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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey**

Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Landscape Heritage", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India.

Latitude Longitude : 19°11'19.7"N 73°10'34.7"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan West 421301



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Landscape Heritage ", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey.**

Boundaries of the property

North : Wing - B / Pale Road
South : Open Plot
East : Open Plot
West : Building No. 1

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 **₹ 49,91,000.00 (Rupees Forty Nine Lakhs Ninety One Thousands 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.05 15:48:38 +05'30'

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



Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Landscape Heritage", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, 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 05.02.2025 for Housing Loan Purpose.
1	Date of inspection	29.01.2025
3	Name of the owner / owners	Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey
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: Residential Flat No. 302, 3 rd Floor, Building No 2, Wing - A, "Landscape Heritage", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India. Contact Person : Mr. Sachidanand Pandey (Owner) Contact No. 9822448793
6	Location, Street, ward no	Village - Pale, District - Thane
7	Survey / Plot No. of land	Village - Pale New Survey No - 49/2A
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 635.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 523.00 Dry Balcony Area in Sq. Ft.= 22.00 Balcony Area in Sq. Ft.= 16.00 Terrace Area in Sq. Ft.= 74.00</p> <p>Carpet Area in Sq. Ft. = 524.00 Cupboard Area in Sq. Ft.= 18.00 Balcony Area in Sq. Ft.= 55.00 Open Terrace Area in Sq. Ft.= 76.00 Ornamental Project Area in Sq. Ft.= 40.00 Carpet Area in Sq. Ft. = 713.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 855.60 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Pale, Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 501
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?	Owner Occupied - Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per AMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,400.00 (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 – 2021 (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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 05.02.2025 for Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "**Landscape Heritage**", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3890/2021 Dated 31.03.2021 between M/s. Landscape Infrastructure (The Developers) And Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey(The purchaser).
2)	Copy of RERA Certificate No.P51700020548 Dated 22.04.2019 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate No.ANP / NRV / BP / 2020 - 2021 / 1084 / 9094 / 42 Dated 28.01.2021 issued by Ambernath Municipal Council.
4)	Copy of Approved Building Plan No.ANP / NRV / BP / 2020 - 2021 / 1084 / 9094 / 42 Dated 28.01.2021 issued by Ambernath Municipal Council.



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5)	Copy of Occupancy Certificate No.ANP / NRV / 2021 - 2022 / 574 Dated 02.08.2021 issued by Ambernath Municipal Council.
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Location

The said building is located at Village - Pale, Taluka - Ambernath, District - Thane, PIN Code - 421 501. The property falls in Residential Zone. It is at a traveling distance 3.1 KM from Ambernath Railway Station.

Building

The building under reference is having Stilt + 14 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 Good. The building is used for Residential purpose. 3rd Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Balcony + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 5th February 2025

The Carpet Area of the Residential Flat	:	713.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	855.60 Sq. Ft. X ₹ 2,500.00 = ₹ 21,39,000.00
Depreciation $\{(100 -) \times (4 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 37,100/- per Sq. M. i.e. ₹ 3,447/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	713.00 Sq. Ft. X ₹ 7,000 = ₹49,91,000
Total Value of property as on 5th February 2025	:	₹49,91,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 5th February 2025	:	₹ 49,91,000.00 - ₹ 0.00 = ₹ 49,91,000.00
Total Value of the property	:	₹ 49,91,000.00
The realizable value of the property	:	₹44,91,900.00
Distress value of the property	:	₹39,92,800.00

Insurable value of the property (855.60 X 2,500.00)	:	₹21,39,000.00
Guideline value of the property (855.60 X 3308.00)	:	₹28,30,325.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "**Landscape Heritage**", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India for this particular purpose at **₹ 49,91,000.00 (Rupees Forty Nine Lakhs Ninety One Thousands Only)** as on 5th February 2025

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 **5th February 2025** is **₹ 49,91,000.00 (Rupees Forty Nine Lakhs Ninety One Thousands 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.



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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

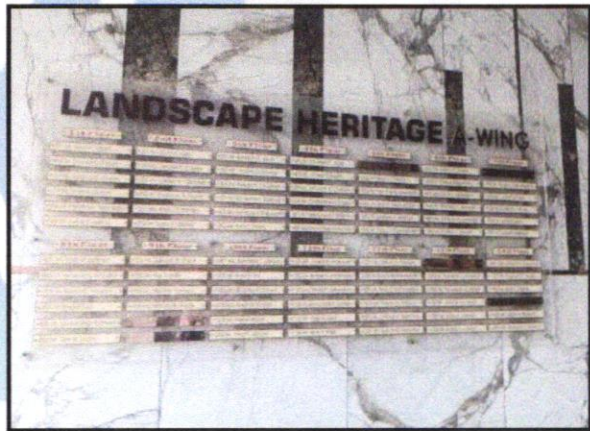
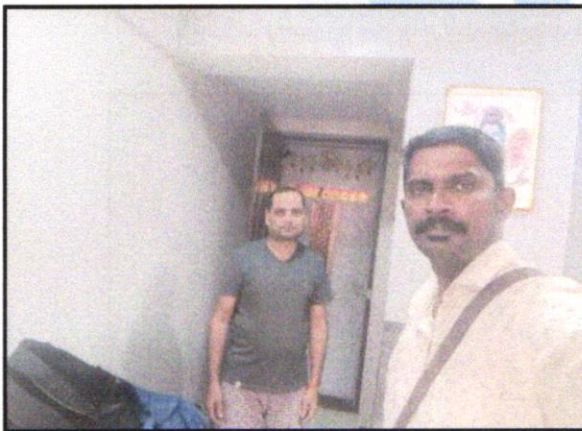
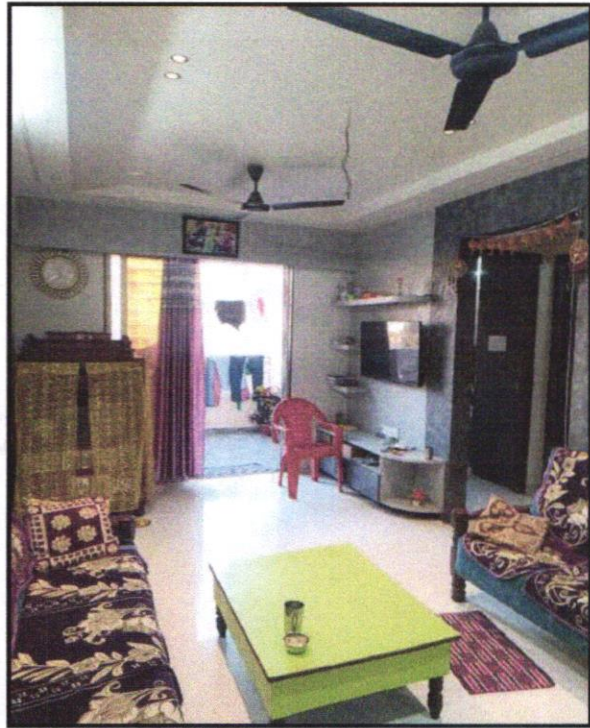
Technical details		Main Building
1	No. of floors and height of each floor	: Stilt + 14 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	: 2021 (As per occupancy certificate)
4	Estimated future life	: 56 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" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified Tile 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 plumbing with C.P. fittings. Concealed Electrical wiring
	(ii) Class of fittings: Superior/Ordinary/ Poor.	

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	2 Lifts
19	Underground sump – capacity and type of construction	:	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



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Route Map of the property



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



Longitude Latitude: 19°11'19.7"N 73°10'34.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Ambarnath - 3.1 KM).

Ready Reckoner Rate

DIVISION / VILLAGE : CHIKHLOLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambarnath Municipal Council					
Land Mark	D) All properties of Village Pala.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/16	7240	37100	42900	48700	42900
Gaothan, Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 80, 81, 82, 83, 119, 120, 121						
<input type="button" value="Compare With Previous Year"/> +						

Stamp Duty Ready Reckoner Market Value Rate for Flat	37100			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	37,100.00	Sq. Mtr.	3,447.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7240			
The difference between land rate and building rate(A-B=C)	29,860.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	35,607.00	Sq. Mtr.	3,308.00	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
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

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	495.83	595.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,059.00	₹5,882.00	-




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1 BHK Flat In Seasons Park For Sale In Am...

Pale Gaon, Behind Rangoli Hotel, Pipeline Road, Amber



Loan Verified

₹ 35 Lacs

Non-negotiable

₹ 20,060/Month

Estimated EMI

595

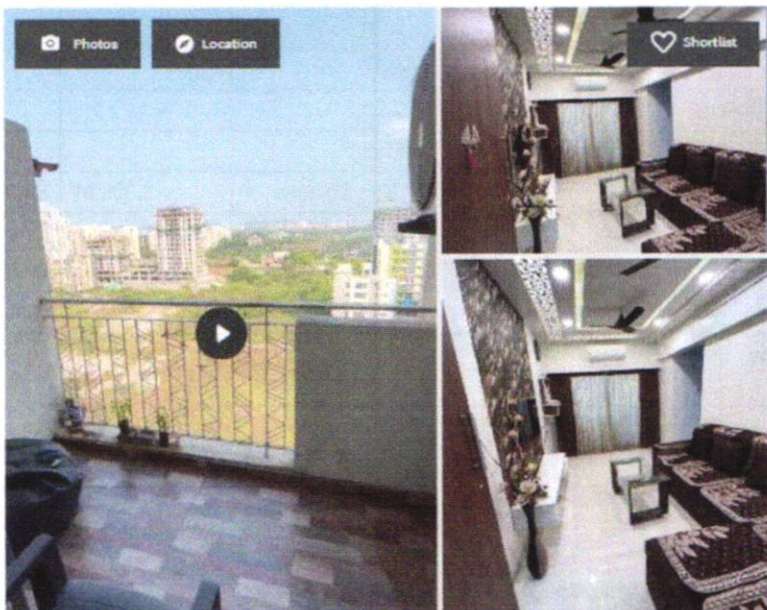
Sq Ft

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Photos
Location



1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Sacron

Bike and Car
Tyning

Dec 29, 2024
Posted On

Immediately
Possession

Seasons Park
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#)

[Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Nearby: Ashok Anil Multiplex SEASONS PARK MAMTA MEDICAL STORE Orchid Woods Complex Nawab's Kitchen

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	595 Sq.Ft	Furnishing Status	Fully Furnished
Facing	West	Floor	9/11

Activity On This Property

32 0 1

Unique Views Shortlists Contacted


Powered By: NBEstimate

Similar Properties


There are no Similar Properties

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	440.00	528.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,273.00	₹6,061.00	-



[Post Your Property](#)



1 BHK Flat In Rkr Precious Imperial For Sale In Amb...

Jainam Residency, Palegao Ambarnath East, 05 Palegao, Rode, Amb...


₹ 32 Lacs
Negotiable

₹ 18,340/Month
Estimated EMI/M


600
Sq. Ft

Need Home Loan?
[Apply Loan](#)

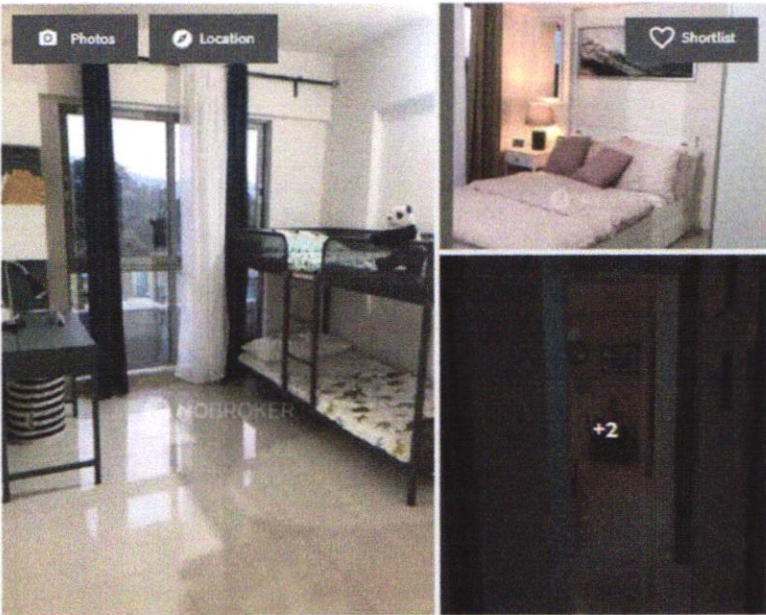
[Home](#) / [Flats for Sale in Mumbai](#) / [Flats for Sale in Ambarnath](#) / [1bhk Flat for Sale in Ambarnath](#) / [Property Details](#)



Photos



Location



1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

2
Sq. Ft

Bike and Car
Parking

Jan 7, 2025
Posted On

Immediately
Possession

Rkr Precious Imperi...
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong info

Price trends by NBEstimate [Check Now](#)

Nearby: Ashok Anil Multiplex SEASONS PARK MAMTA MEDICAL STORE Orchid Woods Complex
Nawab's Kitchen

Overview

Age of Building Newly Constructed

Maintenance Charges ₹2.0 Per Sq.Ft/M

Builtup Area 600 Sq.Ft

Furnishing Status Unfurnished [Furnish Now](#)

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 440 Sq.Ft

Facing East

Activity On This Property


29
Unique Views

0
Shortlists

0
Contacted

Powered By - NBEstimate

Similar Properties




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Valuers & Appraisers
Interior & Exteriors
Chartered Engineers (I)
TEC Consultants
Leaders & Engineers

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	480.00	528.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹6,875.00	₹6,250.00	-

15744339 18-01-2025 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.उत्हासनगर 3 दस्त क्रमांक : 15744/2024 नोंदणी : Regn.63m
गावाचे नाव : पाले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2613000	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.अंबरनाथइतर वर्णन . इतर माहिती. पालिकेचे नाव.अंबरनाथ मौजे पाले,ता. अंबरनाथ,जि. ठाणे सर्व्हे नं. 49 हिस्सा नं. 2अ,प्लॉट नं. 1,व प्लॉट नं. 2,सर्व्हे नं. 49,हिस्सा नं. 2ब,एकूण क्षेत्र 9800 चौ मी. यावरील लॅन्डस्केप हेरीटेज,सोसायटी नाव :- लॅन्डस्केप हेरीटेज को-ऑप. होसिंग सोसायटी,फेस 2,बिल्डिंग नं. 2,या इमारती मधील बी विंग,फ्लॉट नं. 1104,अकरावा मजला,क्षेत्र 44.60 चौ. मी. कारपेट((Survey Number : 492अ व इतर.))	
(5) क्षेत्रफळ	44.60 चौ मीटर	
(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.-ज्योती प्रदीप पंजाबी वय:-55 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. पिंकी अपार्टमेंट, फ्लॉट नं. 504, पाचवा मजला, गोल मैदान, उत्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421001 पॅन नं.-.AIXPP8921C 2): नाव.-प्रदीप नानीकराम पंजाबी वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. पिंकी अपार्टमेंट, फ्लॉट नं. 504, पाचवा मजला, गोल मैदान, उत्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड.-421001 पॅन नं.-.AGKPP9150A	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-दिनेश दिलीप केलानी वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. फ्लॉट क्रमांक ५०६ साई उजाला अपार्टमी ५ वा मजला, चोपाडा कोर्ट रोड, अंबेडकर चौकाजवळ, उत्हासनगर-३, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421002 पॅन नं.-.CIOPK3517J	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/12/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	15744/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	198000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)बेरा		
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.	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	463.00	509.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹6,695.00	₹6,087.00	-

6678541 09-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 6678/2024 नोंदणी : Regn:63m
गावाचे नाव : पाले		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1756000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.अंबरनाथइतर वर्णन : इतर माहिती मोजे पाले,तातुका अंबरनाथ जिल्हा ठाणे येथील सर्वे नं.49,हिस्सा नं. 2अ व 2ब,प्लॉट नं. 1 व 2,यावरील बांधलेले लॅन्डस्केप हेरीटेज बिल्डिंग नं.2,फेज 2,बी.विंग,मधील सदनिका नं.303,तिसरा मजला,ज्यांचे क्षेत्र.43.01 चौ. मी.(कार्पेट)((Survey Number : 49 ;))	
(5) क्षेत्रफळ	43.01 चौ.मीटर	
(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:-काजल नरेश वाटवाणी वय:-28 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, बर्लॉक नं: बॅरक नं. 675, रूम नं.1, बाल्कन जी बारी रोड, रोड नं: उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-ADLPW0360M 2): नाव:-जया नरेश वाटवाणी वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, बर्लॉक नं: बॅरक नं. 675, रूम नं.1, बाल्कन जी बारी रोड, रोड नं: उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AASPW3633K	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मुकेश कन्हैयालाल वाधवा वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, बर्लॉक नं: बॅरक नं. 433, रूम नं.2, भाजी मार्केट, रोड नं: उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAVW8021E	
(9) दस्तऐवज करून दित्याचा दिनांक	15/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	15/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	6678/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186000	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th February 2025**

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 49,91,000.00 (Rupees Forty Nine Lakhs Ninety One Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.05 15:49:39 +05'30'

Avind

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

