

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2631/23-24</b>	Dated <b>25-Sep-23</b>
Buyer (Bill to) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003964/2302713</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

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

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

<p><i>Remarks:</i>                  Shri. Rajan M. Dalvi &amp; Smt. Megha R. Dalvi -                  Residential Flat No. 604, 6th Floor, Building No. B-2,                  "Nandini Kores Towers Co-op. Hsg. Soc. Ltd.", Kores                  Towers, Village Panchpakhadi, Off. Pokhran Road No.                  1, Thane (West) – 400 606, State – Maharashtra,                  Country – India</p> <p>Company's PAN : <b>AADCV4303R</b></p> <p>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</p>	<p>Company's Bank Details                  Bank Name : <b>The Cosmos Co-Operative Bank Ltd</b>                  A/c No. : <b>0171001022668</b>                  Branch &amp; IFS Code: <b>Vileparle &amp; COSB0000017</b></p> <div style="text-align: center;">                   UPI Virtual ID : Vastukala@icici             </div> <p style="text-align: right;"><b>for Vastukala Consultants (I) Pvt Ltd</b>  <b>Asmita Rathod</b>  <small>Digitally signed by Asmita Rathod                  DN: cn=Asmita Rathod, o=Vastukala                  Consultants (I) Pvt. Ltd., ou=Vastukala                  Mumbai, email=accounts@vastukala.org, c=IN                  Date: 2023.09.25 18:17:52 +05'30'</small>                  Authorised Signatory</p>
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This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Rajan M. Dalvi & Smt. Megha R. Dalvi**

Residential Flat No. 604, 6<sup>th</sup> Floor, Building No. B-2, "**Nandini Kores Towers Co-op. Hsg. Soc. Ltd.**",  
Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'30.9"N 72°57'28.9"E

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602  
State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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**Thane** **Nanded** **Indore** **Raipur**  
**Delhi NCR** **Nashik** **Ahmedabad** **Jaipur**

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivli 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. 604, 6<sup>th</sup> Floor, Building No. B-2, "Nandini Kores Towers Co-op. Hsg. Soc. Ltd.", Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Shri. Rajan M. Dalvi & Smt. Megha R. Dalvi**.

Boundaries of the property.

North : Devpriya Building  
South : Acharya Atre Marg  
East : Neha Building  
West : PL Deshpande Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ **1,26,34,650.00 (Rupees One Crore Twenty Six Lakh Thirty Four Thousand Six Hundred Fifty 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN, email=manojbaburaochalikwar@vastukala.com, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
serial=1, version=3, c=IN, email=manojbaburaochalikwar@vastukala.com, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN, email=manojbaburaochalikwar@vastukala.com, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, cn=MANOJ BABURAO  
CHALIKWAR  
DN: 3102.0924.18.16.87+05'21'

  
Auth. Sign.



**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



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

**Regd. Office** : B1-P01, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371323/24  
mumbai@vastukala.org

**Valuation Report of Residential Flat No. 604, 6<sup>th</sup> Floor, Building No. B-2, "Nandini Kores Towers Co-op. Hsg. Soc. Ltd.", Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606.**

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 25.09.2023 for Bank Loan Purpose
2	Date of inspection	22.09.2023
3	Name of the owner/ owners	<b>Shri. Rajan M. Dalvi &amp; Smt. Megha R. Dalvi</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. 604, 6 <sup>th</sup> Floor, Building No. B-2, "Nandini Kores Towers Co-op. Hsg. Soc. Ltd.", Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India. <b>Contact Person:</b> Shri. Rajan Dalvi (Owner) Contact No. 7045151521
6	Location, street, ward no	Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West)
	Survey/ Plot no. of land	CTS No. 150(P), 149(3P), 152(P) of Village – Panchpakhadi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 621.00 (Area as per actual site measurement) <b>Carpet Area in Sq. Ft. = 630.00</b> <b>(Area as per Agreement for sale)</b> Built Up Area in Sq. Ft. = 756.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606.
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 31,500.00 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?	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 - 2002 (As per site

	year of completion	information)
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, Naupada Thane Branch to assess fair market value as on 25.09.2023 for Residential Flat No. 604, 6<sup>th</sup> Floor, Building No. B-2, "**Nandini Kores Towers Co-op. Hsg. Soc. Ltd.**", Kores Towers, Village Panchpakhadi, Off. Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Shri. Rajan M. Dalvi & Smt. Megha R. Dalvi.**

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

1	Copy of Agreement dated 15.03.2001 Between M/s. Kores (India) Limited (the Promoters) and Shri. Rajan M. Dalvi & Smt. Megha R. Dalvi (the Purchasers).
2	Copy of Commencement Certificate V. P. No. 95 / 111 / TMC / TDD / 77 / A dated 19.06.1997 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at CTS No. 150(P), 149(3P), 152(P) of Village – Panchpakhadi, Thane. The property falls in Residential Zone. It is at a travelling distance 5.9 Km. from Thane railway station.

### BUILDING:

The building under reference is having Stilt + 14 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. 6<sup>th</sup> Floor is having 4 Residential Flat. The building having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 6<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **2BHK with 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 etc.





## 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 **25<sup>th</sup> September 2023 is ₹ 1,26,34,650.00 (Rupees One Crore Twenty Six Lakh Thirty Four Thousand Six Hundred Fifty 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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 <sup>th</sup> Floor
3	Year of construction	2002 (As per site information)
4	Estimated future life	39 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
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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



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### Actual site photographs



7/18



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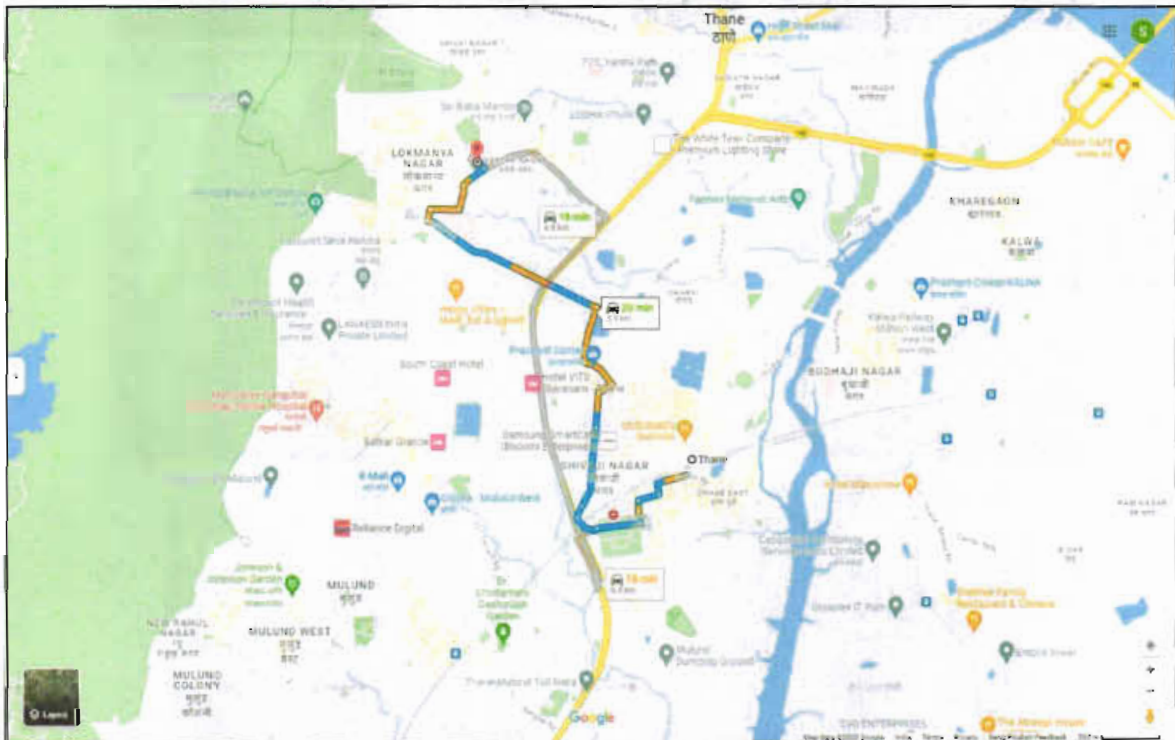
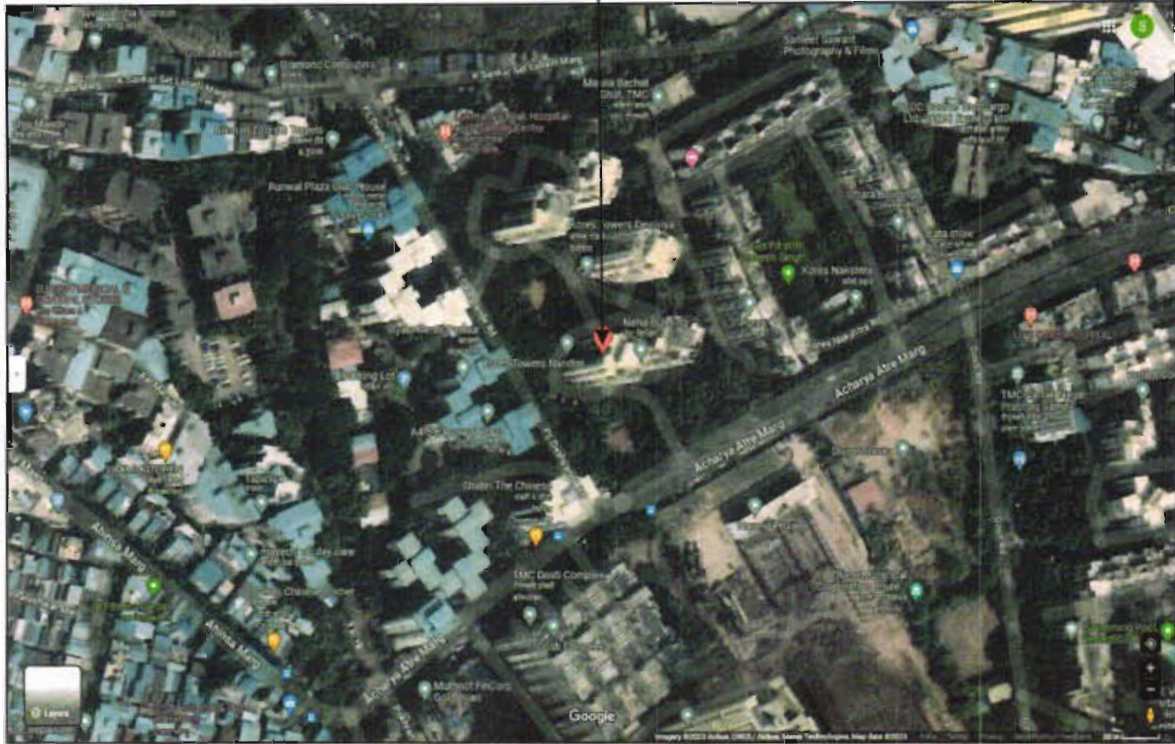
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## Route Map of the property

Site/ur



**Latitude Longitude - 19°12'30.9"N 72°57'28.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 5.9 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							
Home	Valuation Rules	User Manual	Close Feedback				
<b>Annual Statement of Rates</b>			Language				
Year	20232024		English				
Selected District	ठाणे						
Select Taluka	ठाणे						
Select Village	गावाचे नाव : पांचपाखाडी						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	150	Search					
अपविभाग	खुली चमीन	निवासी सवनिष्ठ	जमीन	दुकाने	औद्योगिक	एकक (Pta./)	Attribute
5/15(A-5B) बागळे औद्योगिक वसाहतीतील बुर्बुक क्रमांक ३-टाईप	48000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/16/1A-कोरम या निवासी संकला करीता	57000	129100	138800	165100	138800	चौ. मीटर	घरचे नंबर
5/16/3-5B) सई नंबर	45100	130100	143000	161400	143000	चौ. मीटर	घरचे नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,29,100.00			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	6,455.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,35,555.00</b>	<b>Sq. Mtr.</b>	<b>12,593.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	57,000.00			
The difference between land rate and building rate (A – B = C)	78,555.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,19,058.00</b>	<b>Sq. Mtr.</b>	<b>11,061.00</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



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## Price Indicators

**magicbricks** Home Loans

₹1.25 Cr

2 BHK 600 Sq.Ft. Flat For Sale Vartak Nagar, Thane

2 Beds 2 Baths Semi-Furnished

Carpet Area: 650 sqft

Project: Kores Tower

Floor: 3 (Out of 15 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: South - East

Car Parking: 1 Open

More Details

Price Breakup	₹1.25 Cr   ₹4,500 /sq.ft
Booking Amount	₹10 Lac
Address	PL Deshpande Rd, Kores, Vartak Nagar, Thane West, Thane, Maharashtra, Vartak Nagar, Thane - Central Thane, Maharashtra
Landmarks	Beside Kores Road
Furnishing	Semi-Furnished
Flooring	Vitrified
Type of Ownership	Freehold

**square yards** Intelligence

Kores Tower

2 Bedroom 700 Sq.Ft. Apartment in Vartak Nagar Thane

₹ 1.35 Cr.

2 Bedrooms

Furnished

2 Bathroom

700 Sq Ft (Carpet Area)

Key Highlights

- Prime Location
- Waste compliant
- Safe & Secure Locality
- Family

Are you in search of a spacious and luxurious apartment in Thane that comes package with amenities and is also located in a prime locality?

- Look no further than Vartak Nagar with its ideal location and immense potential for growth. Vartak Nagar is a popular locality among homebuyers and property sellers alike.
- Kores Tower, a stunning residential project located in Vartak Nagar, boasts of a 2 BHK apartment up for sale.
- This well-maintained, fully furnished property is spread over a spacious 700 square feet and is available for a reasonable price of Rs.

Contact our Real Estate Experts

Mahendra Ashok Raut

## Price Indicators

The screenshot displays a real estate listing on the 9acres platform. The main heading is "2BHK 2Baths" with a price of ₹1.38 Cr. Below this, there are several key details: Carpet area of 636 sq ft, 2 Bedrooms, 2 Bathrooms, and 3 Balconies with Others. The listing is located in Vartak Nagar, Thane, Mumbai. Other features include 25th floor of 29 floors, South-East facing, and a 7 to 5 Year Old property. The listing also mentions "2 people already contacted since last week".

**Property (11) Society (6)**

**₹1.38 Cr** 27,874 sq ft (sq ft)  
Estimated EMI ₹13,022/M

**2BHK 2Baths**  
Highly Spacious 2 BHK 2 Bath  
2 Balconies 3 Balconies with Others

Registration No. 9170201714 Website: <https://www.9acres.com/property>

**Overview** Society Dealer Details Price Trends Registry Record Society Reviews

**Property (11) Society (6)**

**₹1.38 Cr** - Govt Charges & Tax @ 21,600 per sq ft. [Inquire about this Price](#)

**2 people already contacted since last week**

**Places nearby**  
2000, Vartak Nagar, Thane, Mumbai

[Lakadi Pool Market](#) [Sai Temple Vartak Nagar](#) [Ganesh Temple Upvan](#) [Maher Maternity Infertility and Surgical Nursing](#)



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## Sale Instance

212073 23-09-2023 Note--Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक दु.नि. ठाणे 1 दस्ता क्रमांक : 2120/2023 नोंदणी : Rogn:63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1) विलेखाचा प्रकार	कारनामा	
(2) मोबदला	12500000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार तो नमुद करावे)	9826423.08	
(4) भू-मापन, पोटहोस्तक व परक्रमांक असल्यास:	1) पालिकेचे नाव: ठाणे म. न. पा इतर वर्णन : इतर माहिती: सदनिका क्र. 1401.14 वा मजला, बिल्डिंग नं. बी-2/नंदिनी, नंदिनी कोरस टॉवर्स को. ऑ. हो. सो. लि., मांजे पांचपाखाडी, पी. के. आत्रे मार्ग, वर्तक नगर, पोखरण रोड नं. 1, ठाणे (प.), सदनिकेचे क्षेत्रफळ 58.55 चौ. मी. कारपेट ( ( Survey Number : .No.146/1(p), 147/1.B, 148/1P, 149/1B, 149/3/1 , 150/6, 152/5 . . ) )	
(5) क्षेत्रफळ	58.55 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या पत्रकाराचे व देवणाऱ्या पत्रकाराचे नाव किंवा दिवाणी म्यादालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-श्रीया सचिन अरुण कुलकर्णी - वय-30 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. सदनिका क्र. 1401, 14 वा मजला, बिल्डिंग नं. बी-2/नंदिनी, नंदिनी कोरस टॉवर्स को. ऑ. हो. सो. लि., रोड नं. पी. के. आत्रे मार्ग, पोखरण रोड नं. 1, वर्तक नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-AHSPK9653N 2) नाव:-श्रीया सचिन कुलकर्णी - वय-40 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. सदनिका क्र. 1401, 14 वा मजला, बिल्डिंग नं. बी-2/नंदिनी, नंदिनी कोरस टॉवर्स को. ऑ. हो. सो. लि., रोड नं. पी. के. आत्रे मार्ग, पोखरण रोड नं. 1, वर्तक नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-AHXPK3825H	
(8) दस्तऐवज करून देणाऱ्या पत्रकाराचे व किंवा दिवाणी म्यादालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-रेणुका मंदार एकतारे - वय-47, पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. सदनिका क्र. 206, 2 वा मजला, बिल्डिंग नं. ए-6, रुग्णवाला प्लाझा ए-4-5-6 को. ऑ. हो. सो. लि., रोड नं. कोरस रोड, वर्तक नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं.-ADSP7909A 2) नाव:-मंदार अनंत एकतारे - वय-48, पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. सदनिका क्र. 206, 2 वा मजला, बिल्डिंग नं. ए-6, रुग्णवाला प्लाझा ए-4-5-6 को. ऑ. हो. सो. लि., रोड नं. कोरस रोड, वर्तक नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं.-AADPE3370J	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10) दस्त नोंदणी केलेला दिनांक	29/03/2023	
(11) अनुक्रमांक, सॉड व पृष्ठ	2120/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	875000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



## Sale Instance

1112174 23-09-2023 Note-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु नि ठाणे 2 दस्ता क्रमांक 11121/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1) वित्तखाचा प्रकार	करारनामा	
(2) मोबदला	12300000	
(3) बाजारभाव भाडेपट्टापाष्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9343782	
(4) भू-मापन पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका नं. 402, चौथा मजला, ए-1 / आनंद कोरस टॉवर को-ऑप.हो.सो.लि.,वर्तकनगर,ठाणे प.,सदनिकेचे क्षेत्रफळ 59.85 चौ.मी. कार्पेट झोन नं. 5/16/जी-5क ( Survey Number : 146 (1), 147 (P), 148 (1) (P), 149 (3) (P), 150 (P), 152 (P) ; )	
(5) क्षेत्रफळ	59.85 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या पक्षकाराचे व देवाण्णा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -निलेश प्रकाश फडणीस . वय -46 पत्ता -प्लॉट नं. 102, माळा नं. , इमारतीचे नाव: वसुधा बी सिंग, ब्लॉक नं. दोस्ती विहार, पोखरण रोड नं. 1, रोड नं: वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं.-AASPP8604P	
(8) दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -प्रज्ञा नितीन आपटीकर . वय -48; पत्ता -प्लॉट नं. 504, माळा नं. , इमारतीचे नाव: आनंद कोरस टॉवर को-ऑप.हो.सो.लि., ब्लॉक नं. , रोड नं: वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं.-AFVPA1047H 2): नाव -नितीन मुकुंद आपटीकर . वय -50; पत्ता -प्लॉट नं. 504, माळा नं. , इमारतीचे नाव: आनंद कोरस टॉवर को-ऑप.हो.सो.लि., ब्लॉक नं. , रोड नं: वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं.-ABQPA2994Q	
(9) दस्तावेज करून दिल्याचा दिनांक	15/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	15/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	11121/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	861000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्याकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,26,34,650.00 (Rupees One Crore Twenty Six Lakh Thirty Four Thousand Six Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.com, c=IN  
Date: 2019.06.18 10:49:48 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20

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