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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Trupti Naresh Jalgaonkar**

Residential Flat No. 103, 1st Floor, Building No A/2, "**Prestige Garden A2 Co-Op. Hsg. Soc. Ltd.** ",
Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida
Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State
- Maharashtra, Country - India.

Latitude Longitude : 19°12'0.8"N 72°57'54.6"E

Intended User:

Cosmos Bank
FORT BRANCH

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort,
Mumbai, Maharashtra 400001

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

BI-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

This is to certify that the property bearing Residential Flat No. 103, 1st Floor, Building No A/2, "**Prestige Garden A2 Co-Op. Hsg. Soc. Ltd.** ", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India belongs to **Mrs. Trupti Naresh Jalgaonkar** .

Boundaries of the property

North	: Internal Road
South	: Building No. A/1
East	: Internal Road
West	: Service Road & Eastern Express Highway

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 for this particular purpose at **₹ 1,60,23,780.00 (Rupees One Crore Sixty Lakhs Twenty Three Thousands Seven Hundred And Eighty 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.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Residential Flat No. 103, 1st Floor, Building No A/2, "Prestige Garden A2 Co-Op. Hsg. Soc. Ltd. ", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, 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 Fair Market Value as on 22.11.2024 for Housing Loan Purpose.
1	Date of inspection	21.11.2024
3	Name of the owner / owners	Mrs. Trupti Naresh Jalgaonkar
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	Address: Residential Flat No. 103, 1 st Floor, Building No A/2, "Prestige Garden A2 Co-Op. Hsg. Soc. Ltd. ", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India. Contact Person : Mrs. Trupti Naresh Jalgaonkar (Owner) Contact No. 7303539313
6	Location, Street, ward no	Almeida Road Village - Panchpakhadi, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Panchpakhadi, Plot No - 412 of Thane Town Planning Scheme No. 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	Upper 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
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 818.80 (Area as per Site measurement) Carpet Area in Sq. Ft. = 721.00 Terrace Area in Sq. Ft. = 96.00</p> <p>Carpet Area in Sq. Ft. = 837.00 (Area As Per Agreement for sale) Carpet Area in Sq. Ft. = 729.00 Open Terrace Area in Sq. Ft. = 109.00)</p> <p>Built Up Area in Sq. Ft. = 1004.40 (Carpet Area + 20%)</p> <p>All the above areas are within 2% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, Thane (West) Taluka - Thane , District - Thane , Pin - PIN - 400 601
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
	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	34,700.00 (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 rent?	N. A.

37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, FORT BRANCH Branch to assess Fair Market Value as on 22.11.2024 for Residential Flat No. 103, 1st Floor, Building No A/2, "**Prestige Garden A2 Co-Op. Hsg. Soc. Ltd.** ", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India belongs to **Mrs. Trupti Naresh Jalgaonkar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.20490 / 2024 Dated 18.11.2024 between Mr. Yashwant Shankar Duduskar & Mrs. Akshaya Yashwant Duduskar(The Transferor) And Mrs. Trupti Naresh Jalgaonkar (The Transferee).
2)	Copy of Occupancy Certificate No.93 / 062 / TMC / TDD / 118 Dated 02.06.2009 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.93 / 062 / TMC / TDD / 520 Dated 14.11.2008 issued by Thane Municipal Corporation.



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Location

The said building is located at bearing Plot No - 412 of Thane Town Planning Scheme No. 1 in Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 601. The property falls in Residential Zone. It is at a traveling distance 2.4 Km. from Thane Railway Station.

Building

The building under reference is having Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

Valuation as on 22nd November 2024

The Carpet Area of the Residential Flat	:	837.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	1004.40 Sq. Ft. X ₹ 2,800.00 = ₹ 28,12,320.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$:	22.50%
Amount of depreciation	:	₹ 6,32,520.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,40,900/- per Sq. M. i.e. ₹ 13,090/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,26,772/- per Sq. M. i.e. ₹ 11,778/- per Sq. Ft.
Value of property	:	837.00 Sq. Ft. X ₹ 19,900 = ₹ 1,66,56,300
Total Value of property as on 22nd November 2024	:	₹ 1,66,56,300.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 22nd November 2024	:	₹ 1,66,56,300.00 - ₹ 6,32,520.00 = ₹ 1,60,23,780.00
Total Value of the property	:	₹ 1,60,23,780.00
The realizable value of the property	:	₹ 1,44,21,402.00
Distress value of the property	:	₹ 1,28,19,024.00
Insurable value of the property (1004.40 X 2,800.00)	:	₹ 28,12,320.00

Guideline value of the property (1004.40 X 11778.00)	: ₹1,19,12,184.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1st Floor, Building No A/2, "**Prestige Garden A2 Co-Op. Hsg. Soc. Ltd.** ", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India for this particular purpose at **₹ 1,60,23,780.00 (Rupees One Crore Sixty Lakhs Twenty Three Thousands Seven Hundred And Eighty Only)** as on 22nd November 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **22nd November 2024** is **₹ 1,60,23,780.00 (Rupees One Crore Sixty Lakhs Twenty Three Thousands Seven Hundred And Eighty 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- VALUATION

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

Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 12 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 1 st Floor
3	Year of construction	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 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



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Technical details		Main Building
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering + POP Finish.
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 Plumbing with Conduit & Concealed Electrical wiring
	(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	: All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC 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

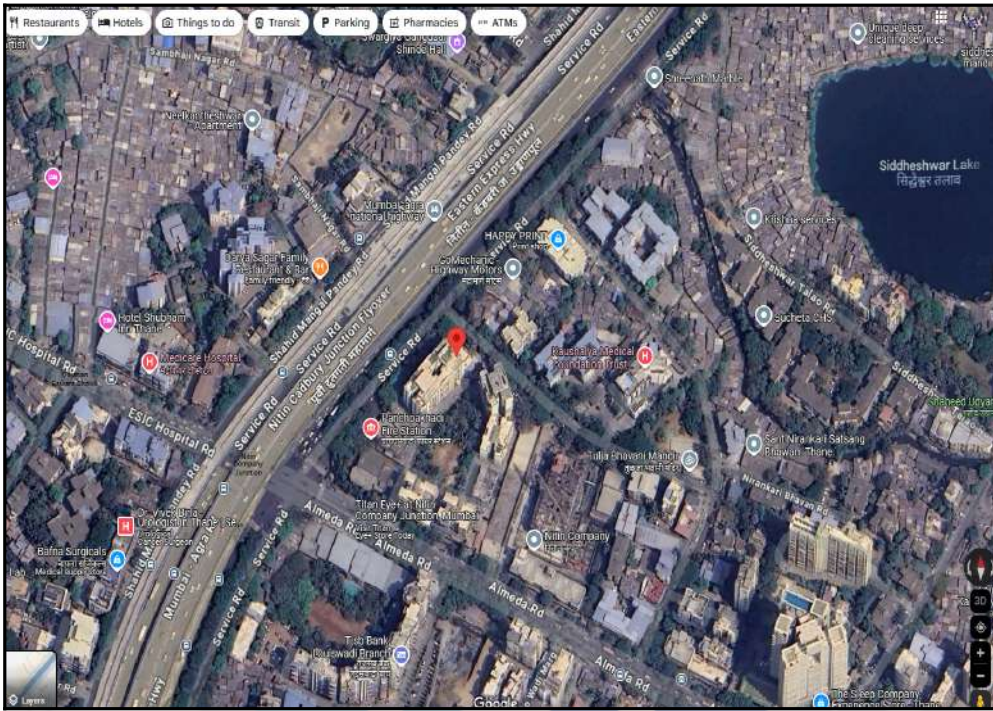
Actual Site Photographs



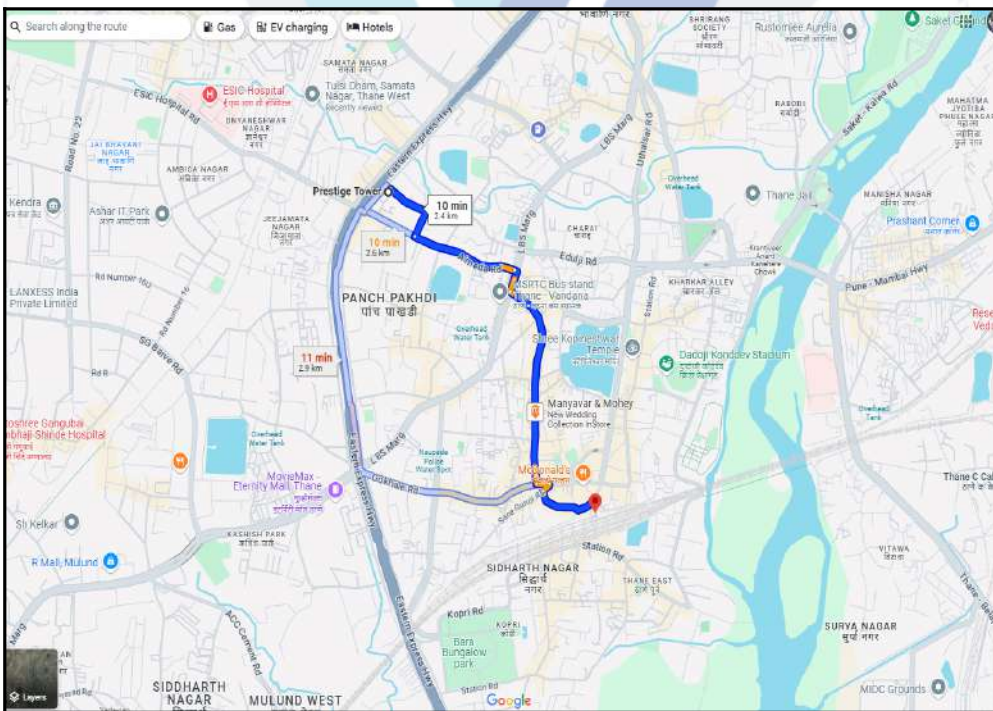
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°12'0.8"N 72°57'54.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 2.4 Km.).




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/15-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अे-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/15-5ब) गावठाण गा.पाडा, डेअरी फार्म कॉफ व नर्सरी तलाव सर्वे नंबर	46000	101800	117500	127200	117500	चौ. मीटर	सर्वेक्षण नंबर
5/18-5ई) मुंबई आग्रा द्रुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम भुखंड क्रमांक / सर्वे नंबर	52600	140900	160600	190100	160600	चौ. मीटर	अंतीम प्लॉट नंबर
2)-खालील नमुद केलेले सर्वे नंबर नकाशावर आढळून येत नाही.	0	0	0	0	0	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	140900			
Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,40,900.00	Sq. Mtr.	13,090.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	52600			
The difference between land rate and building rate(A-B=C)	88,300.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,26,772.00	Sq. Mtr.	11,778.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

Location of Flat / Commercial Unit in the building	Rate
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a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	730.00	876.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,918.00	₹18,265.00	-

99 acres
Post property FREE

Home > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Panch Pakhadi > 2 BHK Flats for sale in Panch Pakhadi

₹1.6 Cr

@ 15,686 per sq.ft.

Estimated EMI ₹1,27,793

2BHK 2Baths

Flat/Apartment for Sale

in Prestige Gardens, Panch Pakhadi, Thane West

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview

Dealer Details Price Trends Explore Locality Recommendations Article >

AMBUT ESTATE
Jay Solanki
FEATURED DEALER | Member Since Aug, 2017

Contact Dealer FREE

Ready to move Property | Posted on Nov 01, 2024

Videos (1)

★ 2 people shortlisted this property since last week

Property (7)

Area

Built Up area: 1020 sq.ft. (94.76 sq.m)

Carpet area: 730 sq.ft. (67.82 sq.m)

Price

₹ 1.6 Crore+ Govt Charges & Tax @ 15,686 per sq.ft. (Negotiable) [View Price Details](#)

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony with Others

Address

Prestige Gardens
Panch Pakhadi, Thane West

Floor Number

1st of 11 Floors

Facing

North

Overlooking

Park/Garden

Property Age

10+ Year Old

Places nearby View All (50)

Panch Pakhadi, Thane West

Nuri Baba Darga

Dr Subodh Mehtas Advance Orthopedic and Joint Replacement Center

Aadhar Hospital

Bapat Nursin →

Why you should consider this property?




Price Indicators




Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,080.00	1,296.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,296.00	₹17,747.00	-

magicbricks
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Login ▾

₹2.30 Cr EMI - ₹1,044 | [How much loan can I get?](#)

2 BHK Flat For Sale in Prestige Garden, Thane West, Thane

2 Beds
2 Baths
2 Balconies
Unfurnished
Visitor Parking

Carpet Area 1080 sqft ₹21,296/sqft	Developer PRESCON	Project Prestige Garden	Floor 1(Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Facing West	Furnished Status Unfurnished

✓ Near by Sai Baba Temple

[Contact Owner](#)
[Get Phone No.](#)
Last contact made 3 days ago

More Details

Price Breakup	₹2.3 Cr
Address	Thane West, Thane West, Thane, Maharashtra
Landmarks	Near by Sai Baba Temple
Furnishing	Unfurnished
Flooring	Marble, Granite, Marbonite

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	12th		
	Carpet	Built Up	Saleable
Area	750.00	900.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

11/22/24, 10:11 AM

igr_16395

1639573

27-01-2024

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 16395/2022

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करवते	11935375.464
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: टेरस फ्लॉट नं. 1202,बारावा मजला,हार्मोनी प्रेस्टिज गार्डन,हार्मोनी को.ऑ.हो.सो.लि.,अल्मेडा रोड,नितीन कंपनी जवळ,पांचपाखाडी,ठाणे पफ्लॉटचे क्षेत्र 63.63 चौ. मी. कार्पेट म्हणजेच 685 चौ. फूट कार्पेट ओपन टेरस 5.10 चौ. मी. कार्पेट म्हणजेच 65 चौ. फूट कार्पेट म्हणजेच एकूण क्षेत्र 750 चौ. फूट(Final Plot Number : 410 and 412 T.P.S. No.1 ;)
(5) क्षेत्रफळ	750 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अविनाश वसंत जानेफळकर - वय:-69 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-1, सत्या सोसायटी, गोखले रोड, इनकम टॅक्स ऑफिस जवळ, नोपाडा, ठाणे प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAKPJ5002F 2): नाव:-सविता अविनाश जानेफळकर - वय:-64 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-1, सत्या सोसायटी, गोखले रोड, इनकम टॅक्स ऑफिस जवळ, नोपाडा, ठाणे प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAOPJ9338C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारती मयुरेश सहस्रबुद्धे - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 304, हार्मोनी, प्रेस्टिज गार्डन, अल्मेडा रोड, नितीन कंपनी जवळ, ठाणे प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AMRPA2783M 2): नाव:-कुमुद अनिल अत्रे - वय:-72; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 703, ए विंग, अटलांटिस, नामदेववाडी रोड, गणपती कारखाना जवळ, ठाणे प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ABCPA8368A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2022
(11) अनुक्रमांक,खंड व पृष्ठ	16395/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थैरा	
मुल्पांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	654.00	784.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,113.00	₹15,928.00	-

11/22/24, 10:08 AM		igr_11228	
11228335 15-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2 दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 11228/2024 नोंदणी : Regn:63m	
गावाचे नाव : पांचपाखाडी			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	12500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10555382.6		
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 404, चौथा मजला, बी-2 विंग, प्रेस्टिज गार्डन बी-1 एण्ड बी-2 को-ऑप.हौ.सो.लि., नितीन कंपनी जवळ, अल्हेडा रोड, पांचपाखाडी, ठाणे प. - 400601, सदनिकेचे क्षेत्रफळ 60.77 चौ. मी. कारपेट म्हणजेच 654.125 चौ. फूट कारपेट व ओपन टेरेसचे क्षेत्रफळ 4.08 चौ. मी. कारपेट म्हणजेच 44.00 चौ. फूट कारपेट((Final Plot Number : Final Plot No. 410 & 412, Town Planning Scheme No. 1 ;))		
(5) क्षेत्रफळ	654.125 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-सीमा विजय भोळे . वय:-56 पत्ता:-प्लॉट नं. फ्लॉट नं. 404, माळा नं. चौथा मजला, बी-2 विंग, इमारतीचे नाव: प्रेस्टिज गार्डन बी-1 एण्ड बी-2 को-ऑप.हौ.सो.लि., ब्लॉक नं. नितीन कंपनी जवळ, अल्हेडा रोड, रोड नं. पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AQHPB0319A 2): नाव.-विजय विनायक भोळे . वय:-58 पत्ता:-प्लॉट नं. फ्लॉट नं. 404, माळा नं. चौथा मजला, बी-2 विंग, इमारतीचे नाव: प्रेस्टिज गार्डन बी-1 एण्ड बी-2 को-ऑप.हौ.सो.लि., ब्लॉक नं. नितीन कंपनी जवळ, अल्हेडा रोड, रोड नं. पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AGSPB1350Q		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-शरद सीताराम टेंबे . वय:-85; पत्ता:-प्लॉट नं. फ्लॉट नं. 11, माळा नं. , इमारतीचे नाव: पुष्कराज को-ऑप.हौ.सो.लि., ब्लॉक नं. लोकमान्य लेन, अहिल्या देवी गार्डन जवळ, रोड नं. सेंट जॉन दि बाप्टिस्ट हायस्कूल जवळ, चरई, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AEYPT4305D 2): नाव.-वर्षा शरद टेंबे . वय:-80; पत्ता:-प्लॉट नं. फ्लॉट नं. 11, माळा नं. , इमारतीचे नाव: पुष्कराज को-ऑप.हौ.सो.लि., ब्लॉक नं. लोकमान्य लेन, अहिल्या देवी गार्डन जवळ, रोड नं. सेंट जॉन दि बाप्टिस्ट हायस्कूल जवळ, चरई, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AFAPT3095F 3): नाव.-शीतल टेंबे . वय:-49; पत्ता:-प्लॉट नं. फ्लॉट नं. 11, माळा नं. , इमारतीचे नाव: पुष्कराज को-ऑप.हौ.सो.लि., ब्लॉक नं. लोकमान्य लेन, अहिल्या देवी गार्डन जवळ, रोड नं. सेंट जॉन दि बाप्टिस्ट हायस्कूल जवळ, चरई, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-ALGPD5555J 4): नाव.-विशाल शरद टेंबे . वय:-45; पत्ता:-प्लॉट नं. फ्लॉट नं. 11, माळा नं. , इमारतीचे नाव: पुष्कराज को-ऑप.हौ.सो.लि., ब्लॉक नं. लोकमान्य लेन, अहिल्या देवी गार्डन जवळ, रोड नं. सेंट जॉन दि बाप्टिस्ट हायस्कूल जवळ, चरई, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AFCPT3357A		
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2024		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd November 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 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 1,60,23,780.00 (Rupees One Crore Sixty Lakhs Twenty Three Thousands Seven Hundred And Eighty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

