

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Jyotsna Vora, Himanshu Vora & Tejas Vora**

Row House No. 101, Ground + 2 Upper Floors, "Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.", Plot No. 19
Survey No. 8/2/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District - Pune
PIN - 410 401, State - Maharashtra, Country - India.

Latitude Longitude - 18°46'00.5"N 73°24'29.9"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



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Row House No. 101, Ground + 2 Upper Floors, "Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.", Plot No. 19, Survey No. 8/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District - Pune, PIN - 410 401, State - Maharashtra, Country - India belongs to **Jyotsna Vora, Himanshu Vora & Tejas Vora**.

Boundaries of the property.

North : Bungalow
South : Internal Road & Honey Bee Resort
East : D. P. Road
West : 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 ₹ **2,99,25,600.00 (Rupees Two Crore Ninety-Nine Lakh Twenty-Five Thousand Six 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
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.27 10:14:38 +05'30'



Auth. Sign.



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Valuation Report of Row House No. 101, Ground + 2 Upper Floors, "**Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.**", Plot No. 19, Survey No. 8/2/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District – Pune, PIN - 410 401, 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 26.07.2024 for Bank Loan Purpose
2	Date of inspection	16.07.2024
3	Name of the owner/ owners	Jyotsna Vora, Himanshu Vora & Tejas Vora
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	Address: Row House No. 101, Ground + 2 Upper Floors, " Ananta Bliss Estate Co-op. Hsg. Soc. Ltd. ", Plot No. 19, Survey No. 8/2/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District – Pune, PIN - 410 401, State – Maharashtra, Country – India. Contact Person: Mr. Himanshu Vora (Owner) Contact No.: 9819388393
6	Location, street, ward no	Village - Tungarli, Lonavala, Taluka - Maval, District - Pune
7	Survey/ Plot no. of land	Plot No. 19, Survey No. 8/2/2/2/1
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	

Area as per actual site measurement:		
Particulars	Carpet Area in Sq. Ft.	
Ground / Stilt Floor	1054.24	
First Floor	659.41	
Balcony Area	81.28	
Second Floor	484.57	
Balcony Area	56.52	
Pocket Terrace	163.60	
Top Terrace Area	401.47	
Area as per Deed of Allotment and Transfer:		
Floor	Built-up Area in Sq. M.	i.e. in Sq. Ft.
Ground	28.00	301.39
First	78.00	839.60
Second	59.90	644.76
Total	165.90	1785.75
Attached Terrace Area	18.20	195.90
Open Balcony / Terrace Area	36.80	396.12
Total	55.00	592.02
As per Deed of Allotment and Transfer Total Built-up area 2022.00 Sq. Ft. (i.e. Built-up Area 1785.75 + 40% of Attached Terrace and Open Balcony / Terrace Area.), which is considered for valuation.		
13	Roads, Streets or lanes on which the land is abutting	Village - Tungarli, Lonavala, Taluka - Maval, District - Pune
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	Information not available

	contribution still outstanding?	
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.
	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
	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 LMC norms Percentage actually utilized – Details not available
26	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	₹ 61,000.00 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	N. A.

	tenant?	
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.
	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.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Row House. 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Construction – 2023 (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.
	Remark: As per site inspection found approved stilt floor area covered and used for 1 bed room and living room, the same is not considered for our valuation. Also, all balconies and flower bed area are enclosed in the habitable area of 1 st floor & 2 nd floor. Hence, our valuation issued on the basis of agreement built up area statement and approved plan area only.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 26.07.2024 for Row House No. 101, Ground + 2 Upper Floors, "Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.", Plot No. 19, Survey No. 8/2/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District – Pune, PIN - 410 401, State – Maharashtra, Country – India belongs to **Jyotsna Vora, Himanshu Vora & Tejas Vora**.



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We are in receipt of the following documents:

1	Copy of Deed of Allotment And Transfer dated 11.07.2024 between M/s. Alumina Chemicals Corporation (Party of the First Part), Mahendra Chimanlal Shah (Party of the Second Part), (i) Raju Shah, (ii) Tushar Shah, (iii) Samir Shah (Party of the Third Part), Sonal Pinakin Shah (Party of the Fourth Part), Payal Vikram Shah (Party of the Fifth Part), Jyotsna Jawahar Vora, Himanshu Jawahar Vora, Tejas Jawahar Vora (Party of the Sixth Part) – the Promoters AND Jyotsna Vora, Himanshu Vora & Tejas Vora – the Allottee(s)
2	Copy of Occupancy Certificate No. ENG/BP/55/15-16+38/2016-17/3252/Occupancy/2022-23/4442 dated 10.03.2023 issued by Lonavala Nagar Parishad, Maval, District Pune.
3	Copy of Share Certificate No. 1 bearing Nos. 001 to 005 having 5 Shares of Rs. 50/- each dated 10.07.2024 in the name of Himanshu J. Vora, Tajas J. Vora & Jyotsna J. Vora issued by Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.
4	Copy of Approved Building Plan No. ENG/BP/55/15-16+38/2016-17/3252/Occupancy/2022-23/4442 dated 10.03.2023 issued by Lonavala Municipal Council

LOCATION:

The said Row House is constructed on Plot No. 19 at Survey No. 8/2/2/1 of Village - Tungarli, Lonavala, Taluka - Maval, District – Pune and within the limits of Lonavala Municipal Council. The property falls in Residential Zone. It is at a travelling distance of 2.6 km. from Lonavala railway station.

BUILDING:

The row house under reference is having Ground + 2 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 row house is used for residential purpose. Provision for 1 lift.

Residential Row House (as per actual site):

The residential row house under reference is situated on the ground + 2 upper floors. It consists of 4 Bedrooms + Living Room + Dining Area + Kitchen + 5 Toilets + Passage + Provision for lift area + Balconies + Pocket Terrace + TopTerrace Area (i.e. **4 BHK + 5 Toilets**). The residential row house is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing, POP false ceiling etc.

Residential Row House (as per Approved plan):

The residential row house under reference is situated on the ground + 2 upper floors. It consists of Stilt Area + 3 Bedrooms + Living Room + Dining Area + Kitchen + 3 Toilets + 1 W.C Passage + Provision for lift area + Balconies + Pocket Terrace + TopTerrace Area (i.e. **3 BHK + 3 Toilets + 1 W.C**). The residential row house is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing, POP false ceiling etc.



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Valuation as on 26th July 2024

Total Built-up Area of the Residential Row House	:	2022.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2023 (As per Occupancy Certificate)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	01 Year
Cost of Construction	:	2022.00 Sq. Ft. X ₹ 3,000.00 = ₹ 60,66,000.00
Depreciation $\{(100-10) \times 01 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	Not Applicable
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 50,470.00 per Sq. M. i.e. ₹ 4,689.00 per Sq. Ft.
Guideline rate (after deprecation)	:	N.A. the building age is below 5 years
Prevailing market rate (inclusive of Car Parking Space)	:	₹ 12,000.00 per Sq. Ft.
Value of property as on 26.07.2024	:	2022.00 Sq. Ft. X ₹ 12,000.00 = ₹ 2,42,64,000.00
Cost of Interior		2022.00 Sq. Ft. X ₹ 2,800.00 = ₹ 56,61,600.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property as on 26.07.2024	:	₹ 2,99,25,600.00
Total Value of the property	:	₹ 2,99,25,600.00
The realizable value of the property	:	₹ 2,69,33,040.00
Distress value of the property	:	₹ 2,39,40,480.00
Insurable value of the property (2022.00 X 3,000.00)	:	₹ 60,66,000.00
Guideline value of the property (2022.00 X 4,689.00)	:	₹ 94,81,158.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Row House No. 101, Ground + 2 Upper Floors, "Ananta Bliss Estate Co-op. Hsg. Soc. Ltd.", Plot No. 19, Survey No. 8/2/2/2/1, Village - Tungarli, Lonavala, Taluka - Maval, District – Pune, PIN - 410 401, State – Maharashtra, Country – India for this particular purpose at **₹ 2,99,25,600.00 (Rupees Two Crore Ninety-Nine Lakh Twenty-Five Thousand Six Hundred Only)** as on date **26th July 2024**.



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NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26th July 2024 is ₹ 2,99,25,600.00 (Rupees Two Crore Ninety-Nine Lakh Twenty-Five Thousand Six 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:



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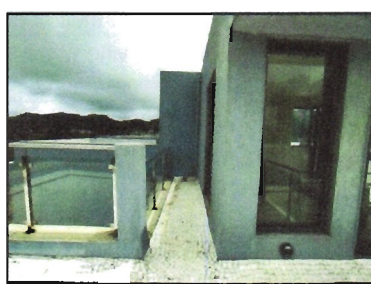
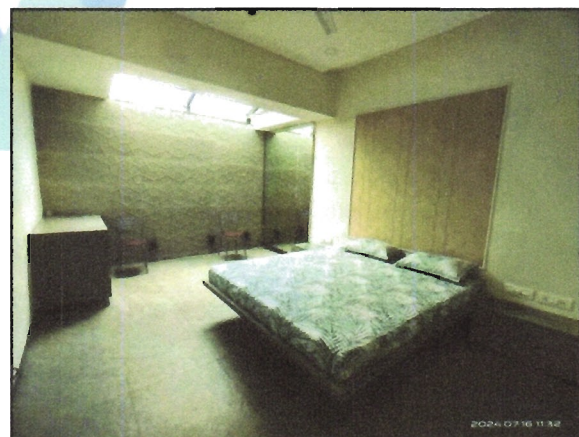
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Row House situated on Ground + 2 Upper Floors
3.	Year of construction	Year of Construction – 2023 (As per Occupancy Certificate)
4.	Estimated future life	59 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	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
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	Provided
18.	No. of lifts and capacity	Provisions made for 1 lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 18°46'00.5"N 73°24'29.9"E

Note: The Blue line shows the route to site from nearest railway station (Lonavala – 2.6 km.)




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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

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Year 20242025 **Language** English

Annual Statement of Rates

Selected District पुणे

Select Taluka मावळ

Select Village मांजे : तुंगार्ली

Search By Survey No Location

Enter Survey No 8

उपविभाग	कुती जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
17-तुंगार्ली - नगर रचना योजना 10 आर विभाग (सी सेक्टर विभाग)	13800	50470	58070	63830	0	ची. मीटर	अंतीम प्लॉट नंबर
18-तुंगार्ली - हायवेच्या उत्तरेकडील नगर रचना योजना हृदीपर्यंत व दक्षिणेकडील क्षेत्र 10 आर विभाग (सी सेक्टर विभाग)	9730	55140	62870	63140	0	ची. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Row House	50,470.00			
No increase or for row house located on Ground + 2 Upper Floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	50,470.00	Sq. Mt.	4,689.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / row house / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which row house is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

magicbricks
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₹4.0 Cr | EMI - ₹1,80L | [Get Loan offers from 34+ banks](#)

4 BHK For Sale in **Tungarli, Lonavala**



+14 Photos

4 Beds 3 Baths 3 Balconies Unfurnished

Carpet Area 2670 sqft - ₹14,981/sqft	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished
Type Of Ownership Co-operative Society	Age Of Construction 10 to 15 years	

✓ East Facing Property

Contact Owner
Request Site Visit

More Details

Price Breakup	₹4 Cr ₹8,415
Address	Tungarli, Lonavala, Maharashtra
Landmarks	Near Hotel Radisson
Furnishing	Unfurnished
Flooring	Ceramic Tiles
Type of Ownership	Co-operative Society
Overlooking	Garden/Park, Pool

[View all details](#) ▼

Description: For sale, G1 floor 5BHK villa converted to 4BHK, fully furnished. In a wellmaintained gated society in Lonavala, Tungarli road, around 300 metres from Radisson Hotel. Carpet area of... [Read more](#)

Contact Owner

Property	4 BHK for sale in Tungarli Lonavala		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	2670.00	3204.00	3844.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 14,981.00	₹ 12,484.00	₹ 10,404.00

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Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
HI, BINU S... Post P

₹ 7.51 Cr | EMI: ₹ 3,39L | Can I afford it?

4 BHK For Sale in [Tungarli, Lonavala](#)

4 Beds 7 Baths 4 Balconies 3 Covered Parking

Super Built-Up Area 6533 sqft - ₹11-₹9/sqft	Super Built-Up Area 6533 sqft - ₹11-₹9/sqft	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Store Room	Facing West
Furnished Status Semi-Furnished	Car Parking 3 Covered, 2 Open	Type Of Ownership Freehold

Contact Owner
Check Availability
Last contact made 1 day ago

More Details

Price Breakup	₹7.51 Cr ₹5,000
Bidding Amount	₹11.0 Lac
Address	Plot 56, Gold Valley Sector E, Near Radisson Resort, Tungarli, Lonavala - 410401, Tungarli, Lonavala, Maharashtra
Landmarks	1 minute from Radisson Resort n Jain Temple and 3 minutes from Fariyas
Furnishing	Semi-Furnished
Flooring	Vitrified, Marbonite
Type of Ownership	Freehold

[View all details ▾](#)

Description: Indulge in luxurious living with this exquisite 4 BHK villa for sale in Tungarli, Lonavala. Spanning a generous 6533 sqft of super built-up area, this new construction is a testament... [Read more](#)

Contact Owner

Property	4 BHK for sale in Tungarli Lonavala		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	4536.81	5444.17	6533.00
Percentage	20%	20%	-
Rate Per Sq. Ft.	₹ 16,553.00	₹ 13,795.00	₹ 11,495.00

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Vastukala Consultants (I) Pvt. Ltd.
Valuers & Appraisers
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Interior Designers
Chartered Engineers (I)
I.E.V. Council
Lodh Road
Mumbai - 400005
MH2010 PTC207889

Price Indicators

₹3.50 Cr EMI: ₹158L | Can I afford it?

4 BHK For Sale in **Tungarli, Lonavala**

4 Beds | 4 Baths | 3 Balconies | 2 Covered Parking

Carpet Area: 3137 sqft - ₹1157/sqft

Transaction Type: New Property | Status: Ready to Move

Additional Rooms: 1 Study Room | Facing: East | Furnished Status: Furnished

Car Parking: 2 Covered | Type Of Ownership: Freehold | Age Of Construction: New Construction

East Facing Property | Newly Constructed Property | Offer: Pay 10% on Booking & Rest on Possession

More Details

Price Breakup: ₹3.5 Cr | ₹1

Booking Amount: ₹5.0 Lac

REPA ID: Ready To Move

Address: Tungarli, Lonavala, Pune., Tungarli, Lonavala, Maharashtra

Landmarks: Tungarli walking distance from Heart of the Lonavla Market Area.

Furnishing: Furnished

Flooring: Granite, Vitrified

[View all details](#)

Description: 4 bnh Luxurious Villa at Tungarli, Lonavala Price 3.50 Cr Superb Mountain View Plot 5087 sq ft approx. Built up 3137 sq ft approx. Address Tungarli Fully Furnished designs Swimming. [Read more](#)

Property	4 BHK for sale in Tungarli Lonavala		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	3137.00	3764.40	4517.28
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 11,157.00	₹ 9,298.00	₹ 7,748.00

Sales Instance

3658427 11-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयाम निबंधक : सह दु.नि. लोणावळा दस्त क्रमांक : 3658/2024 नोंदणी : Regn 83m
गावाचे नाव : तुंगार्ली		
(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मोबदला	28500000	
(3) बाजारभाड/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	14405785.70	
(4) भू. मापन, पॉटहिस्सा व धरक्रमांक(अस्त्यास)	1) पालिकेचे नाव:लोणावळाइतर वर्जन ; इतर माहिती: लोणावळा नगरपालिकेच्या हद्दीतील वॉर्ड तुंगार्ली येथील गांव मीजे तुंगार्ली,ता.लुका मावळ,जिल्हा पुणे येथील जमीन यांसी सर्व्हे नं 50 हिस्सा नं 1/1,सर्व्हे नं 51 हिस्सा नं 1,सर्व्हे नं 51 हिस्सा नं 2 या जमीनीवर बांधलेली स्कीम 'मॉन्ट वर्त व्हॅलेंशीया' या स्कीम मधील बंगला नं 7 अे तळ + पहिला मजला मिळून एकूण कारपेट क्षेत्र 157.37 चौ मी म्हणजेच 1694 चौ फूट व टेरस यांसी कारपेट क्षेत्र 27.40 चौ मी व राईट टू युज गार्डन स्पेस यांसी क्षेत्र 191.09 चौ मी तसेच 'मॉन्ट वर्त व्हॅलेंशीया' को ऑप हॉसिंग सोसायटी लि या सोसायटीचे शेयर सर्टिफिकेट सह ही मिळकत सदर दस्तावे विषय आहे। (Survey Number : 50/1/1 AND OTHERS ; MILKAT NUMBER : BUNGALOW NO 7A IN MONT VERT VALENCIA CHSL ;)	
(5) क्षेत्रफळ	1694 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तरुलता सतीश राहा - - बघ:-65 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं 21/22, स्वस्तिक बिल्डिंग, स्वस्तिक सोसायटी, एन एस रोड नं 1, जे एच पी डी स्कीम, विले पार्ले वेन्ट. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AADPS0777K 2): नाव:-सोनल पराग राहा - - बघ:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं 17, स्वस्तिक बिल्डिंग, स्वस्तिक सोसायटी, प्लॉट नं 8, एन एस रोड नं 1, जे एच पी डी स्कीम, भाईदास हॉल घ्या समोर, विले पार्ले वेन्ट. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AQOPS1855M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता बजाज - - बघ:-50, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं 503, बिल्डिंग 6, एन आर आय कॉम्प्लेक्स, सीवुड्स एस्टेट्स, सेक्टर 54, 56 व 58, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AJFPS1211D 2): नाव:-सजय कुमार बजाज - - बघ:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं 503, बिल्डिंग 6, एन आर आय कॉम्प्लेक्स, सीवुड्स एस्टेट्स, सेक्टर 54, 56 व 58, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAFP89651B	
(9) दस्तऐवज करून दिव्याचा दिनांक	14/06/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	3658/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1710000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचाराल घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Property	Bungalow		
Source	INDEX II		
Floor	-		
	Carpet	Built Up	Saleable
Area	1694.00	2032.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 16,824.00	₹ 14,020.00	-

Sales Instance

1692427 24-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. लोणावळा: दस्त क्रमांक : 1692/2024 नोंदणी : Regn:63m
गावाचे नाव : तुंगार्ली		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	13400000	
(3) बाजारभाद(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13260480.2	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: बंगला नं -18,बिल्डिंग बी -3,गुडविल अबोड,सर्वे नं -19,हिस्सा नं -5,तुंगार्ली,लोणावळा तालुका -मावळ,जिल्हा -पुणे,क्षेत्रफळ -132.5 चौ.मी कारपेट एरिया((Survey Number : 19 ; HISSA NUMBER : 5 ;))	
(5) क्षेत्रफळ	132.5 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) वस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शैलेश छगनलाल नंदा - - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 10 वा मजला ,नीलकंठ व्हॅली नंदादेवी राजावाडी ,घाटकोपर (इस्ट) मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं.-AACPN0665L 2): नाव:-परेशा परेश नंदा तर्फे कु मू म्हणून शैलेश छगनलाल नंदा - - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 10 वा मजला ,नीलकंठ व्हॅली ,नंदादेवी राजावाडी ,घाटकोपर (इस्ट) मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं.-AACPN0672M 3): नाव:-हेतल नितीन नंदा तर्फे कु मू म्हणून शैलेश छगनलाल नंदा - - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 10 वा मजला ,नीलकंठ व्हॅली ,नंदादेवी राजावाडी ,घाटकोपर (इस्ट) मुंबई , ब्लॉक नं. -, रोड नं. -, मुम्बई. पिन कोड:-400077 पॅन नं.-AACPN0664M 4): नाव:-मान्यता देणार - गुडविल डेव्हलपर्स तर्फे प्रोप्रायटर श्री हकीम असगराली लकडावाला तर्फे कु मू दिनेश शंकर शिंदे - वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं -2 आणि 8 मजला ,गुडविल एक्सलन्सी ,सेक्टर 17 ,वाशी ,नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAWPL3768L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय चांदमल परमार - - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 365/31 ममता बंगलो ,एकबोटे कॉलनी शारदा क्लोनिक जवळ ,रिक्षा स्टॅड पुढे ,पुणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं.-ACMPP8789K	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1692/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	804000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Property	Bungalow		
Source	INDEX II		
Floor	-		
	Carpet	Built Up	Saleable
Area	1426.23	1711.48	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 9,395.00	₹ 7,829.00	-

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th July 2024**.

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.

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 ₹ **2,99,25,600.00** (Rupees Two Crore Ninety Nine Lakh Twenty Five Thousand Six Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.27 10:15:05 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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