

# PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd  
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)

Invoice No.  
**PG-1157/21-22**  
Delivery Note  
  
Dispatch Doc No.  
**36418/21082**  
Dispatched through

Dated  
**9-Sep-21**  
Mode/Terms of Payment  
  
Delivery Note Date  
  
Destination

**Cosmos Bank**  
IMCS Thane Branch, IMCS Campus, Plot no C-4 Near  
Automatic bus stop, Opp Uplab company Wagle estate  
Thane  
GSTIN/UIN : 27AAAAT0742K1ZH  
State Name : Maharashtra, Code : 27

Terms of Delivery

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

**Total** ₹ 4,720.00  
E. & O.E

Amount Chargeable (in words)

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

HSN/SAC	Taxable		Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	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>720.00</b>	

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

**Remarks:**

Mr. Harishchandra Gooda Shetty - Residential Flat No. 1003,  
10th Floor, "Oakwood", Oakwood - Ashwood Co-op. Hsg.  
Soc. Ltd., ACME Ozone Project, Village - Chhatrasar  
Manpada, Thane (West).

Company's Service Tax No. **AADCV4303RSD001**  
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

Customer's Seal and Signature

**Company's Bank Details**

Bank Name : **The Cosmos Co-Operative Bank Ltd**  
A/c No. : **0171001022668**  
Branch & IFS Code : **Vileparle & COSB0000017**  
for Vastukala Consultants (I) Pvt Ltd



*(Signature)*  
Authorized Signatory

This is a Computer Generated Invoice

**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Harishchandra Gooda Shetty**

Residential Flat No. 1003, 10<sup>th</sup> Floor, "**Oakwood**", Oakwood – Ashwood Co-op. Hsg. Soc. Ltd., ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'60.0"N 72°58'19.9"E

Think. Valuation Done for: Create

**Cosmos Bank**

**IMCS Thane Branch**

IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Aplab Company Wagle Estate, Thane, State – Maharashtra, Country – India.

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

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

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**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 1003, 10<sup>th</sup> Floor, "Oakwood", Oakwood – Ashwood Co-op. Hsg. Soc. Ltd., ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Mr. Harishchandra Gooda Shetty**.

Boundaries of the property.

North	: Aggarwal Estate
South	: Khewra Cir Road
East	: Shubharambh Society
West	: Smt. Gladys Alvares 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 **₹ 1,64,99,155.00 (Rupees One Crore Sixty Four Lakh Ninety Nine Thousand One Hundred Fifty Five 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.**

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2021.09.13 09:38:19 +05'30'

C.M.D.

Director



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org





Valuation Report of Residential Flat No. 1003, 10<sup>th</sup> Floor, "**Oakwood**", Oakwood – Ashwood Co-op. Hsg. Soc. Ltd., ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, State – Maharashtra, Country – India.

Form 0-1

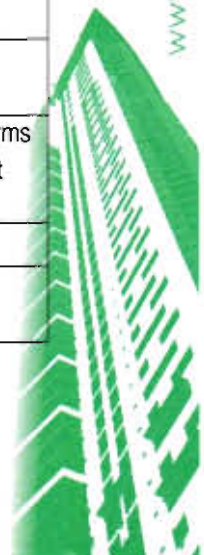
(See Rule 8 D)

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 09.09.2021 for Banking Purpose
2	Date of inspection	08.09.2021
3	Name of the owner/ owners	<b>Mr. Harishchandra Gooda Shetty</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1003, 10 <sup>th</sup> Floor, " <b>Oakwood</b> ", Oakwood – Ashwood Co-op. Hsg. Soc. Ltd., ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Vanita Shetty (Owner's wife) Contact No. 9967020231
6	Location, street, ward no	ACME Ozone Project, Village – Chitalsar Manpada, Thane (West)
	Survey/ Plot no. of land	Gut No. 61/1, 61/2 & Survey No. 46, Hissa No. 2/1, 6, 5 of Village – Chitalsar Manpada
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. = 850.00 Flowerbed Area in Sq. Ft. = 102.00 Total Carpet Area in Sq. Ft. = 952.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 853.00 Wardrobe Area in Sq. Ft. = 33.00 Total Carpet Area in Sq. Ft. = 886.00 (Area as per Agreement for sale)

		Built Up Area in Sq. Ft. = 1063.00 (Agreement Carpet + 20%)
13	Roads, Streets or lanes on which the land is abutting	ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.  (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory 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 local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied



	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 35,000.00 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 law?	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 upon, 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	Year of Completion – 2014 (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, IMCS Thane Branch to assess fair market value as on 09.09.2021 for Residential Flat No. 1003, 10<sup>th</sup> Floor, "Oakwood", Oakwood – Ashwood Co-op. Hsg. Soc. Ltd., ACME Ozone Project, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Mr. Harishchandra Gooda Shetty**.

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

1	Copy of Agreement for sale dated 23.11.2020.
2	Copy of Occupancy Certificate V. P. No. 88 / 142 / TMC / TDD / 298 dated 14.02.2014 issued by Thane Municipal Corporation, Thane.
3	Copy of Commencement Certificate V. P. No. 88 / 142 / TMC / TDD / 354 dated 09.09.2009 issued by Thane Municipal Corporation, Thane.

### LOCATION:

The said building is located at Gut No. 61/1, 61/2 & Survey No. 46, Hissa No. 2/1, 6, 5 of Village – Chitalsar Manpada, Thane. The property falls in Residential Zone. It is at a travelling distance 6 Km. from Thane railway station.

### BUILDING:

The building under reference is having 3 Podium + Stilt + 28 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 10<sup>th</sup> Floor is having 7 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The residential flat under reference is situated on the 10<sup>th</sup> Floor. It consists of 3 Bedroom + Living Room + Dining + Kitchen + 3 Toilets. The residential flat is finished with Italian Marble & Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & concealed electrification & concealed plumbing.





### NOTES

1. I, Sharad 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 9<sup>th</sup> September 2021 is ₹ 1,64,99,155.00 (Rupees One Crore Sixty Four Lakh Ninety Nine Thousand One Hundred Fifty Five Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

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



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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	3 Podium + Stilt + 28 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 10 <sup>th</sup> Floor
3.	Year of construction	2014 (As per occupancy certificate)
4.	Estimated future life	53 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, Aluminum sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Cement plastering, POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	2 Lifts



19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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



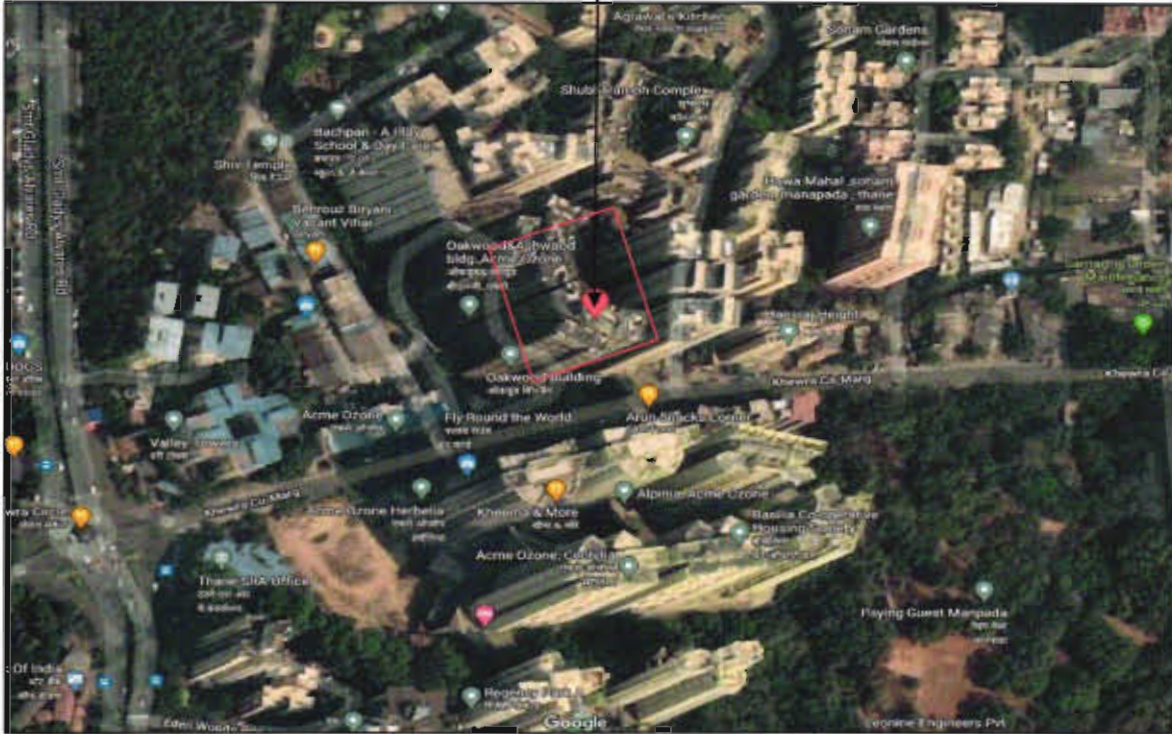
www.vastukala.org





## Route Map of the property

Site, u/r



**Latitude Longitude - 19°13'60.0"N 72°58'19.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Mira Road – 750 M.)**



## 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
Close
Feedback

Year: 2021/2022 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : चितळसर मानरावा

Search By:  Survey No  Location

Select	विवरण	पुनी कमीत	निवासी कमीत	जमीन	कुसरे	जेवोनि*	एकक (Sq./)
SurveyNo	7/31/2-विरलंदानी विठोब कॉम्प्लेक्स	63400	130900	162000	223400	162000	चौ. मीटर
SurveyNo	7/31/3-रुचाल इन्टेड हौ. कॉम्प्लेक्स	41600	111400	113200	139400	113200	चौ. मीटर
SurveyNo	7/31/4-संप्रसिया हौ. कॉ.	35300	84200	103900	124300	103900	चौ. मीटर
SurveyNo	7/31/5-विजयनी पाके हौ. कॉ.	42200	95700	117100	141300	117100	चौ. मीटर
SurveyNo	7/31/A-3ई-3) चितळसर मानरावा गावातील उपविभाग "अ" व "ब" वरचला इतर सर्व सर्वे संवर्धित/एच संवर्ध ( गावठाण ) शीट क्रमांक 1	43100	108900	128100	160500	128100	चौ. मीटर

123

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## Price Indicators

Mumbai, Thane | Mangada | Apartments | 3 BHK | 1,96,850 per sq.ft. | 90 to 100 sq.ft.

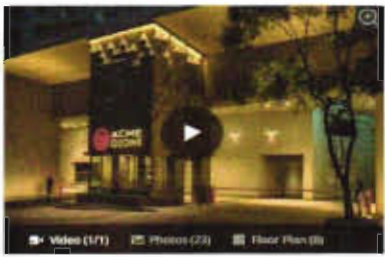
**1.8 Cr** (₹ 1,76,850 per sq.ft.)  
 Estimated EM: 2 | 43.767

**3BHK 3Baths**  
 Residential Apartment for Sale  
 Acme Ozone Mangada, Mumbai Thane, Mumbai

REGISTRATION NO: 79130001003 | Website: <https://maharashtra.mahasirca.gov.in>

Overview | Society | Dealer Details | Recommendations | Price Trends

**SOCIETY (32)**



Video (1/1) | Photos (23) | Floor Plan (8)

- Area**  
 Carpet area: 984.25 sq.ft. (91.44 sq.m.)
- Price**  
 1.8 Crore  
 @ 1,96,850 per sq.m. [View Price Details](#)
- Floor Number**  
 24<sup>th</sup> of 36 Floors
- Configuration**  
 3 Bedrooms, 3 Bathrooms, No Balcony
- Address**  
 Acme Ozone Mangada, Mumbai Thane
- Property Age**  
 1 to 5 Year Old [View Construction Status](#)

Transaction Type: **Resale** | Property Ownership: **Freehold** | Furnishing: **Furnished** | Facing: **1 Covered**

Power Backup: **None** | Property Club: **H57600980**  
[www.99acres.com/H57600980](http://www.99acres.com/H57600980)

**About Property**  
 Address: Mangada, Mumbai Thane, Mumbai  
 A 3 bhk flat is available for sale in mumbai thane mangada. This east facing property is a part of . The carpet area is 910sq.ft. It has three bathrooms.

Mumbai, Thane | Mangada | Apartments | 3 BHK | 1,77,763 per sq.ft. | 90 to 100 sq.ft.


**1.7 Cr** (₹ 1,77,763 per sq.ft.)  
 Estimated EM: 2 | 43.790

**3BHK 3Baths**  
 Residential Apartment for Sale  
 Acme Ozone Mangada, Mumbai Thane, Mumbai

REGISTRATION NO: 79170001003 | Website: <https://maharashtra.mahasirca.gov.in>

Overview | Society | Dealer Details | Recommendations | Price Trends

**SAMPLE (12) | SOCIETY (32)**



Photos (1/13)

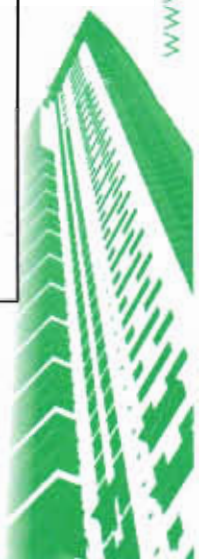
- Area**  
 Carpet area: 957 sq.ft. (88.91 sq.m.)
- Price**  
 1.7 Crore  
 @ 1,77,763 per sq.ft. [View Price Details](#)
- Floor Number**  
 12<sup>th</sup> of 30 Floors
- Configuration**  
 3 Bedrooms, 3 Bathrooms, No Balcony
- Address**  
 Acme Ozone Mangada, Mumbai Thane
- Facing**  
 North
- Ownership**  
 Others
- Property Age**  
 1 to 5 Year Old [View Construction Status](#)

Why should you consider this property?  
**SAPT Winner**

Transaction Type: **Resale** | Property Ownership: **Freehold** | Facing: **Others** | Furnishing: **Unfurnished**

Power Backup: **Yes** | Water Supply: **Municipal corporat...** | Power Backup: **Full**

Property Club: **J57646170**  
[www.99acres.com/J57646170](http://www.99acres.com/J57646170)



## Price Indicators

Home > Mumbai > Mumbai Thane > Maroldi > Apartment > 3 BHK > 1.6 Cr > 107sq. 130sq.ft.

Posted on Jul 21, 2021 | Ready to move

**1.6 Cr** @ 12,075 per sq.ft. **3BHK 3Baths**  
 Estimated EMI ₹ 11,127 788  
 Residential Apartment for Sale  
 Acme Ozona Maroldi Mumbai Thane Mumbai

REGISTRATION: REGISTERED Registration No: F91100001033 Website: <http://maharashtra.mahashila.gov.in>

Overview Society Dealer Details Recommendations Price Trends

PROPERTY ID: SOCIETY (32)

**Area**  
 Built Up area: 1325 sq.ft. (123.1 sq.m.)  
 Carpet area: 825 sq.ft. (76.65 sq.m.)

**Configuration**  
 3 Bedrooms, 3 Bathrooms, No Balcony

**Price**  
 1.6 Cr+ Govt Charges & Tax @ 12,075 per sq.ft. (negotiable) view Price Details

**Location**  
 Acme Ozona Maroldi, Mumbai Thane

**Floor Number**  
 2<sup>nd</sup> of 27 Floors

**Facing**  
 East

**Property Age**  
 5 to 10 Year Old view Construction Details

Why should you consider this property:  
 Close to Market Close to School Close to Bank

Transaction Type: Resale  
 Width of facing road: 50.0 Feet

Property Ownership: Co-operative S...  
 Gated Community: Yes

Flooring: Vitrified  
 Parking: 1 Covered, 0 Open

Furnishing: Furnished  
 Water Source: Municipal corporati...

Home > Mumbai > Mumbai Thane > Maroldi > Apartment > 3 BHK > 1.65 Cr > 107sq. 880sq.ft.

Posted on Aug 16, 2021 | Ready to move

**1.65 Cr** @ 18,750 per sq.ft. **3BHK 3Baths**  
 Estimated EMI ₹ 13,31 786  
 Residential Apartment for Sale  
 Acme Ozona Maroldi Mumbai Thane Mumbai

REGISTRATION: REGISTERED Registration No: F91100001033 Website: <http://maharashtra.mahashila.gov.in>

Overview Society Dealer Details Recommendations Price Trends

PROPERTY ID: SOCIETY (32)

**Area**  
 Carpet area: 880 sq.ft. (81.15 sq.m.)

**Configuration**  
 3 Bedrooms, 3 Bathrooms, No Balcony with Pooja Room

**Price**  
 1.65 Cr+ Govt Charges & Tax @ 18,750 per sq.ft. view Price Details

**Location**  
 Acme Ozona Maroldi, Mumbai Thane

**Floor Number**  
 8<sup>th</sup> of 26 Floors

**Facing**  
 South

**Overlooking**  
 Park/Garden, Main Road

**Property Age**  
 5 to 10 Year Old view Construction Details

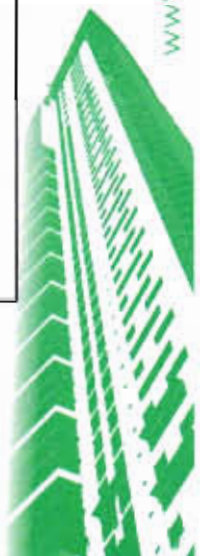
Why should you consider this property:  
 24x7 Water Visitor Parking Available

Transaction Type: Resale  
 Width of facing road: 154.0 Feet  
 Property ID: 257715192  
 www.2bopre.com/257715192

Property Ownership: Freehold  
 Gated Community: Yes  
 Parking: 1 Covered

Flooring: Vitrified  
 Water Source: Municipal corporati...

Furnishing: Unfurnished  
 Town Gas: Partial







**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 **₹ 1,64,99,155.00 (Rupees One Crore Sixty Four Lakh Ninety Nine Thousand One Hundred Fifty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Vastukala, email=cmchalikwar@vastukala.org, c=IN,  
serial=2021.08.11.09:30:25+05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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