. Swastik Realtors (the Promoters) and Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane (the Purchaser)
2	Copy of Commencement Certificate No. KDMC / NRV / BP / DOM / 348-59 dated 15.11.2011 issued by Kalyan Dombivli Municipal Corporation
3	Copy of Part Building Completion Certificate No. KDMC / NRV / CC / DOM / 56 dated 19.06.2015 issued

	by Kalyan Dombivli Municipal Corporation.
4	Copy of Part Building Completion Certificate No. KDMC / NRV / OCC / DOM / 328 dated 03.01.2017 issued by Kalyan Dombivli Municipal Corporation
5	Copy of Society Share Certificate No. 76 dated 30.11.2017 in the name of Mr. Rajendra Tukaram Mane & Mrs. Vaishali Rajendra Mane.
6	Copy of Property Tax Bill No. not visible dated 18.07.2023 in the name of Rajendra T. Mane & Vaishali R. Mane. issued by Kalyan Dombivli Municipal Corporation.
7	Copy of Approved Building Plan No. KDMC / NRV / CC / DOM / 328 dated 03.01.2017 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Old Survey No. 61, New Survey No. 13, Hissa No. 4, Old Survey No. 95, New Survey No. 14, Hissa Nos. 1, 2, 3, Old Survey No. 64, New Survey No. 9, Hissa No. 5 (part) of Village – Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Thakurli Railway Station.

BUILDING:

The building under reference is having Stilt + 12 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. 7th Floor is having 4 Residential Flat. 2 Lifts are provided in building.

Residential Flat:

The property is a Residential Flat located on 7th Floor. The composition of Flat is having 2 Bedrooms + Living + Dinning + Kitchen + 2 Toilets + Passage + Flowerbed Area + Balcony. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

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Valuation as on 12th September 2023

The Built Up Area of Residential Flat	:	856.00 Sq. Ft.
----------------------------------------------	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2015 (As per Part Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 years
Cost of Construction	:	856.00 Sq. Ft. X ₹ 2,500.00 = ₹ 21,40,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12%
Amount of depreciation	:	₹ 2,56,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 77,910.00 per Sq. M. i.e., ₹ 7,238.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 73,269.00 per Sq. M. i.e., ₹ 6,807.00 per Sq. Ft.
Value of property as on 12.09.2023	:	856.00 Sq. Ft. X ₹ 9,000.00 = ₹ 77,04,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 12.09.2023	:	₹ 77,04,000.00 (-) ₹ 2,56,800.00 = ₹ 74,47,200.00
Total Value of the property	:	₹ 74,47,200.00
The realizable value of the property	:	₹ 67,02,480.00
Distress value of the property	:	₹ 59,57,760.00
Insurable value of the property (856.00 X 2,500.00)	:	₹ 21,40,000.00
Guideline Value of the property (856.00 X 6,807.00)	:	₹ 58,26,792.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7th Floor, Building No. 3, "Sarvodaya Leela Co-Op. Hsg. Soc. Ltd.", 90 Feet Road, Village - Kanchangaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 74,47,200.00 (Rupees Seventy Four Lakh Forty Seven Thousand Two Hundred Only) as on 12th 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 **12th September 2023 is ₹ 74,47,200.00 (Rupees Seventy Four Lakh Forty Seven Thousand Two Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;

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ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3.	Year of construction	2015 (As per Part Building Completion Certificate)
4.	Estimated future life	52 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 shutter with safety door
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	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

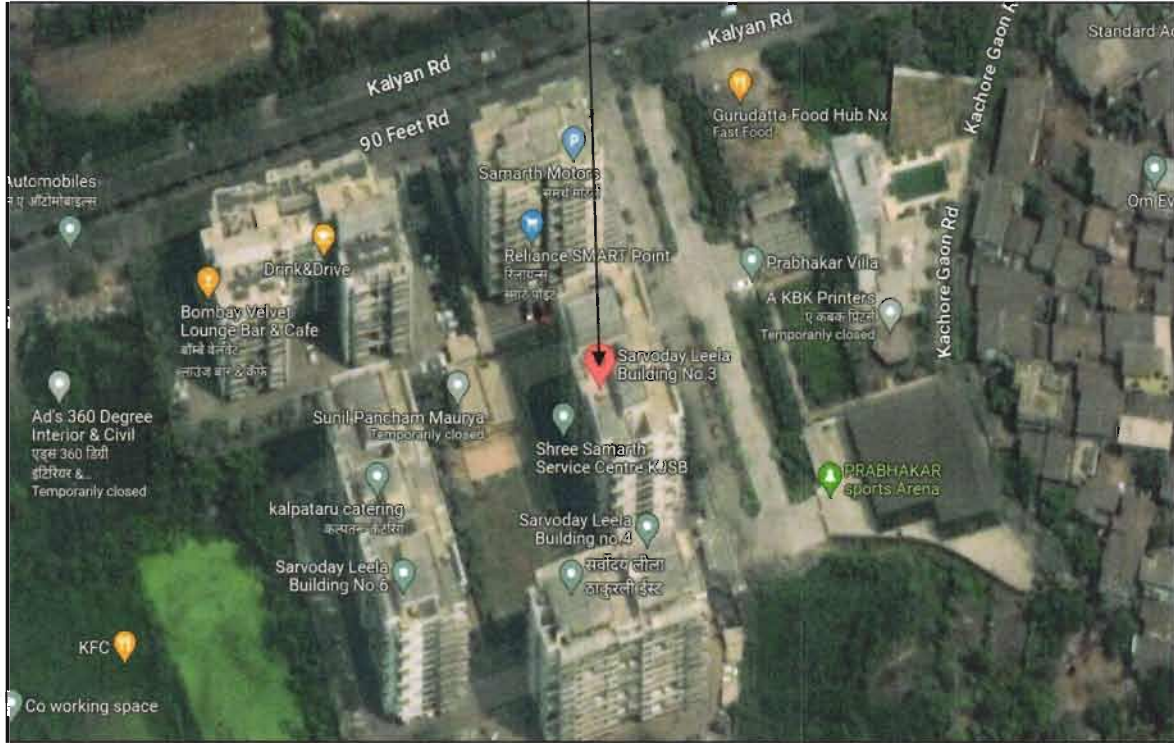


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'44.6"N 73°06'39.8"E

Note: The Blue line shows the route to site from nearest railway station (Thakurli – 1.8 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

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Annual Statement of Rates

Year: 20232024 Language: English

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: साबाणे नाव : कांचनगाव

Search By: Survey No Location

Enter Survey No: 13 Search

उपविभाग	पूजी नमीन	निवासी दरनिश्च	खंडीय	दुकाने	वैवाचिक	एकक (Rs.)	Attribute
10/43-विभाग 17क : मध्य रेलवेच्या पूर्वेकडील भाग दक्षिणेकडील कांचनगाव	19900	74200	74500	91400	74500	चौ. मीटर	सगळे मंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	74,200.00			
Increase by 5% on Flat Located on 7 th Floor	3,710.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	77,910.00	Sq. Mtr.	38,124.86	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,900.00			
The difference between land rate and building rate (A – B = C)	58,010.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	73,269.00	Sq. Mtr.	6,807.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

square yards Home | Property for Sale in Thane | Property for Sale in Thakurli | Property for Sale in Thane | Happy Home Sarvodaya Leela - Thane | 2 Bedroom 1050 Sq Ft Apartment in Thakurli Thane

Happy Home Sarvodaya Leela
2 Bedroom 1050 Sq.Ft. Apartment in Thakurli Thane
 Listing ID: 44750117

₹ 89 L

2 Bedrooms
 Furnished
 2 Bathroom
 1050 Sq Ft (Built-up Area)
 Sea View

4 Buyers interested in this Property

Get Instant Home Loan | Request for Call

Key Highlights

- Prime Location
- Wide Road
- Spacious
- Well ventilated
- Luxury Lifestyle

With a lot of amenities, this Furnished apartment is available for sale at a price of ₹ 89,00,000.00 in Thane, Mumbai.

- With 2 bedrooms and 2 bathrooms, the apartment is divided into 13 rooms and has an age of 2-4 years.

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Home | Property for sale in Thane | App for sale in Thane | Flats for sale in Thakurli | 2 BHK Flats for sale in Thakurli | 1050 sq-ft

Posted on: Aug 04, 23 | Property ID: 66387073

₹ 80.0 Lac EMI: ₹ 36K | Get one approved loan

2 BHK 1056 sq ft Flat For Sale Thakurli, Thane

2 Beds | 2 Baths | 3 Balconies | Furnished

Carpet Area: 725 sqft
 ₹ 1103/sqft

Floor: 8 (Out of 14 Floors)

Facing: East

Developer: Happy Home Group Builders

Project: Sarvodaya Leela

Transaction Type: Resale

Status: Ready to Move

Lifts: 2

Furnished Status: Furnished

Contact Agent | Get Phone No.

Download Brochure

Last contact made 2 days ago

More Details

Price Breakup: ₹ 80 Lac | ₹ 3,000 Monthly

Booking Amount: ₹ 1.0 Lac

Address: Thakurli, Thane, Thakurli, Thane - Beyond Thane, Maharashtra

Landmarks: near dns bank 90 feet road thakurli

Price Indicators

magicbricks Buy Rent Sell Home Loans
Login Post Property

₹80.0 Lac EMI: ₹35k | [Get pre-approved loan](#)

2 BHK 1065 Sq-ft Flat For Sale **Thakurli, Thane**

2 Beds 2 Baths 3 Balconies Unfurnished

Carpet Area 700 sqft ₹1426/sqft	Developer Happy Home Group Builders	Project Sarvodaya Leela
Floor 12 (Out of 14 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 2 days ago.

Posted on Aug 20, 23 | Property ID: 64262384

Contact Agent
Vijay Bhandari -91-92200XXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup:	₹80 Lac ₹3,000 Monthly
Booking Amount:	₹1.0 Lac
Address:	Thakurli, Thane, Thakurli, Thane - Beyond Thane, Maharashtra
Furnishing:	Unfurnished

magicbricks Buy Rent Sell Home Loans
Login Post Property

₹75.0 Lac EMI: ₹34k | [Get pre-approved loan](#)

2 BHK 970 Sq-ft Flat For Sale **Thakurli, Thane**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area 710 sqft ₹1056/sqft	Developer Happy Home Group Builders	Project Sarvodaya Leela
Floor 2 (Out of 12 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 9 days ago.

Posted on Jul 19, 23 | Property ID: 65480305

Contact Agent
Keshav Poojari -91-92200XXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup:	₹75 Lac ₹3,000 Monthly
Booking Amount:	₹1.0 Lac
Address:	Thakurli, Thane, Thakurli, Thane - Beyond Thane, Maharashtra
Landmarks:	Near dns bank

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 1065 Sq-ft flat for sale in Thakurli, Thane. The price is ₹ 85.0 Lac. The listing includes details such as 2 beds, 2 baths, 2 balconies, and is furnished. The carpet area is 605 sqft. The developer is Happy Home Group Builders, and the project is Sarvodaya Leela. The floor is 12 (Out of 14 Floors), and the transaction type is Resale. The status is Ready to Move. The facing is East, and there are 2 lifts. The furnished status is also listed as Furnished. The listing was posted on Jul 30, 23, and the property ID is 6620643. The contact agent is Vijay Bhandari, with a phone number +91-8200003333. There are buttons for 'Contact Agent', 'Get Phone No.', and 'Download Brochure'. A note indicates 'Last contact made 1 day ago'.

Price Breakup ₹ 85 Lac | ₹ 2,500 Monthly

Booking Amount ₹ 1.0 Lac

Address Thakurli, Thane, Thakurli, Thane - Beyond Thane, Maharashtra

Furnishing Furnished

Think.Innovate.Create

Sales Instance

6152338 05-09-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	द्वयम निचयक.सह.दु.नि.कल्याण 4 दस्तावेज क्रमांक.6152/2023 नोंदणी: Regn:63m
गाव : कांचनगाव		
(1)दस्तावेज प्रकार	करारनामा	
(2)सोबधना	5300000	
(3)व्याजराभाच (भाडेपट्ट्याच्या बाबतीतपट्ट्याकार आकारणी वसा कि पट्ट्याकार ते नमूद करावे)	4028607.38	
(4)सामान.रोटीहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : इतर माहिती : विभाग 10/43 दर रु 74200 मीजे कांचनगाव जुना सर्वे नं 61,नवीन सर्वे नं 13 हिस्सा नं 4,जुना सर्वे नं 95,नवीन सर्वे नं 14 हिस्सा नं 1,2 आणि 3,जुना सर्वे नं 64,नवीन सर्वे नं 9 हिस्सा नं 5 पाटे सर्वोदय लिला को ऑफिस हौसिंग सोसायटी लि फ्लॅट नं. 403 चौथा मजला बिल्डिंग नं 6 क्षेत्रफळ 468 चौ फूट कारपेट + 57 चौ फूट ओपन टेरेस	
(5)क्षेत्रफळ	1) 468 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेल्या		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा विवाही न्यायालयीय हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विनायक दौलत शिर्के 76 फ्लॉट नं : फ्लॉट नं 403 माळा नं : चौथा मजला इमारतीचे नाव : सर्वोदय लिला को ऑफिस हौसिंग सोसायटी लि बिल्डिंग नं 6 ब्लॉक नं : कांचनगाव खंबाळपाडा टाकली रोड नं : 90 फीट रोड डोंबिवली पूर्व महाराष्ट्र टाणे. 421201 2) सुनिता विनायक शिर्के 69 फ्लॉट नं : फ्लॉट नं 403 माळा नं : चौथा मजला इमारतीचे नाव : सर्वोदय लिला को ऑफिस हौसिंग सोसायटी लि बिल्डिंग नं 6 ब्लॉक नं : कांचनगाव खंबाळपाडा टाकली रोड नं : 90 फीट रोड डोंबिवली पूर्व महाराष्ट्र टाणे. 421201	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा विवाही न्यायालयीय हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुमीत मंजय कळे 30 फ्लॉट नं : रुम नं 14 माळा नं : - इमारतीचे नाव : शंकर पार्वती बिल्डिंग आरएच-98 ब्लॉक नं : एम आय डीसी फेज 2 मॉडेल कॉलेज जवळ रोड नं : सुदामा नगर डोंबिवली पूर्व महाराष्ट्र टाणे. 421203 2) जितल सुमीत कळे 29 फ्लॉट नं : रुम नं 14 माळा नं : - इमारतीचे नाव : शंकर पार्वती बिल्डिंग आरएच-98 ब्लॉक नं : एम आय डीसी फेज 2 मॉडेल कॉलेज जवळ रोड नं : सुदामा नगर डोंबिवली पूर्व महाराष्ट्र टाणे. 421203 3) मेघा मंजय कळे 49 फ्लॉट नं : रुम नं 14 माळा नं : - इमारतीचे नाव : शंकर पार्वती बिल्डिंग आरएच-98 ब्लॉक नं : एम आय डीसी फेज 2 मॉडेल कॉलेज जवळ रोड नं : सुदामा नगर डोंबिवली पूर्व महाराष्ट्र टाणे. 421203	
(9)दस्तावेज करून दिल्याचा दिनांक	28/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2023	
(11)अनुक्रमांक.खड व पृष्ठ	6152/2023	
(12)व्याजराभाचप्रमाणे मुद्राक शुल्क	371000	
(13)व्याजराभाचप्रमाणे नोंदणी शुल्क	30000	
(14)श्रेण		
मुल्याकनामाटी विचारत घेतलेला तपशील :-		

Sales Instance

335072	सूची क्र. २	दुग्धस निबंधक सह द.नि. कल्याण 3
05-09-2023		दस्तावेज क्रमांक..3350/2023
Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव : कांचनगाव		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	5450000	
(3)वातारभाव (भाडेपट्ट्याच्या बाबतीतपट्ट्या आकारणी देतो कि पट्ट्यात न नसू करारव)	4179500	
(4)भूमापन ,पोटहिस्सा व परकमाक (असल्यास)	1) इतर माहिती : विभाग 10/43- दर-74200 मोजे कांचनगाव येथील जुना स नं 61,नवीन स नं 13,हि नं 4,जुना स नं 95,नवीन स नं 14,हि स नं 1,2,3,जुना स नं 64,नवीन स नं 9,हि नं 5(पैकी)या जमीन मिळकतीवरील सर्वोदय लिला को ऑप होमिंग सोसायटी लि,विल्डींग नं 7,या इमारतीमधील निवासी सदनिका क्र 904,नववा मजला,क्षेत्र 462 चौ फूट कारपेट + 57.50 चौ फूट टेरेस	
(5)क्षेत्रफळ	1) 462 चौ मीटर	
(6)आकारणी कियत जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / मिळून देणाऱ्या पक्षकाराचे नाव कियत दिवाणी न्यायालयाचा हकूमनामा कियत आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ए. राधा गोविंदनकुट्टी 56 प्लॉट नं : 402 माळा नं : - इमारतीचे नाव : राजस को ऑप होमिंग सोसायटी लि ब्लॉक नं : - रोड नं : मन्वारागम नगर कॉम्प्लेक्स डोंबिवली पश्चिम महाराष्ट्र ठाणे. 421202 2) एम. के. गोविंदनकुट्टी 63 प्लॉट नं : 402 माळा नं : - इमारतीचे नाव : राजस को ऑप होमिंग सोसायटी लि ब्लॉक नं : - रोड नं : मन्वारागम नगर कॉम्प्लेक्स डोंबिवली पश्चिम महाराष्ट्र THANE. 421202 3) अजित गोविंदनकुट्टी उर्फ अजित जी. नायर 34 प्लॉट नं : 904 माळा नं : - इमारतीचे नाव : सर्वोदय लीला विल्डींग नं 7 ब्लॉक नं : - रोड नं : 90 फीट रोड ठाकुर्ली पूर्व महाराष्ट्र THANE. 421201	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव कियत दिवाणी न्यायालयाचा हकूमनामा कियत आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मीरभ कमला सिंह 29 प्लॉट नं : 903 माळा नं : - इमारतीचे नाव : विल्डींग नं 7 सर्वोदय लीला ब्लॉक नं : - रोड नं : कांचनगाव ठाकुर्ली कल्याण महाराष्ट्र THANE. 421201 2) रुपाली आय सिंह (लग्नानंतरची रुपाली एस सिंह) 28 प्लॉट नं : 903 माळा नं : - इमारतीचे नाव : विल्डींग नं 7 सर्वोदय लीला ब्लॉक नं : - रोड नं : कांचनगाव ठाकुर्ली कल्याण महाराष्ट्र THANE. 421201	
(9)दस्तावेज करून दिल्याला दिनांक	03/03/2023	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	03/03/2023	
(11)क्र.क्रमांक,शेड व वृष्ट	3350/2023	
(12)वातारभावाप्रमाणे मुदतक गुणक	381500	
(13)वातारभावाप्रमाणे नोंदणी गुणक	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तथ्यांश :-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th 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 **₹ 74,47,200.00 (Rupees Seventy Four Lakh Forty Seven Thousand Two Hundred 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4ba135dc03e0c11e268c211490c7a334813
33115279b17a18b9852, postalCode=400066, st=Maharashtra,
serialNumber=41a5a556fdb8c9b8822a52ca8e73cfeb31f31bd,
2a394a28f2e29a327b622bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.12 12:13:09+05'30'

Auth. Sign.

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An ISO 9001:2015 Certified Company

www.vastukala.org

