

# 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
	<b>PG-2922/23-24</b>	<b>16-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>004306/2303018</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
Total				<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 Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax 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. Satish Sarjerao Kharate & Mrs. Kamleshkaur Satish Kharate - Residential Flat No. 202, 2nd Floor, Wing 'A', "Silver Thread Co-Op. Hsg. Soc. Ltd.", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai - 400 055, 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 & COSB00000017**



UPI Virtual ID : **Vastukala@icici**

**for Vastukala Consultants (I) Pvt Ltd**

**Asmita Rathod**

Authorised Signatory

This is a Computer Generated Invoice



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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Satish Sarjerao Kharate & Mrs. Kamleshkaur Satish Kharate**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing 'A', "**Silver Thread Co-Op. Hsg. Soc. Ltd.**", Off. Datta Mandir Road,  
Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°05'02.9"N 72°51'12.0"E

### Valuation Prepared for:

**Cosmos Bank**




**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057  
State - Maharashtra, Country - India



#### Our Pan India Presence at :

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

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

Vastu/Mumbai/10/2023/4306/2303018  
16/17-215-JASH  
Date: 16.10.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing 'A', "Silver Thread Co-Op. Hsg. Soc. Ltd.", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India belongs to **Mr. Satish Sarjerao Kharate & Mrs. Kamleshkaur Satish Kharate.**

### Boundaries of the property.

North	: Slum Area / Hanuman Mandir
South	: Bhakti Sudha Society
East	: Nariyalwadi BMC School
West	: Sohini Apartments & 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 **₹ 92,47,320.00 (Rupees Ninety Two Lakh Forty Seven Thousand Three Hundred Twenty Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=982206e4fa335dc03e0c39e26865913490cf833d41333  
115279017a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=11a9a006abab089db2a55a8f6e3c8eb31f71bd,  
394e26f2e29a327b625bdc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.16 17:08:50 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

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

Valuation Report of Residential Flat No. 202, 2nd Floor, Wing 'A', "Silver Thread Co-Op. Hsg. Soc. Ltd.", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055, 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 16.10.2023 for Bank Loan Purpose
2	Date of inspection	10.10.2023
3	Name of the owner/ owners	<b>Mr. Satish Sarjerao Kharate &amp; Mrs. Kamleshkaur Satish Kharate</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. 202, 2 <sup>nd</sup> Floor, Wing 'A', "Silver Thread Co-Op. Hsg. Soc. Ltd.", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Satish S. Kharate (Owner) Contact No.: 9664370022
6	Location, street, ward no	Off. Datta Mandir Road, Vakola Pipe Line
7	Survey/ Plot no. of land	C.T.S. No. 481 to 509 of Village Kole Kalyan, Santacruz (East)
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, Auto, Taxies and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 307.00 (Area as per actual site measurement)  <b>Built-up Area in Sq. Ft. = 340.00</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Off. Datta Mandir Road, Vakola Pipe Line

14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<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 MCGM 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	₹ 19,000.00 Expected rental income per month.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	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 Construction – 1992

	year of completion	(As per Agreement for Sale)
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, Vile Parle (East) Branch to assess fair market value as on 16.10.2023 for Residential Flat No. 202, 2nd Floor, Wing 'A', "**Silver Thread Co-Op. Hsg. Soc. Ltd.**", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India belongs to **Mr. Satish Sarjerao Kharate & Mrs. Kamleshkaur Satish Kharate.**

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

1	Copy of Agreement for Sale dated 03.03.2004 between Mr. Koilpillai Rufus (the Vendor) AND Mr. Satish Sarjerao Kharate & Mrs. Kamleshkaur Satish Kharate (therPurchasers)
2	Copy of Part Occupancy Certificate No. CE / 7024 / BSII / AH dated 29.01.1990 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Share Certificate No. 9 bearing Nos. 041 to 045 having 5 Shares of Rs. 50/- each transferred dated 07.04.2004 in the name of Mr. Satish S. Kharate & Mrs. Kamleshkaur Kharate issued by Silver Thread Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at bearing C.T.S. No. 481 to 509 situated at Village Kole Kalyan, Taluka Andheri, Mumbai Suburban District. The property falls in Residential Zone. It is at a travelling distance 2.5 km. travelling distance from Santacruz railway station.

### BUILDING:

The building under reference is having Ground + 4 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. The 2<sup>nd</sup> Floor has 3 Residential Flats. The building is without lift.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath (i.e., **1 BHK + WC & Bath**). The residential flat is finished with Italian Marble flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows with MS grill, Concealed electrification & Concealed plumbing etc.

**Valuation as on 16<sup>th</sup> October 2023**

<b>Built-up Area of the Residential Flat</b>	<b>:</b>	<b>340.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Construction – 1992 (As per Agreement for Sale)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	31 Years
Cost of Construction	:	340.00 Sq. Ft. X ₹ 2,800.00 = ₹ 9,52,000.00
Depreciation {(100-10) X 31 / 60}	:	46.50%
Amount of depreciation	:	₹ 4,42,680.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,51,360.00 per Sq. M. i.e. ₹ 14,062.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,29,099.00 per Sq. M. i.e. ₹ 11,994.00 per Sq. Ft.
Prevailing market rate	:	₹ 28,500.00 per Sq. Ft.
<b>Value of property as on 16.10.2023</b>	<b>:</b>	<b>340.00 Sq. Ft. X ₹ 28,500.00 = ₹ 96,90,000.00</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>Total Value of the property as on 16.10.2023</b>	<b>:</b>	<b>₹ 96,90,000.00 - ₹ 4,42,680.00 = ₹ 92,47,320.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 92,47,320.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 83,22,588.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 73,97,856.00</b>
<b>Insurable value of the property (340 X 2,800.00)</b>	<b>:</b>	<b>₹ 9,52,000.00</b>
<b>Guideline value of the property (340 X 11,994.00)</b>	<b>:</b>	<b>₹ 40,77,960.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, Wing 'A', "**Silver Thread Co-Op. Hsg. Soc. Ltd.**", Off. Datta Mandir Road, Vakola Pipe Line, Village Kole Kalyan, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India for this particular purpose at **₹ 92,47,320.00 (Rupees Ninety Two Lakh Forty Seven Thousand Three Hundred Twenty Only)** as on date **16<sup>th</sup> October 2023**.



1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16<sup>th</sup> October 2023 is ₹ 92,47,320.00 (Rupees Ninety Two Lakh Forty Seven Thousand Three Hundred Twenty 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.

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		Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction		Year of Construction – 1992 (As per Agreement for Sale)
4.	Estimated future life		29 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 door, Powder Coated Aluminum sliding windows
10.	Flooring		Italian Marble 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		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17.	Compound wall Height and length Type of construction		R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity		No lift
19.	Underground sump – capacity and type of construction		R.C.C tank
20.	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21.	Pumps- no. and their horse power		May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System



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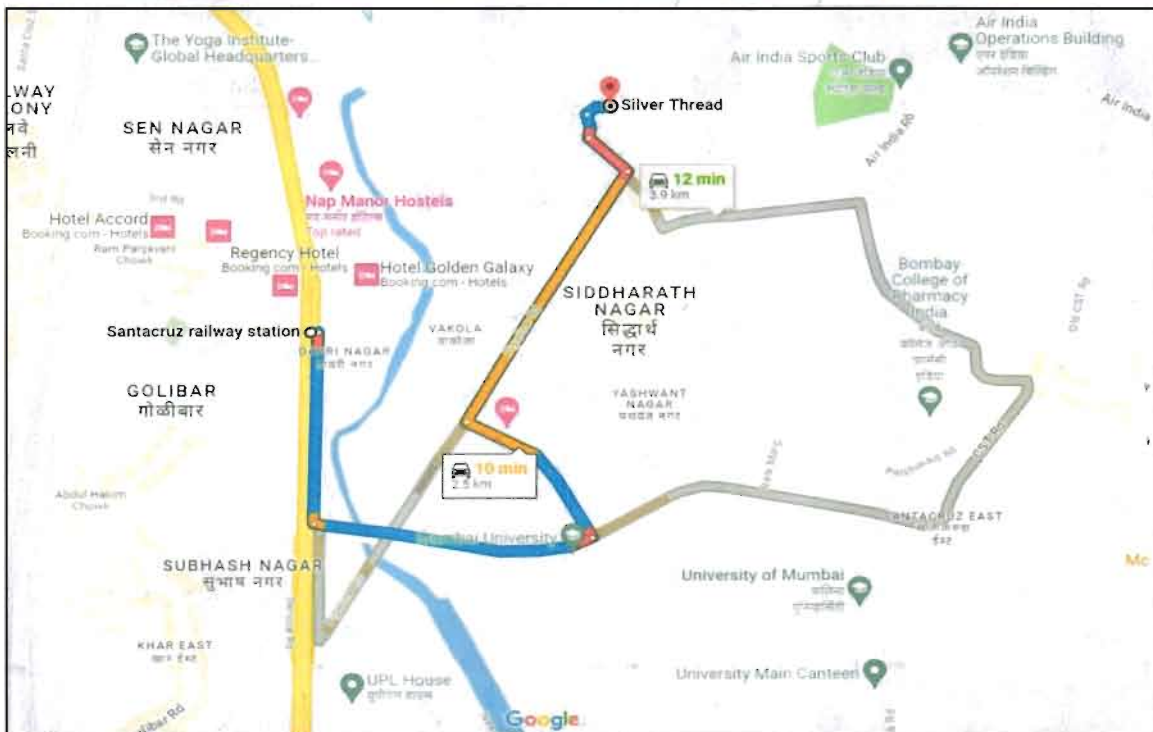
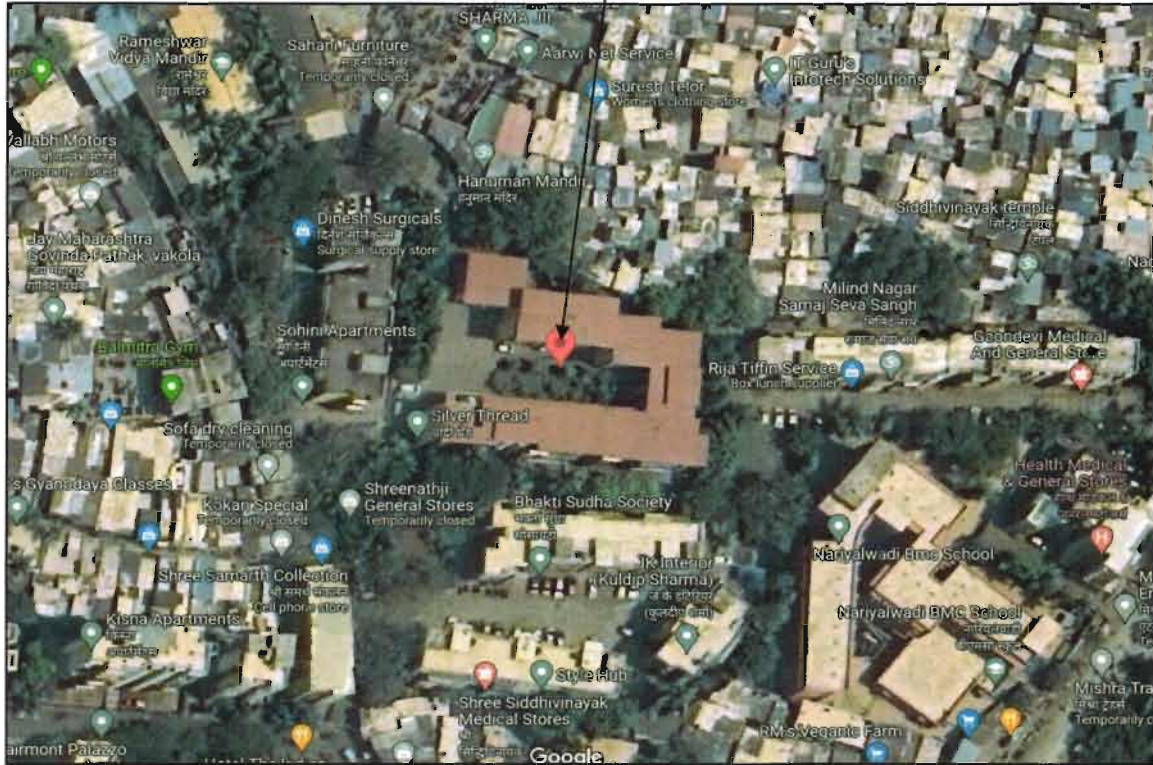
### Actual site photographs





## Route Map of the property

Site u/r



Latitude Longitude - 19°05'02.9"N 72°51'12.0"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz – 2.5 km)



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## Ready Reckoner Rate

**Department of Registration and Stamp**  
**Government of Maharashtra**

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

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

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**Year** 2023-2024

**Language** English

**Selected District** MumbaiSubUrban

**Select Village** कोळेकल्याण (अंधेरी)

**Search By** ☒ Survey No. ☐ Location

**Enter Survey No** 481 Search

उपविभाग	खुली जमीन	निवासी मकानिका	औद्योगिक दुकाने	औद्योगिक एकक (Rs./)	Attribute
31/170 -पुणे: उत्तर व पूर्व भाग सीमा, इस्तिम्या अवाहकाने नेहून पारने पश्चिमेस गावाची सीमा.	79550	151360	182760215990	162650	ब्री. सी.एल. सेक्टर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,51,360.00			
No increase for flat located on 2 <sup>nd</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,51,360.00</b>	<b>Sq. Mt.</b>	<b>14,062.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	79,550.00			
The difference between land rate and building rate (A – B = C)	71,810.00			
Depreciation Percentage as per table (D) [100% - 31%] (Age of the Building – 31 Years)	69%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,29,099.00</b>	<b>Sq. Mt.</b>	<b>11,994.00</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

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Santacruz East > 1 BHK Flats for Sale in Santacruz East > 650 Sq-ft

Posted on Aug 28, 23 Property ID: 60835075

**₹1.35 Cr** EMI - ₹ 6k | [Get pre-approved loan](#)

1 BHK 650 Sq-ft Flat For Sale **Santacruz East, Mumbai**

1 Bed 2 Baths Semi-Furnished

Carpet Area: 450 sqft • ₹ 30,000/sqft

Floor: 3 (Out of 7 Floors)

Facing: East

Developer: **Omkar Property Developer**

Transaction Type: **Resale**

Lift: 1

Project: **Shiv Ganga CHS**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

[Contact Agent](#) [Get Phone No.](#)

**Contact Agent**  
**Vashdev Nagpal** -91-9800000000  
[Get Phone No.](#)

**More Details**

Price Breakup: ₹1.35 Cr | ₹6,75,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: ₹11.0 Lac

Address: **Vakola Pipeline Road, Santacruz East, Santacruz East, Mumbai - Western Mumbai, Maharashtra**

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vakola > 2 BHK Flats for Sale in Vakola > 750 Sq-ft

Posted on Jun 07, 23 Property ID: 60535423

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**₹1.55 Cr** EMI - ₹ 7k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Silver Thread, **Vakola, Mumbai**

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area: 750 sqft • ₹ 20,667/sqft

Floor: Ground (Out of 3 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: East

Project: **Silver Thread**

Furnished Status: **Semi-Furnished**

Age Of Construction: **Above 20 years**

[Contact Owner](#) [Get Phone No.](#)

**Contact Owner**  
**shailesh shetty** -91-9900000000  
[Get Phone No.](#)

[Last contact made 12 days ago](#)

**More Details**

Price Breakup: ₹1.55 Cr

Booking Amount: ₹100000

Address: **Near Rameshwar vidyalay, next to Bhakti sudha bldg, opp Datta Mandir temple, Vakola, Mumbai - Western Mumbai, Maharashtra**



## Price Indicators

**99acres** Buy • Filter Locality • Project • Society • Landmark

Property in Vile Parle (East), Mumbai • 2BHK 2Baths • Ready to move

**₹2.5 Cr** @ 20,833 per sq.ft.  
Estimated EMI: ₹1,90,000

**2BHK 2Baths**  
1 BHK apartment in Vile Parle (East), Mumbai • 2BHK 2Baths • Ready to move

**STATUS:** **NOT AVAILABLE** Website: <https://www.99acres.com/property/2bkh-2baths-vile-parle-east-mumbai>

**Overview** • Owner Details • Price Trends • Locality Reviews • Recommendations • Article >

**Property ID:** 11111111

**Super Built up area:** 1200 sq.ft. **Carpet area:** 720 sq.ft. **11111111**

**₹2.5 Cr** Govt Charges & Tax @ 20,833 per sq.ft. (negotiable)

**Silver Thread CHS**  
Vile Parle (East), Mumbai South West

**1<sup>st</sup> of 2 Floors**

**Property age:** 10+ Year Old

**Places nearby**  
Vile Parle (East), Mumbai South West, Mumbai

**View All (30)**

**Places nearby:** Jayashree, Milan International, sacred heart church, St. Church, Cross INRI, Umar Masjid, Mahalaxmi

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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 **₹ 92,47,320.00 (Rupees Ninety Two Lakh Forty Seven Thousand Three Hundred Twenty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admission,  
2.5.4.20=8822b6e4da335dc33e0cf39e26865913490cf3d3304133  
3115279b17a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cd9d6b2a55a1f0e3cfeb31131b2  
e394e28f2e29a327b6256fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.16 17:09:12 +05'30'

Auth. Sign.

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