

## 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</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada GSTIN/UIN : 27AAIFM1544M1Z0 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>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	<b>Total</b>			<b>4,720.00</b>

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


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

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

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

**Remarks:**  
 MR. Vivek Kashinath Mahamunkar Residential Flat No. 601, 6th Floor, Building No. E-3, "Unnathi Woods E Co-op. Hsg. Soc. Ltd.", Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615, 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**  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Vivek Kashinath Mahamunkar & Mrs. Vina Vivek Mahamunkar**

Residential Flat No. 601, 6<sup>th</sup> Floor, Building No. E-3, "Unnathi Woods E Co-op. Hsg. Soc. Ltd.",  
Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander  
Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'05.4"N 72°58'28.7"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 :

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

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



Valuation Report of Residential Flat No. 601, 6<sup>th</sup> Floor, Building No. E-3, "**Unnathi Woods E Co-op. Hsg. Soc. Ltd.**", Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College,

Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615,

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 04.10.2023 for Bank Loan Purpose
2	Date of inspection	03.10.2023
3	Name of the owner/ owners	<b>Mr. Vivek Kashinath Mahamunkar &amp; Mrs. Vina Vivek Mahamunkar</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. 601, 6 <sup>th</sup> Floor, Building No. E-3, " <b>Unnathi Woods E Co-op. Hsg. Soc. Ltd.</b> ", Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Viraj Mahamunkar (Owner's son) Contact No. 9969717961
6	Location, street, ward no	Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West)
	Survey/ Plot no. of land	Survey No. 247/3 of Village – Kavesar
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. = 512.00 (Area as per actual site measurement)

		<b>Built Up Area in Sq. Ft. = 630.00 (Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615.
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	₹ 16,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	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	N. A.



	up on, the basis of arriving at the land rate	
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2011 (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, Naupada Thane Branch to assess fair market value as on 04.10.2023 for Residential Flat No. 601, 6<sup>th</sup> Floor, Building No. E-3, "Unnathi Woods E Co-op. Hsg. Soc. Ltd.", Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mr. Vivek Kashinath Mahamunkar & Mrs. Vina Vivek Mahamunkar.**

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

1	Copy of Agreement for sale dated 02.05.2009 Between M/s. Unnathi Estates (the Promoters) and Mr. Vivek Kashinath Mahamunkar & Mrs. Vina Vivek Mahamunkar (the Purchasers).
2	Copy of Occupancy Certificate V. P. No. 2005 / 45 / TMC / TDD / 546 dated 28.03.2011 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 247/3 of Village – Kavesar, Thane. The property falls in Residential Zone. It is at a travelling distance 10.9 Km. from Thane railway station.

### BUILDING:

The building under reference is having Stilt + 7 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 Flats. The building having 1 Lift.

### 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 (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.

**Valuation as on 04<sup>th</sup> October 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>630.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2011 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	12 Years
Cost of Construction	:	630.00 X 2,600.00 = ₹ 16,38,000.00
Depreciation $\{(100-10) \times 12 / 60\}$	:	18.00%
Amount of depreciation	:	₹ 2,94,840.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,21,275.00 per Sq. M. i.e., ₹ 11,267.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,09,554.00 per Sq. M. i.e., ₹ 10,178.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,500.00 per Sq. Ft.
<b>Value of property as on 04.10.2023</b>	<b>:</b>	<b>630.00 Sq. Ft. X ₹ 12,500.00 = ₹ 78,75,000.00</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 04.10.2023</b>	<b>:</b>	<b>₹ 78,75,000.00 - ₹ 2,94,840.00 = ₹ 75,80,160.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 75,80,160.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 68,22,144.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 60,64,128.00</b>
<b>Insurable value of the property (630 X 2,600.00)</b>	<b>:</b>	<b>₹ 16,38,000.00</b>
<b>Guideline value of the property (630 X 10,178.00)</b>	<b>:</b>	<b>₹ 64,12,140.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6<sup>th</sup> Floor, Building No. E-3, "Unnathi Woods E Co-op. Hsg. Soc. Ltd.", Phase – V, Near Saraswati School, Behind Arun Muchhala Polytechnic Engineering College, Off. Ghodbander Road, Village Kavesar, Thane (West) – 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 75,80,160.00 (Rupees Seventy Five Lakh Eighty Thousand One Hundred Sixty Only)** as on **04<sup>th</sup> October 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 **04<sup>th</sup> October 2023 is ₹ 75,80,160.00 (Rupees Seventy Five Lakh Eighty Thousand One Hundred Sixty 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 + 7 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	2011 (As per occupancy certificate)
4	Estimated future life	48 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	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



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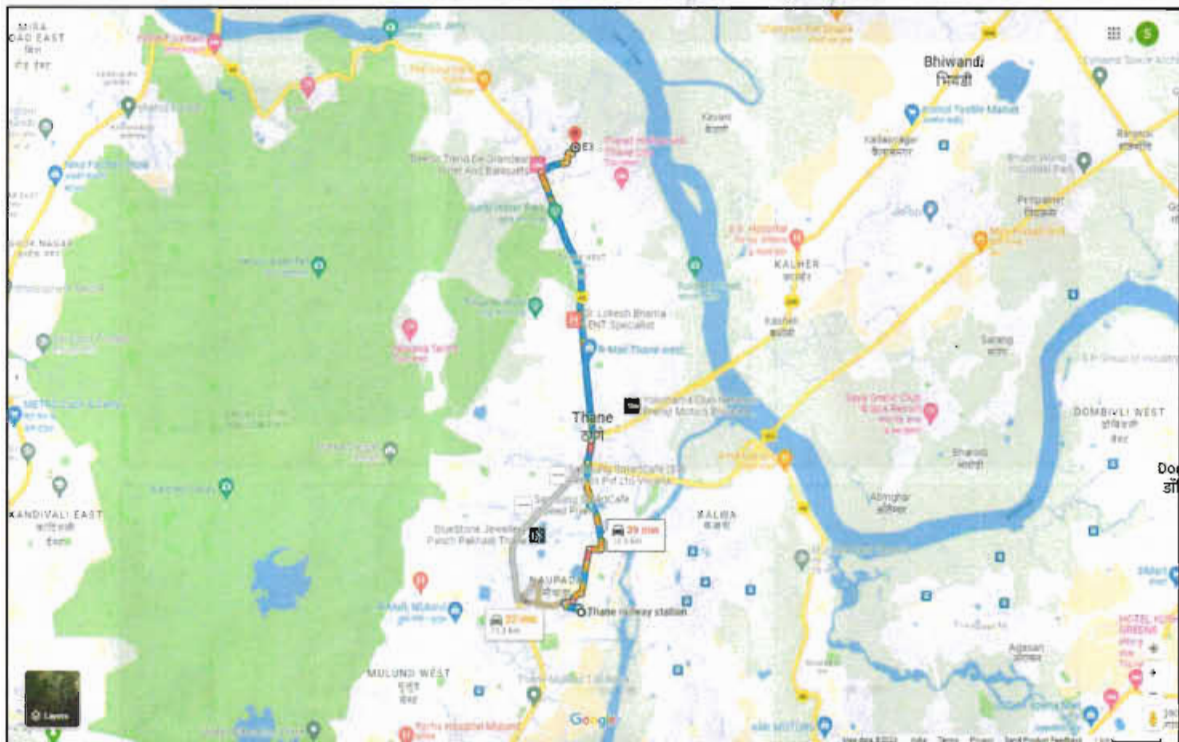
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## Route Map of the property

Site u/r



Latitude Longitude - 19°16'05.4"N 72°58'28.7"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 10.9 Km.)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**  
**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**वाजारमूल्य दर पत्रक**

Home
Valuation Rules
User Manual
Class
Feedback

**Year** 20232024

**Selected District**

**Select Taluka**

**Select Village**

**Search By**  Survey No  Location

**Enter Survey No**

वपविभाग	सुची नशीब	निवासी वपविभाग	जमीन	दुकाने	नीलोजिब	एकक (Rs./)	Attribute
11/43 - 2क-1) रमबापामुन दुर असलेला भाग कावेसर गावातील इटीज उपविभाग "अ" मधील मिळकती वगळून दुसरीत सिटीएस/सर्वे क्रमांक ( गावठाण	23600	115500	132500	143800	132500	चौ. मीटर	सर्वे नंबर
11/43 - 2क-1) रमबापामुन दुर असलेला भाग कावेसर गावातील इटीज उपविभाग "अ" मधील मिळकती वगळून दुसरीत सिटीएस/सर्वे क्रमांक ( गावठाण	23600	115500	132500	143800	132500	चौ. मीटर	सि टी एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,15,500.00			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	5,775.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,21,275.00</b>	<b>Sq. Mtr.</b>	<b>11,267.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,600.00			
The difference between land rate and building rate (A – B = C)	97,675.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,09,554.00</b>	<b>Sq. Mtr.</b>	<b>10,178.00</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

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

₹75 Lac ₹14,150 per sq.ft. **2BHK 2Baths**  
Estimated EMR ₹30,802 Full Apartment for Sale  
100% Ready to Move Project Name: Raunak Limnathi Woods Phase 5, Thane

**NOT AVAILABLE** Website: <https://www.99acres.com>

Overview | Owner Details | Price Trends | Explore Locality | Recommendations | Article

**Property (11)**

**Carpet area:** 530 sq.ft. (14,150 per sq.ft.)

**Price:** ₹75 Lac ₹14,150 per sq.ft. (Regulated)

**Floor Number:** 2<sup>nd</sup> of 7 Floors

**Property Age:** 5 to 10 Year Old

**Configurations:** 2 Bedrooms, 2 Bathrooms, No Balcony

**Address:** Raunak Limnathi Woods Phase 5, Ghodbunder Road, Thane

**Places nearby** Ghodbunder Road, Thane, Mumbai

Dhanlaxmi Shopping | Ganesh Mandir | ganesh temple | Axis bank ATM | Bank of baroda ATM | Citibank ATM

Why should you consider this property?  
[Not a Broker Commission](#) [Power Back up](#) [On Call Maintenance Staff](#) [Semi Furnished](#)

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

₹60 Lac ₹14,925 per sq.ft. **1BHK 1Bath**  
Estimated EMR ₹27,822 Full Apartment for Sale  
100% Ready to Move Project Name: Raunak Limnathi Woods Phase 1 and 2, Anand Nagar, Thane

**NOT AVAILABLE** Website: <https://www.99acres.com>

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

**Property (11)** **Society (17)**

**Carpet area:** 402 sq.ft. (14,925 per sq.ft.)

**Price:** ₹60 Lac + Govt Charges & Tax ₹14,925 per sq.ft. (Regulated) View Price

**Floor Number:** 2<sup>nd</sup> of 15 Floors

**Property Age:** 10+ Year Old

**Configurations:** 1 Bedroom, 1 Bathroom, No Balcony

**Address:** Raunak Limnathi Woods Phase 1 and 2, Anand Nagar, Thane

**Facing:** East

**Places nearby** Anand Nagar, Thane, Mumbai

Dhanlaxmi Shopping | Ganesh Mandir | ganesh temple | Poushona Mandir | Bank of baroda ATM | Bank of ma

## Price Indicators

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Get priority access & benefits with M3 Prime
Join Prime @ 50% Off

**₹65.0 Lac** EMI: ₹20k | [Car Loan EMI](#)

1 BHK Flat For Sale in Unnati Woods, **Kavesar, Thane**

1 Bed | 1 Bath | Furnished

Carpet Area: 385 sqft - ₹1,62,34/sqft

Floor: 4 (Out of 7 Floors)

Facing: East

Developer: Unnati Group

Transaction Type: Resale

Lifts: 1

Project: Unnati Woods

Status: Ready to Move

Furnished Status: Furnished

East Facing Property

Contact Owner
Get Phone No.

Last contact made 36 days ago

**Contact Owner**

**Neha** -91-9600000000

Get Phone No.

**More Details**

Price Breakup: **₹65 Lac**

Booking Amount: **₹50,000**

Address: **E2403., Kavesar, Thane - Central Thane, Maharashtra**

Landmarks: **Mall,Stores,Metro,School,Medical,Petrol Pump,Garden,Hotel**

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Get priority access & benefits with M3 Prime
Join Prime @ 50% Off

**₹60.0 Lac** EMI: ₹27k | [Get pre-approved loan](#)

1 BHK 660 Sq-ft Flat For Sale in **Kavesar, Thane**

1 Bed | 2 Baths | 3 Balconies | Unfurnished

Carpet Area: 400 sqft - ₹1,50,00/sqft

Floor: 8 (Out of 16 Floors)

Facing: East

Developer: Unnati Group

Transaction Type: Resale

Lifts: 2

Project: Unnati Woods

Status: Ready to Move

Furnished Status: Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 46 days ago

**Contact Agent**

**Neeraj** -91-9600000000

Get Phone No.

**More Details**

Price Breakup: **₹60 Lac**

Booking Amount: **₹1.0 Lac**

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

Landmarks: **near hyper city**




## Price Indicators

**magicbricks**
Buy Rent Sell Home Loans
Post Property

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**₹76.0 Lac** Est. ₹75.5 Lac [Get Cost approved loan](#)

2 BHK 948 sq.ft Flat For Sale [Ghodbunder Road, Thane](#)



**2 Beds**

**2 Baths**

**Semi-Furnished**

**Carpet Area**  
523 sqft  
\*14 SEPAAT

**Floor**  
13 (Out of 16 Floors)

**Facing**  
East

**Developer**  
Unnati Group

**Transaction Type**  
Resale

**Lift**  
1

**Project**  
Unnati Woods

**Status**  
Ready to Move

**Furnished Status**  
Semi-Furnished

East Facing Property Opposite Saraswati School

Contact Agent
Get Phone No.

Last contact made 4 days ago

**Contact Agent**

MEMBER REGISTERED

**Dinesh Aher** 91-7500000000

Get Phone No.

**More Details**

Price Breakup: **₹76 Lac**

Booking Amount: **₹1.0 Lac**

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

Landmarks: **Opposite Saraswati School**

**99acres**
Buy Rent Home Locality / Project / Society / Landmark
Post Property

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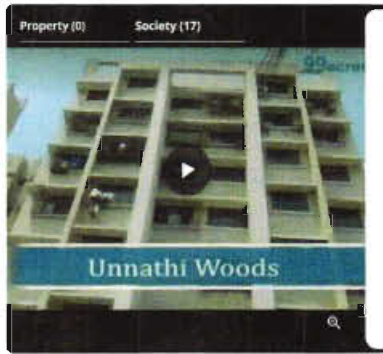
**₹80 Lac** Est. ₹81,200 **2BHK 2Baths**

Estimated EM: ₹11,200

**ITEM STATUS** NOT AVAILABLE Website: https://maharashtra.maharashtra.gov.in

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

**Property (0)** **Society (17)**



Unnathi Woods

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony

**Address**  
Ranak Unnathi Woods Phase 1 and 2 Anand Nagar, Thane

**Facing**  
East

**Configuration**  
5 to 10 Year Old

**Places nearby**  
0000 Anand Nagar, Thane, Mumbai

Dhanlaxmi Shopping Ganesh Mandir ganesh temple Pousmatra Mandir Bank of baroda ATM Bank of ma

**Carpet area** 550 sq.ft.

**Price**  
₹80 Lac  
@ 14,545 per sq.ft. (Registration Fee Paid)

**Floor Number**  
10<sup>th</sup> of 15 Floors

**Overseas**  
Park/Garden/Club



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **04<sup>th</sup> October 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.

