

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>Cosmos Bank-Ghodbandar Road Branch</b> Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. <b>PG-3961/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>28294 /44339</b> Dispatched through Terms of Delivery	Dated <b>22-Dec-22</b> Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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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) **Indian Rupee Four Thousand Seven Hundred Twenty Only** E. & O.E

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. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon - Residential Flat No. 33, 3rd Floor, Building No. C - 29, "Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.", Vasant Vihar Complex, Village - Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District - Thane, PIN Code - 400 610, 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**

*Jayee*  
 Authorised Signatory

This is a Computer Generated Invoice

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon**

Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, “**Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.**”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'37.4"N 72°58'01.3"E

Think. Create

## Valuation Done for:

**Cosmos Bank**

**Ghodbunder Branch**

Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West), PIN Code – 400 610, State - Maharashtra, Country - India.

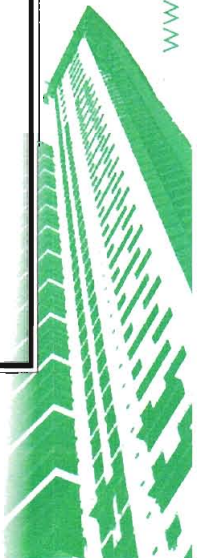
## **Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune**

**Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## VALUATION OPINION REPORT

The property bearing Residential Flat No. 33, 3rd Floor, Building No. C – 29, “Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon.**

### Boundaries of the property.

North	: Internal Road
South	: MHADA Colony
East	: Prajakta CHSL
West	: Building No. 28

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 **₹ 1,06,33,800.00 (Rupees One Crore Six Lakh Thirty Three Thousand Eight 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=98226444e354cd39cd19e268591a49c5d33a41335  
11527817a1805652, postalCode=400066, st=Maharashtra,  
serialNumber=41a56a56a6b8cc899602a5a8fe3c1e31f11b52e  
394e287e29a327b6298f, cn=MANOJ BABURAO CHALIKWAR  
E:manoj.1922.1922@100246@100339

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 :

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

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Residential Flat No. 33, 3rd Floor, Building No. C – 29, “Vasant jai Jui Co - Op. Hsg. Soc. Ltd.”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, 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 22.12.2022 for Banking Purpose
2	Date of inspection	14.12.2022
3	Name of the owner/ owners	<b>Mr. Bijesh Bhaskara Menon &amp; Mrs. Deepa Bijesh Menon</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. 33, 3rd Floor, Building No. C – 29, “ <b>Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.</b> ”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Bijesh Bhaskara Menon (Owner) Contact No. 9892816740
6	Location, street, ward no	Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West)
	Survey/ Plot no. of land	Survey No. 166, Hissa No. 2 (pt), Survey No. 169, Hissa No. 1 (Pt), Survey No. 170, Hissa No. 13 (Pt) and 7 (Pt), Survey No. 171, Hissa No. 1 (Pt) and others of Village – Majiwade
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. = 656.00 Balcony Area in Sq. Ft. = 37.00 (Area as per Actual Site Measurement)



		<b>Carpet Area in Sq. Ft. = 654.00 (Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 785.00 (Carpet area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.  (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local 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	₹ 22,000.00 Expected rental income per month
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(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?	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 – 1990 (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, Ghodbunder Branch to assess fair market value as on **22.12.2022** for Residential Flat No. 33, 3rd Floor, Building No. C – 29, “**Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.**”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon**.

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

1	Copy Agreement for Sale dated 09.08.2007 between Mr. Poreyana Poovaiah Ramaiah (the Transferor) and Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon (the Transferees).
2	Copy of Commencement Certificate Dated 21.04.1972 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate No. V.P. 84 / 153 Dated 24.04.1990 issued by Thane Municipal Corporation, Thane.
4	Copy of Electricity Bill Consumer No. 000010537975 dated 24.11.2022 in the name of M/s. Eversmile Const Co issued by MSEDCL.
5	Copy of Gas Bill Dated 26.06.2022 in the name of Mr. Bijesh Bhaskara Menon

### LOCATION:

The said building is located at Survey No. 166, Hissa No. 2 (pt), Survey No. 169, Hissa No. 1 (Pt), Survey No. 170, Hissa No. 13 (pt) and 7 (pt), Survey No. 171, Hissa No. 1 (pt) and others of Village – Majiwade, Thane. The property falls in Residential Zone. It is at a travelling distance 7.9 KM from Thane railway station.

### BUILDING:

The building under reference is having Ground + 4<sup>th</sup> 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 normal. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. The building is having no lift.



**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 2 Bedroom + Living Room + Kitchen + Dinning + Bath + W.C. + Passage + Balcony (i.e. **2 BHK + Bath + WC**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

**Valuation as on 22<sup>nd</sup> December 2022**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>654.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	32 years
Cost of Construction	:	785.00 Sq. Ft. X ₹ 2,500.00 = ₹ 19,62,500.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	48.00%
Amount of depreciation		₹ 9,42,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,500.00 per Sq. M. i.e. ₹ 13,424.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,16,244.00 per Sq. M. i.e. ₹ 10,799.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,700.00 per Sq. Ft.
<b>Value of property as on 22.12.2022</b>	<b>:</b>	<b>654.00 Sq. Ft. X ₹ 17,700.00 = ₹ 1,15,75,800.00</b>

(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)

<b>Depreciated fair value of the property as on 22.12.2022</b>	<b>:</b>	<b>₹ 1,15,75,800.00 - ₹ 9,42,000.00 = ₹ 1,06,33,800.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,06,33,800.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 95,70,420.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 85,07,040.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 19,62,500.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 84,77,215.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, “Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.”, Vasant Vihar Complex, Village –



Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India for this particular purpose at ₹ 1,06,33,800.00 (Rupees One Crore Six Lakh Thirty Three Thousand Eight Hundred Only). as on 22<sup>nd</sup> December 2022.

### 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 22<sup>nd</sup> December 2022 is ₹ 1,06,33,800.00 (Rupees One Crore Six Lakh Thirty Three Thousand Eight 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:

### **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 4 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction	1990 (As per Occupancy Certificate)
4.	Estimated future life	28 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 with MS safety door	
10	Flooring	Vitrified tiles flooring	
11	Finishing	Cement plastering with POP finishing	
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 Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall	
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	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



## Actual site photographs

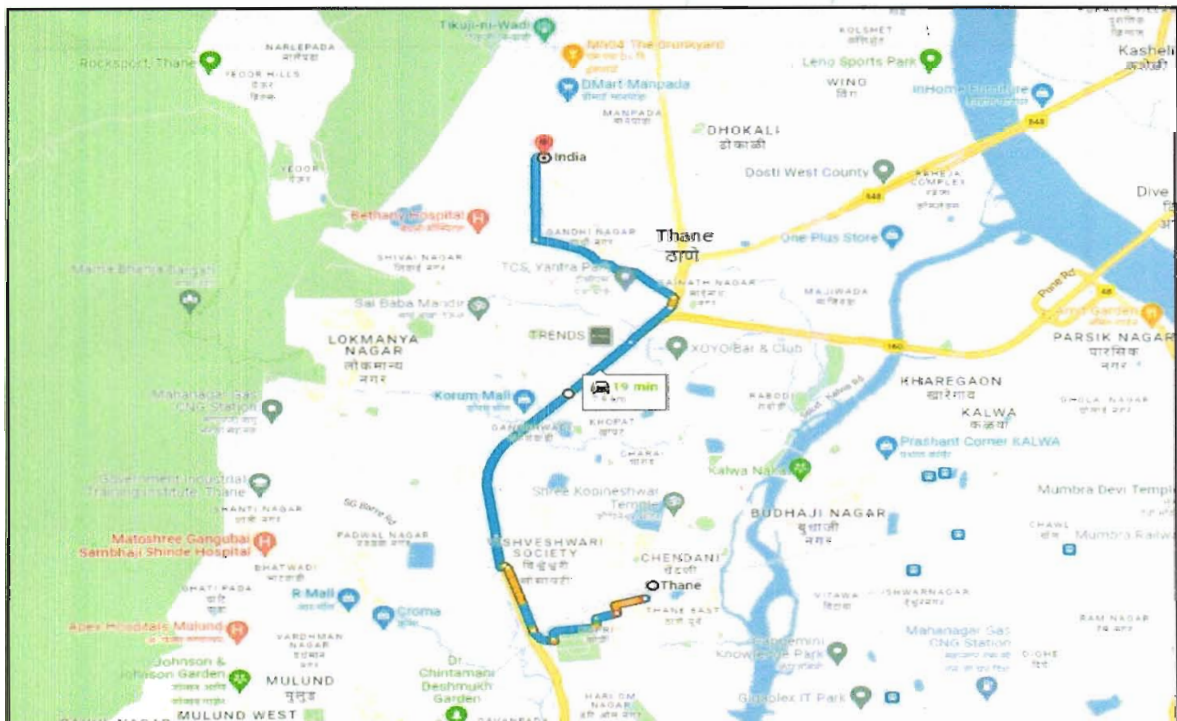
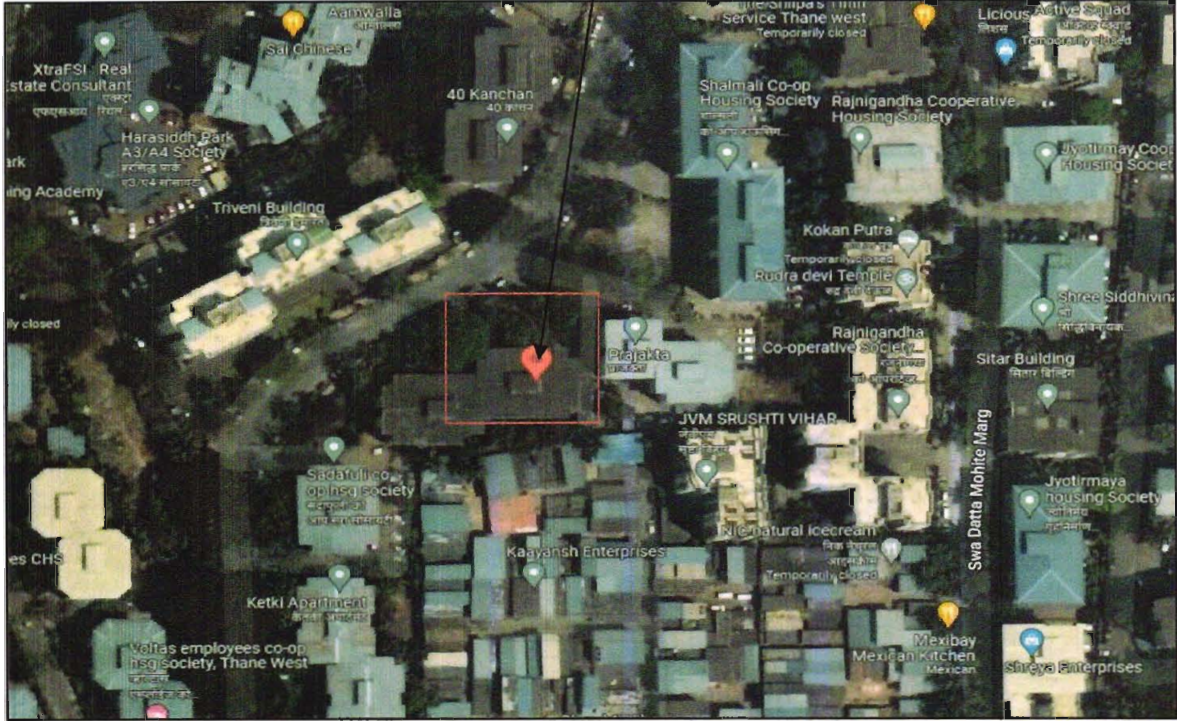


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## Route Map of the property


Site/u/r



Latitude Longitude - 19°13'37.4"N 72°58'01.3"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 7.9 Km.)

## 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

HomeValuation RulesUser ManualCloseFeedback

Year: 20222023Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : माजीवडे

Search By:  Survey No  Location

Enter Survey No: 166

उपविभाग	पूनी बमीन	निवासी वदनिका	कोंडीव	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/24-3ई-4) पोखरण रोड क्रमांक2 लगत व उत्तरेकडील विकसित भाग वसंतविहार व पवारनगर इत्यादी सर्वे क्रमांक	56200	144500	165200	179300	165200	चौ. मीटर	सर्व्हे नंबर
6/27-4अ) ठाणे खाडी भगतबा माजिवड्याचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर

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Vastukala Consultants (I) Pvt. Ltd.

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## Price Indicators

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Vasant Vihar - Thane West > 2 BHK Flats for Sale in Vasant Vihar - Thane West > 190 Sq-ft
Posted on Nov 01, 22 Property ID: 63352405

**₹1.60 Cr** Get ₹48,000 cashback on Home Loan

2 BHK 1190 Sq-ft Flat For Sale in **Vasant Vihar, Thane**

2 Beds 2 Baths Furnished

Carpet Area 850 sqft * ₹18,824/sqft	Developer <b>Conwood Realty</b>	Project <b>Vasant Vihar</b>
Floor 6 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Study Room	Facing North	Lifts 2

Near Vasant Vihar School

Contact Agent
Get Phone No.

**Contact Agent**

RERA REGISTERED

**Santosh Sokawdekar**  
+91-9800000065

Your Name

Name field can't be left blank. Please enter your name!

Email

Email ID field can't be left blank. Please enter!

IND +91  Mobile Number

Please enter a 10-digit Mobile number!

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

**We can visit this property on your behalf**

Simply tell us the details you wish to know

- LIVE video tour
- Verified Property details
- Verified Photos & videos

[See How It Works](#) →

**More Details**

Price Breakup	₹1.6 Cr   ₹4,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	OC received
Address	<b>Vasant Vihar, Thane West, Maharashtra, Vasant Vihar - Thane West, Thane - Central Thane, Maharashtra</b>
Landmarks	<b>Near Vasant Vihar School</b>
Furnishing	<b>Furnished</b>

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Vasant Vihar - Thane West > 2 BHK Flats for Sale in Vasant Vihar - Thane West > 865 Sq-ft
Posted on Oct 13, 22 Property ID: 63651951

**₹1.30 Cr** Get ₹39,000 cashback on Home Loan

2 BHK 865 Sq-ft Flat For Sale in **Vasant Vihar, Thane**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area 700 sqft * ₹18,571/sqft	Floor 4 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Furnished Status Semi-furnished
Type Of Ownership Co-operative Society	Age Of Construction 10 to 15 years	

Near Vasant Vihar School

Contact Agent
Get Phone No.

**Contact Agent**

**Bharat Sokankar**  
+91-9100000065

Your Name

Name field can't be left blank. Please enter your name!

Email

Email ID field can't be left blank. Please enter!

IND +91  Mobile Number

Please enter a 10-digit Mobile number!

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Simply tell us the details you wish to know

- LIVE video tour
- Verified Property details
- Verified Photos & videos

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**More Details**

Price Breakup	₹1.3 Cr
Booking Amount	₹5.0 Lac
Address	<b>Vasant Vihar, Thane, Vasant Vihar - Thane West, Thane - Central Thane, Maharashtra</b>
Landmarks	<b>Vasant Vihar School</b>
Furnishing	<b>Semi-Furnished</b>
Type of Ownership	<b>Co-operative Society</b>
Overlooking	<b>Main Road</b>



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## Price Indicators

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

Home » Property for sale in Thane » Flats for Sale in Thane » Flats for Sale in Vasant Vihar, Thane West » 2 BHK Flats for Sale in Vasant Vihar, Thane West » 192 Sq-Ft

**₹1.35 Cr** Get ₹40,500 cashback on Home Loan

2 BHK (150 Sq-Ft) Flat For Sale **Vasant Vihar, Thane**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: **700 sqft** ₹19,286/sqft  
 Floor: **7 (Out of 11 Floors)**  
 Additional Rooms: **1 Store Room**

Developer: **Conwood Realty**  
 Project: **Vasant Vihar**  
 Transaction Type: **Resale**  
 Facing: **North**  
 Status: **Ready to Move**  
 Lifts: **2**

Near Vasant Vihar School Thane

Contact Agent Get Phone No.

**More Details**

Price Breakup	₹1.35 Cr   ₹3,500 Monthly
Booking Amount	₹5.1 Lac
Address	Vasant Vihar, Thane West, Maharashtra, Vasant Vihar - Thane West, Thane - Central Thane, Maharashtra
Landmarks	Near Vasant Vihar School Thane
Furnishing	Semi-Furnished
Flooring	Marbonite

Contact Agent: **Santosh Sonawdekar** (+91-9800000065)

Your Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Mobile Number: \_\_\_\_\_

Get Contact Details

**We can visit this property on your behalf**  
 Simply tell us the details you wish to know

LIVE video tour  
 Verified Property details  
 Verified Photos & videos  
 See How it Works

**99acres** Buy Rent Sell Home Loans Post Property

₹1.25 Cr Estimated EM ₹19,836 2BHK 2Baths

Built up area: 850 sq.ft. | 14,705 per sq.ft.

2 Bedrooms, 2 Bathrooms, 1 Balcony

Trivani Society, Vasant Vihar, Mumbai Thane

7 of 12 Floors | West Facing | 10-Year Old

2 people viewed this property yesterday

Places nearby: Thane, Vasant Vihar, Murbida Thane, Mumboli

nikanteshwar mandir, Nandibaba temple, icici bank ATM, Dr. Ravi's Clinic Nursing Home and New Born Centre





## Sales Instances

Index 2		सूची क्र. 2	दुग्धम निबंधक सह दृ. नि. टा. 12 दस्ता क्रमांक 12499/2021 नोदनी Regn 63m
<b>गावाचे नाव : माजिवडे</b>			
(1) विविक्षाचा प्रकार	सेल खंड		
(2) नोंदवटा	12000000		
(3) आकारभास/भांडेपट्टायास/आडविलपट्टाकार आकारणी देणे की पट्टेदार ते समूह करावे	10430793.0		
(4) भू-साधन नोंदविसा व परतक्रमांक/असल्यास	1) पालिकेचे नाव ठाणे म न वा हजर खान - हजर माहिती, खान म 6024 3 ई-4 ( Survey Number 166 Hissa No 2(part) 169 Hissa No 1(part) Survey No 170 Hissa No 13 (Part) and 7 (part) Survey No 171 Hissa No 1 (part) Hissa No 3 (part) Hissa No 4(part) Survey No 172 Hissa No 2+2 (Part) Hissa No 3 (Full) Hissa No 4 (Full) Survey No 173 Hissa No 3 (Part) Survey No 203 B Hissa (part) 203 K Hissa 4+5 (Full) Survey No 204 Hissa No (Part) 205 Hissa (part) 206 Hissa No 1,2,3,4 (Part) Hissa No 9, 6,7 (Full) Survey No 207 Hissa (Full), 304 Hissa No 2, 6,7 (Part) Hissa No 8 (Full) 305 Hissa (part) 306 Hissa No 1,3,5,6 (Full) Hissa No 8,11 (part) )		
(5) क्षेत्रावळ	65.99 चौ मीटर		
(6) आकारणी किंवा चुकी देण्यात आलेला त्रुट			
(7) दस्तऐवज करम देणा-या किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थास असल्यास जमिनाधिके नाव व पत्ता	1) नाव - सनी इरोलाल वेणारी - वय-37 पत्ता-पॉस्ट नं ०२३, माळा नं ७७ मजला, इमारतीचे नाव प विंग. विंगिन नं ५५१, वसंत विहार जमिन टॉवर को-०१, ऑफ. श्रीसिंग सोसायटी लिमिटेड, बॉलिवूड नं - रोड नं, वसंत विहार, पोखरण रोड नं २, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-ABEP140368		
(8) दस्तऐवज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थास असल्यास जमिनाधिके नाव व पत्ता	1) नाव - रमेश अर. कावरावरी - वय-79 पत्ता-पॉस्ट नं ०२३, माळा नं ७७ मजला, इमारतीचे नाव प विंग. विंगिन नं ५५१, वसंत विहार जमिन टॉवर को-०१, ऑफ. श्रीसिंग सोसायटी लिमिटेड, बॉलिवूड नं - रोड नं, वसंत विहार, पोखरण रोड नं २, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-ABEP140368 2) नाव - रमा रमेश कावरावरी - वय-79 पत्ता-पॉस्ट नं ०२३, माळा नं ७७ मजला, इमारतीचे नाव प विंग. विंगिन नं ५५१, वसंत विहार जमिन टॉवर को-०१, ऑफ. श्रीसिंग सोसायटी लिमिटेड, बॉलिवूड नं - रोड नं, वसंत विहार, पोखरण रोड नं २, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-ABEP140368 3) नाव - रमेश रमेश कावरावरी - वय-७९ पत्ता-पॉस्ट नं ०२३, माळा नं ७७ मजला, इमारतीचे नाव प विंग. विंगिन नं ५५१, वसंत विहार जमिन टॉवर को-०१, ऑफ. श्रीसिंग सोसायटी लिमिटेड, बॉलिवूड नं - रोड नं, वसंत विहार, पोखरण रोड नं २, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-ABEP140368 4) नाव - रमेश रमेश कावरावरी - वय-७९ पत्ता-पॉस्ट नं ०२३, माळा नं ७७ मजला, इमारतीचे नाव प विंग. विंगिन नं ५५१, वसंत विहार जमिन टॉवर को-०१, ऑफ. श्रीसिंग सोसायटी लिमिटेड, बॉलिवूड नं - रोड नं, वसंत विहार, पोखरण रोड नं २, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-ABEP140368		
(9) दस्तऐवज करम देण्याचा दिनांक	10/12/2021		
(10) दस्त नोंदणी केण्याचा दिनांक	10/12/2021		
(11) अनुक्रमीक खंड व पृष्ठ	12499/2021		
(12) आकारभासामारी मुद्रांक शुल्क	720000		
(13) आकारभासामारी नोंदणी शुल्क	30000		
(14) सैत			
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<b>गावाचे नाव : माजिवडे</b>			
(1) विविक्षाचा प्रकार	करमनामा		
(2) नोंदवटा	10600000		
(3) आकारभास/भांडेपट्टायास/आडविलपट्टाकार आकारणी देणे की पट्टेदार ते समूह करावे	9172023.04		
(4) भू-साधन नोंदविसा व परतक्रमांक/असल्यास	1) पालिकेचे नाव ठाणे म न वा हजर खान - हजर माहिती, खान म 502/जाचवा मजला विंगिन नं 79 पंचवटी को-०१ को वि. पोखरण रोड नं 2, वसंत विहार, माजिवडे ठाणे व क्षेत्रावळ 60.46 चौ मी कार्टेड खान म 6024 3 ई-4 ( Survey Number 166 Hissa No 2(part) 169 Hissa No 1(part) Survey No 170 Hissa No 13 (Part) and 7 (part) Survey No 171 Hissa No 1 (part) Hissa No 3 (part) Hissa No 4(part) Survey No 172 Hissa No 2+2 (Part) Hissa No 3 (Full) Hissa No 4 (Full) Survey No 173 Hissa No 3 (Part) Survey No 203 B Hissa (part) 203 K Hissa 4+5 (Full) Survey No 204 Hissa No (Part) 205 Hissa (part) 206 Hissa No 1,2,3,4 (Part) Hissa No 9, 6,7 (Full) Survey No 207 Hissa (Full), 304 Hissa No 2, 6,7 (Part) Hissa No 8 (Full) 305 Hissa (part) 306 Hissa No 1,3,5,6 (Full) Hissa No 8,11 (part) )		
(5) क्षेत्रावळ	60.46 चौ मीटर		
(6) आकारणी किंवा चुकी देण्यात आलेला त्रुट			
(7) दस्तऐवज करम देणा-या किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थास असल्यास जमिनाधिके नाव व पत्ता	1) नाव - अरुण हरशंकराल कावरावरी - वय-64 पत्ता-पॉस्ट नं ५०२/७९, माळा नं - इमारतीचे नाव पंचवटी को-०१ को वि. बॉलिवूड नं वसंत विहार पोखरण 2, ठाणे प रोड नं - महाराष्ट्र, ठाणे. पिन कोड -400610 पिन नं-ABEPK42034 2) नाव - नील अरुण कावरावरी - वय-59 पत्ता-पॉस्ट नं ५०२/७९, माळा नं - इमारतीचे नाव पंचवटी को-०१ को वि. बॉलिवूड नं वसंत विहार पोखरण 2, ठाणे प रोड नं - महाराष्ट्र, ठाणे. पिन कोड -400610 पिन नं-ACDPK61606		
(8) दस्तऐवज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्थास असल्यास जमिनाधिके नाव व पत्ता	1) नाव - सुचिन भास्करराव कुलकर्णी - वय-53 पत्ता-पॉस्ट नं 75/603, माळा नं - इमारतीचे नाव अशुभा को-०१ को वि. बॉलिवूड नं वसंत विहार पोखरण 2, ठाणे प रोड नं - महाराष्ट्र, ठाणे. पिन कोड-400610 पिन नं-AXPK95318 2) नाव - सत्यजी एस कुलकर्णी - वय-52 पत्ता-पॉस्ट नं 75/603, माळा नं - इमारतीचे नाव अशुभा को-०१ को वि. बॉलिवूड नं वसंत विहार पोखरण 2, ठाणे प रोड नं - महाराष्ट्र, ठाणे. पिन कोड -400610 पिन नं-BXPK08251		
(9) दस्तऐवज करम देण्याचा दिनांक	25/10/2021		
(10) दस्त नोंदणी केण्याचा दिनांक	25/10/2021		
(11) अनुक्रमीक खंड व पृष्ठ	20570/2021		
(12) आकारभासामारी मुद्रांक शुल्क	636000		
(13) आकारभासामारी नोंदणी शुल्क	30000		
(14) सैत			
दुग्धम निबंधक सह दृ. नि. टा. 2			

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

This exercise is to assess **Fair Market Value** of the property under reference as on **22<sup>nd</sup> December 2022**

The term Value is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller **are** motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

