

PROFORMA INVOICE

(DUPLICATE FOR SUPPLIER)

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 Contact : Dial +91 22 28371325 Fax +91 22 28371324 E-Mail : accounts@vastukala.org Buyer (Bill to) Cosmos Bank 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.	Dated
	PG-155/21-22	11-May-21
	Delivery Note	Mode/Terms of Payment
	Dispatch Doc No.	Delivery Note Date
	19916/32592	
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	4,000.00
				360.00
				360.00
Total				₹ 4,720.00

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
Total			360.00		360.00	720.00

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

Remarks:

Mr. Sachin Digamber Matondkar & Mrs. Shalaka Sachin Matondkar - Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN - 400 607, 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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Namrata
 Authorised Signatory

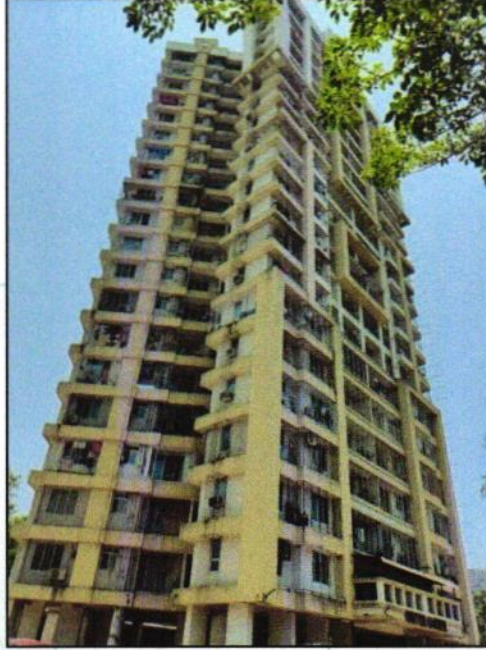


SUBJECT TO MUMBAI JURISDICTION

Computer Generated Invoice No Signature Required
Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sachin Digamber Matondkar & Mrs. Shalaka Sachin Matondkar**

Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India

Latitude Longitude: 19°14'26.3"N 72°58'13.5"E

Valuation Done for:

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Cosmos Bank

Ghodbunder Road Branch

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West - 400 610, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Navi Mumbai • Aurangabad • Nanded





VALUATION OPINION REPORT

The property bearing Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India belongs to **Mr. Sachin Digamber Matondkar & Mrs. Shalaka Sachin Matondkar.**

Boundaries of the property.

North	Internal Road
South	Kothari Compound
East	Hollyhock, Cosmos Lounge
West	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 1,01,02,290.00 (Rupees One Crore One Lakh Two Thousand Two Hundred Ninety 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 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=Mumbai, email=csd@vastukala.org,
c=IN
Date: 2021.05.11 14:58:14 +05'30'

Sharadkumar B. Chalikwar
C.M.D. Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

Mumbai

121, 1st Floor, Akruti 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

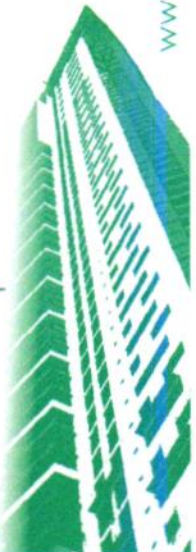
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

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



Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

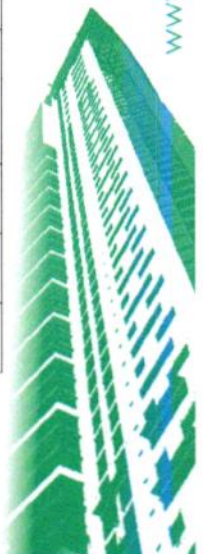
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

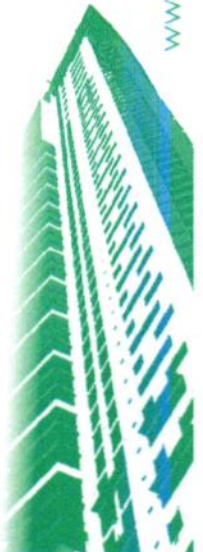
1	Purpose for which the valuation is made	To assess the Fair Market Value as on 11.05.2021 for Bank Loan Purpose
2	Date of inspection	10.05.2021
3	Name of the owner/ owners	Mr. Sachin Digamber Matondkar & Mrs. Shalaka Sachin Matondkar
4	If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	Residential Flat No. 4B, 4 th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India
6	Location, street, ward no	Village – Chitalsar Manpada, Taluka – Thane, District – Thane
7	Survey/ Plot no. of land	Gat No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All available at near by
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto, Taxies and Private cars
LAND		
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 585.00 Balcony Area in Sq. Ft. = 60.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 632.00 Built Up Area in Sq. Ft. = 759.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Village – Chitalsar Manpada, Taluka – Thane, 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	N.A.



	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
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.	Yes
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.	N.A.
21	Attach a dimensioned site plan	Attached
	IMPROVEMENTS	
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
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
26	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
	RENTS	
	(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	N.A.
	(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. (R)
SALES		
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.	N.A.
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. 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.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Construction - 2011 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N.A.
43	For items of work done on contract, produce copies of agreements	N.A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
45	Remarks	Think. Innovate. Create



PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Ghodbunder Road Branch, we have valued Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India belongs to **Mr. Sachin Digamber Matondkar & Mrs. Shalaka Sachin Matondkar**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 06.08.2010
2.	Copy of Amended Commencement Certificate No. V.P. No. 2005/160 / TMC / TDD / 317 dated 20.08.2009 issued by Thane Municipal Corporation

LOCATION:

The said building is located at Gat No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A of Village Chitalsar Manpada, Taluka – Thane, District – Thane, State - Maharashtra, Country - India It is at a travel distance of 6.9Km from Thane Railway station. The surrounding locality is residential.

BUILDING:

The building under reference is having Stilt + 20 upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for residential purpose. 4th floor is having 6 Residential Flat. 2 Lifts is provided in the building.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Balcony. The Residential Flat is finished with Vitrified tiles flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Powder coated Aluminium Sliding windows & Concealed electrification.



Valuation as on 11th May 2021

The Built Up Area of the Residential Flat : 759.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building : 2011 (As per site information)
 Expected total life of building : 60 Years
 Age of the building as on 2021 : 10 Years
 Cost of Construction : 759.00 X 2,600.00 = ₹ 19,73,400.00
 Depreciation : $\{(100-10) \times 10\} / 60.00 = 15.00\%$
 Amount of depreciation : ₹ 2,96,010.00
 Guideline rate obtain from the stamp Duty Ready Reckoner : ₹ 1,08,900.00 Sq. M. i.e.
 ₹ 10,117.00 Sq. Ft.
 Guideline rate obtain from the stamp Duty Ready Reckoner after Depreciate : ₹ 1,03,303.00 Sq. M. i.e.
 ₹ 9,597.00 Sq. Ft.

Value of property as on 11.05.2021 : (759.00 Sq. Ft. X ₹ 13,700.00 = ₹ 1,03,98,300.00)

(Area of property x market rate of developed land & Residential premises as on 2021 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.05.2021 : =(₹ 1,03,98,300.00 - ₹ 2,96,010.00)
 =₹ 1,01,02,290.00
 Value of the property : ₹ 1,01,02,290.00
 The realizable value of the property : ₹ 90,92,061.00
 Distress value of the property : ₹ 80,81,832.00
 Insurable value of the property : ₹ 19,73,400.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 4B, 4th Floor, "Winter Garden", Cosmos Lounge, Ghodbunder Road, Village - Chitalsar Manpada, Thane (West), Taluka & District - Thane, PIN – 400 607, State - Maharashtra, Country - India for this particular purpose at **₹ 1,01,02,290.00 (Rupees One Crore One Lakh Two Thousand Two Hundred Ninety Only)** as on 11th May 2021.



NOTES

1. I, Sharadkumar 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 10th May 2021 is at **₹ 1,01,02,290.00 (Rupees One Crore One Lakh Two Thousand Two Hundred Ninety 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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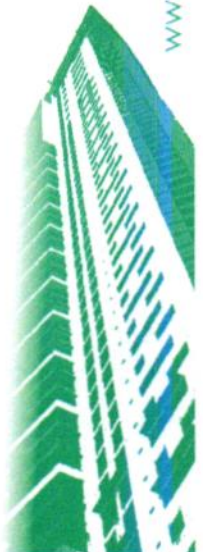
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ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Stilt + 20 upper floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 4 th Floor
3	Year of construction	2011 (As per site information)
4	Estimated future life	50 years Subject to proper, preventive periodic maintenance and 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 frame door with flush doors, Powder coated aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement Plastering with POP false ceiling
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring :surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	Good
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Superior
17	Compound wall Height and length Type of construction	5'.6" High, R.C.C. columns 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



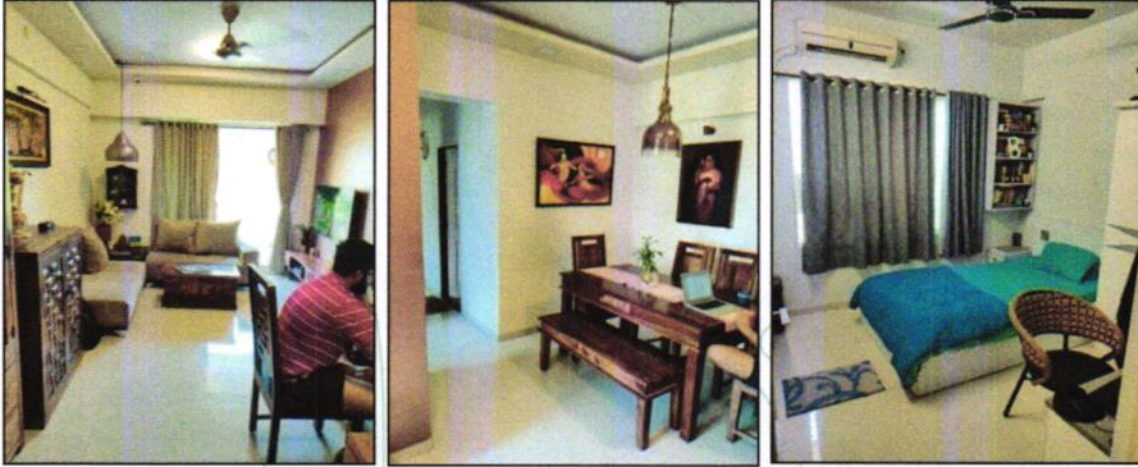
20	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
21	Pumps- no. and their horse power	May be provide as per requirement
22	Roads and paving within the compound approximate area and type of paving	Stilt + Open Car Parking. Chequered tile in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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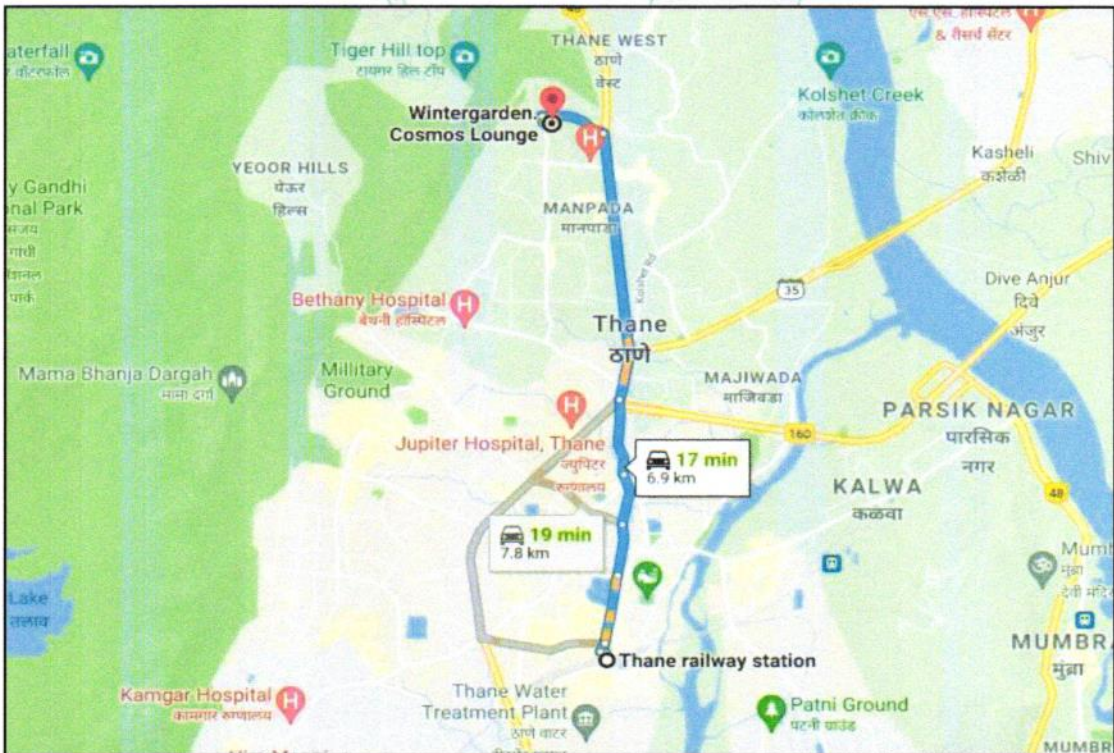


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude: 19°14'26.3"N 72°58'13.5"E


Note: The Blue line shows the route to site from nearest railway station (Thane – 6.9 Km)

Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner



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

Annual Statement of Rates

Year: 20212022 Language: English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गाबाचे नाव : चिंतडसर मानपाडा
 Search By: Survey No Location

Select	उपविभाग	सुची नं.द्वारा	निवासी वटनिकर	खंडीय दुकाने	वैवैकिक	एकक (रु.॥)
SurveyNo	7/31/2-द्विजनेदानी मिहोम कॉलेज	63400	130900	162000	223400	162000
SurveyNo	7/31/3-दलबाळ इस्टेट ही. कॉलेज	41600	111400	113200	139400	113200
SurveyNo	7/31/4-मंगलिया ही. कॉ.	36300	84200	103900	124300	103900
SurveyNo	7/31/5-रिजनी गार्ड ही. कॉ.	42200	96700	117100	141300	117100
SurveyNo	7/31/A-3E-3) चिंतडसर मानपाडा गाबातील उपविभाग "ब" व "क" बसवणा इतर सर्वे सर्वे नंबर/सिटीएस नंबर (गावठाण) शीट क्रमांक 1	43100	108900	128100	150500	128100
123						



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Sale Instance

3034337		सूची क्र.2	दुपयम निबंधक : सह दु.नि.ठाणे 7
11-05-2021			दस्ता क्रमांक : 3034/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : चितळसर मानपाडा			
(1) विवेकाचा प्रकार	करारनामा		
(2) प्रतीबद्धता	10243000		
(3) बाजारमूल्य, मंडीपेट वारच्या बाबतिलपेटाकर आकारणी देणे वी पेटदेदार ते समुद्र करावे)	8507006.64		
(4) भू.संपादन,पेटडिग्रास व धारकरनामक,असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे चितळसर/मानपाडा विभाग क्रमांक:-7/31-3ई-3 मध्ये,सदनिका क्रमांक:-2404,24 वा मजला,बी.नं.05,केस-5,युनिक विस्तास,चितळसर मानपाडा,तालुका व जिल्हा ठाणे,त्या सोबत वन कार पार्किंग,गट नं.59ए,हिस्सा नं.16बी/1/1/1,गट नं.59ए,हिस्सा नं.16बी/2/1/1,गट नं.59ए,हिस्सा नं.2/ बी,गट नं.59ए/2/जी/1,गट नं.59ए/2/जी/2,सदनिके चे क्षेत्रफळ:- 64.56 चौ.मी.कारपेट,कार पार्किंग चे क्षेत्रफळ:-13.94 चौ.मी.((GAT NUMBER : 59/ ए ; HISSA NUMBER : 16बी/1/1/1 ;))		
(5) क्षेत्रफळ	64.56 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दारलपेवज करण देणा-या/जिम्न केल्या-या पालिकेचे नाव किंवा दिवानी न्यायालयचा हुकूमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोसाले वी ब्रेकअपले लर्कि अधिकृत लडी कारणा दिवेस सी.राड लर्कि कु.गु.महुपुन लिडींग इन्कर - वय:-38, पत्ता:-पर्वीट नं:-, गाळा नं: 1 वा मजला , इमारतीचे नाव: हर्षे प्लाझा , ब्लॉक नं: पूतम विहार ब्लॉकनेकर,सेक्टर-2, रोड नं: गिरारोड पूर्व, महाराष्ट्र, ठणे. पिन कोड:-401107 फोन नं:-AEMPD0391K		
(8)दारलपेवज करण देणा-या पालिकेचे व किंवा दिवानी न्यायालयचा हुकूमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश एस. टीकारे -- वय:-59, पत्ता:-पर्वीट नं:- 4, गाळा नं:-, इमारतीचे नाव: देव दरींग विलिडिंग, ब्लॉक नं: टी.एच.कटारिया, रोड नं: माहीम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 फोन नं:-AABPT0768M 2): नाव:-राधी प्रकाश टीकारे -- वय:-50, पत्ता:-पर्वीट नं:- 4, गाळा नं:-, इमारतीचे नाव: देव दरींग विलिडिंग, ब्लॉक नं: टी.एच.कटारिया, रोड नं: माहीम,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 फोन नं:-AELPT2039M		
(9) दारलपेवज करण दिव्याचा दिनांक	28/12/2020		
(10)दस्ता नोंदणी केल्याचा दिनांक	23/02/2021		
(11)अनुक्रमांक,पॉड व पृष्ठ	3034/2021		
(12)बाजारमूल्यप्रमाणे मुद्रांक शुल्क	307300		

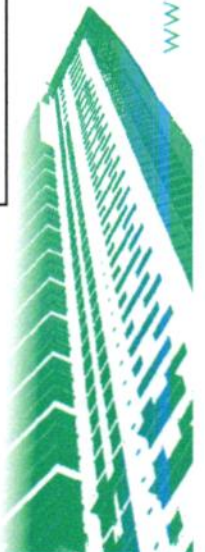
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M2



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1.20 Cr **2 BHK Flat for sale in Manpada, Thane**
for sale in Cosmos Lounge. [Manpada, Thane](#)



Owner
SUNDIP PAL

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: May 07, '21




17 photos

Bedrooms 2	Bathrooms 2	Balcony 1
Super area 1050 sqft + 0 11.43sqft	Carpet area 785 sqft + 0 18.287sqft	Loading 25%
Developer Cosmos Group	Project Cosmos Lounge	
Status Ready to Move	Transaction type Resale	Floor 19 (Out of 20 Floors)
		Car parking 19 Covered

Contact Owner

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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Manpada > 2 BHK Flats for Sale in Manpada > 900 Sq.ft Property ID: 3193271

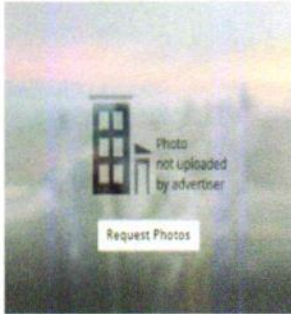
99.0 Lac **2 BHK Flat for sale in Manpada, Thane**
for sale in Happy Valley. [Manpada, Thane](#)



Owner
Sagar Ravariya

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: Apr 28, '21




Request Photos

Bedrooms 2	Bathrooms 2	Loading 12%
Super area 900 sqft + 0 11.000sqft	Carpet area 790 sqft + 0 12.532sqft	
	Project Happy Valley	
Status Ready to Move	Transaction type Resale	Floor 1 (Out of 7 Floors)
		Car parking None

Contact Owner

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Price Indicator

1.4 Cr @ 13,658 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 1,11,819
 Residential Apartment for Sale
 in Cosmos Lounge, Manpada, Mumbai Thane, Mumbai

REERA STATUS: NOT AVAILABLE Website: <https://maharera.t. Maharashtra.gov.in>

Overview Society Owner Details Recommendations Price Trends

PROPERTY (1) SAMPLE (10) SOCIETY (14)

Area
 Built Up area: 1025 sq.ft. (95.23 sq.m.)
 Carpet area: 759 sq.ft. (70.51 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 2 Balconies with Study Room

Price
 ₹ 1.4 Crore+ Govt Charges & Tax @ 13,658 per sq.ft. (vegeonable)

Address
 Cosmos Lounge Manpada, Mumbai Thane

Floor Number
 8th of 21 Floors

Facing
 North East

Overlooking
 Main Road

Property Age
 10+ Year Old

1.12 Cr @ 10,666 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 99,455
 Residential Apartment for Sale
 in Cosmos Lounge, Manpada, Mumbai Thane, Mumbai

REERA STATUS: NOT AVAILABLE Website: <https://maharera.t. Maharashtra.gov.in>

Overview Society Owner Details Recommendations Price Trends

PROPERTY (1) SAMPLE (10) SOCIETY (14)

Area
 Super Built up area 1050 sq.ft. (97.55 sq.m.)
 Carpet area: 760 sq.ft. (70.61 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Price
 ₹ 1.12 Crore+ Govt Charges & Tax @ 10,666 per sq.ft. (vegeonable) View Price Details

Address
 Cosmos Lounge Manpada, Mumbai Thane

Floor Number
 2nd of 19 Floors

Facing
 South East

Overlooking
 Main Road

Property Age
 5 to 10 Year Old



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **11th May 2021**

The term Fair Market 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.



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 neighbourhood 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 is at **₹ 1,01,02,290.00 (Rupees One Crore One Lakh Two Thousand Two Hundred Ninety Only)**

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=Mumbai,
email=sharad@vastukala.org, c=IN
Date: 2021.05.11 14:58:31 +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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