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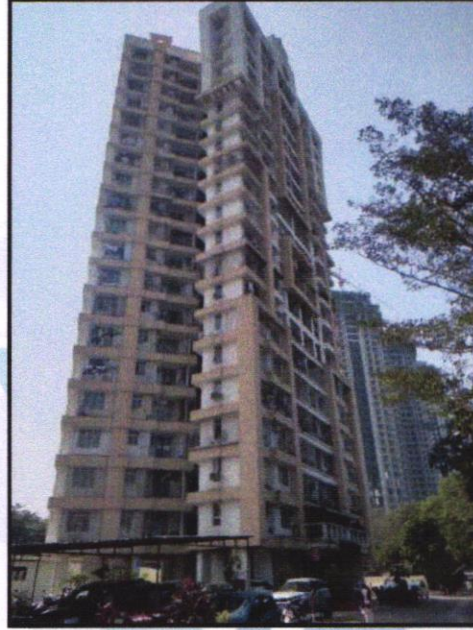
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra**

Residential Flat No. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikujini-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°14'26.4"N 72°58'14.6"E

Intended User:

**Cosmos Bank
Ghodbandar Road**

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610

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

Our Pan India Presence at :

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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

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Page 2 of 20

Vastu/Thane/02/2025/014418/2310655
20/8-305-PSVS
Date: 20.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikujni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra**.

Boundaries of the property

North	: Internal Road / Open Plot
South	: Internal Road / Open Plot
East	: Hollyhock, Cosmos Lounge Apartment
West	: Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,23,02,400.00 (Rupees One Crore Twenty Three Lakhs Two Thousand Four 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 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: 2025.02.20 16:05:04 +05'30'

Manoj
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

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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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Residential Flat No. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 20.02.2025 for Housing Loan Purpose.
1	Date of inspection	20.01.2025
3	Name of the owner / owners	Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra
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. 14A, 14 th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India. Contact Person : Mr. Raj Sanjeev Odedra (Owner) Contact No. 8830408969
6	Location, Street, ward no	Tikuji-ni-Wadi Road Village - Chitalsar Manpada, District - Thane
7	Survey / Plot No. of land	Village - Chitalsar Manpada
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 634.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 589.00 Balcony Area in Sq. Ft.= 45.00</p> <p>Carpet Area in Sq. Ft. = 632.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 695.20 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Chitalsar Manpada, Taluka - Thane, District - Thane, Pin - PIN Code - 400 607
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 - Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra

	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	25,600.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 20.02.2025 for Residential Flat No. 14A, 14th Floor, "**Winter Garden Co.-Op. Hsg. Soc. Ltd.**", Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3071/2025 Dated 17.02.2025 between Mrs. Prisha Vishal Bathija & Mr. Vishal Kishin Bathija(The Transferor) And Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra(The transferee).
2)	Copy of Part Occupancy Certificate Document No.TMCB / PO / 2023 / APL / 00052 Dated 23.08.2023 issued by Thane Municipal Corporation.
3)	Copy of Property Tax Receipt No.TMC242509303065 Dated 01.04.2024 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Chitalsar Manpada, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 6.9 Km from Thane Railway Station.

Building

The building under reference is having Stilt + 20 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. 14th Floor is having 6 Residential Flat. The building is having 2 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 14th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 20th February 2025

The Carpet Area of the Residential Flat	:	632.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	2 Years
Cost of Construction	:	695.20 Sq. Ft. X ₹ 2,700.00 = ₹ 18,77,040.00
Depreciation $\{(100 -) \times (2 / 60)\}$:	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	:	₹ 1,36,510/- per Sq. M. i.e. ₹ 12,682/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	632.00 Sq. Ft. X ₹ 18,200 = ₹1,15,02,400
Others / Car Parking	:	1 No. X ₹ 8,00,000.00 = ₹8,00,000.00
Total Value of property as on 20th February 2025	:	₹1,23,02,400.00

(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 20th February 2025	:	₹ 1,23,02,400.00 - ₹ 0.00 = ₹ 1,23,02,400.00
Total Value of the property	:	₹ 1,23,02,400.00
The realizable value of the property	:	₹1,10,72,160.00
Distress value of the property	:	₹98,41,920.00
Insurable value of the property (695.20 X 2,700.00)	:	₹18,77,040.00
Guideline value of the property (695.20 X 12682.00)	:	₹88,16,526.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikujni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at ₹ 1,23,02,400.00 (Rupees One Crore Twenty Three Lakhs Two Thousand Four Hundred Only) as on 20th February 2025



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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 **20th February 2025** is **₹ 1,23,02,400.00 (Rupees One Crore Twenty Three Lakhs Two Thousand Four 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.



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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:

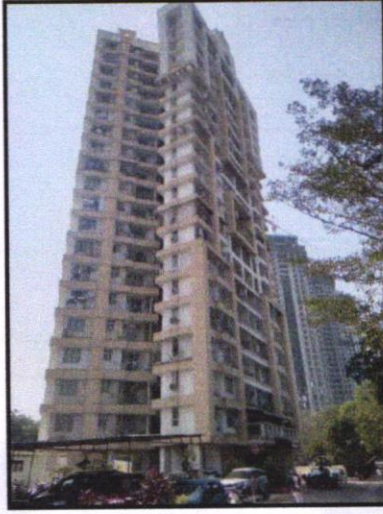
ANNEXURE TO FORM 0-1**Technical details****Main Building**

1	No. of floors and height of each floor	:	Stilt + 20 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 14 th Floor				
3	Year of construction	:	2023 (As per occupancy certificate)				
4	Estimated future life	:	58 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 flush door, Powder coated Aluminum sliding windows, .				
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	<table border="1"> <tbody> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </tbody> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit						
(ii)	Class of fittings: Superior/Ordinary/Poor.						

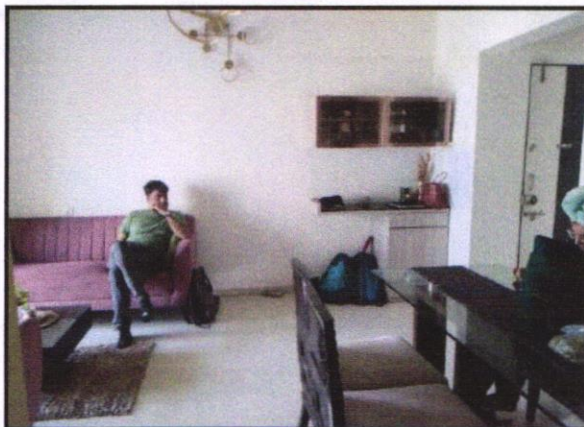
Technical details**Main Building**

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		:	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



Ready Reckoner Rate

DIVISION / VILLAGE : CHITALSAR MANPADA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class 'B' Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	3F-3] All the Survey Nos., C. T. S. Nos. (Gathan) of Chitalsar Manpada Village excluding Sub-Zone B and C. (Sheet No. 4)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
7	7/31/E	47800	124100	142200	155000	142200
4/1583, 4/1584, 4/1585, 4/1586, 4/1587, 4/1588, 4/1589, 4/1590, 4/1591, 4/1592, 4/1593, 4/1594, 4/1595, 4/1596, 4/1597, 4/1598, 4/1599, 4/1600, 4/1601, 4/1602, 4/1603, 4/1604, 4/1605, 4/1606, 4/1607, 4/1608, 4/1609, 4/1610, 4/1611, 4/1612, 4/1613, 4/1614, 4/1615, 4/1616, 4/1617, 4/1618, 4/1619, 4/1620, 4/1621, 4/1622, 4/1623, 4/1624, 4/1625, 4/1626, 4/1627, 4/1628, 4/1629, 4/1630, 4/1631, 4/1632, 4/1633, 4/1634, 4/1635,						
Sheet No. 4, Gat. No. 4/2, 4/3, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 4/20, 4/21, 4/22, 4/23, 4/24, 4/25, 4/30, 4/31, 4/32, 4/33, 4/40, 4/42, 4/44, 4/45, 4/46, 4/47, 4/48, 4/49, 4/52, 4/53, 4/54, 4/55, 4/56, 4/57, 4/58, 4/59, 4/60, 4/61, 4/62, 4/63, 4/64, 4/65, 4/66, 4/67, 4/68, 4/69						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	124100			
Increase by 10% on Flat Located on 14 th Floor	12410			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,36,510.00	Sq. Mtr.	12,682.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	47800			
The difference between land rate and building rate(A-B=C)	88,710.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,36,510.00	Sq. Mtr.	12,682.00	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	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	635.00	698.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,157.00	₹18,325.00	-

NOBROKER | 2 BHK Flat in Wintergarden. Cosmos Lounge, Wintergard... | ₹1.28 Crores | ₹73,362/Month | 885 Sq.Ft.

Property Details:
 - 2 Bedroom (No. of Bedroom)
 - 2 Bathroom (No. of Bathroom)
 - 1 Balcony
 - Bike and Car Parking
 - Dec 2, 2024 (Possession)
 - Immediately (Possession)
 - Wintergarden, Cos... (Apartment)
 - Full (Power Backup)

Overview:
 - Age of Building: 5-10 Years
 - Maintenance Charges: ₹4.9 Per Sq.Ft/M
 - Builtup Area: 885 Sq.Ft
 - Furnishing Status: Fully Furnished
 - Floor: 14/20
 - Gated Security: Yes
 - Ownership Type: Self Owned
 - Flooring: Vitrified Tiles
 - Carpet Area: 635 Sq.Ft
 - Facing: West
 - Parking: Bike And Car

Activity On This Property:
 - 87 Unique Views
 - 3 Shortlists
 - 4 Contacted
 - Powered By: NBEstimate

Similar Properties:
 - 2 BHK Flat in Cosmos Lo...
 - Price: ₹1.25 Crores
 - Builtup Area: 1020 sqft



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Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	632.00	695.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,253.00	₹18,412.00	-

magicbricks
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Posted on: Dec 03 24
Property ID: 16509089

₹1.28 Cr EMI: ₹58k | Can I afford it?

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2 BHK Flat For Sale in Cosmos Lounge, **Manpada Thane West, Thane**

2 Beds
2 Baths
1 Balcony
Furnished



Carpet Area
632 sqft - 720.25 sqft

Floor
14 (Out of 20 Floors)

Furnished Status
Furnished

Developer
Cosmos Group

Transaction Type
Resale

Age Of Construction
5 to 10 years

Project
Cosmos Lounge

Status
Ready to Move

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner

Vishal 91-8800000000

Get Phone No.

More Details

Price Breakup ₹1.28 Cr

Address Manpada Thane West, Thane, Maharashtra

Furnishing Furnished

Loan Offered Estimated EMI: ₹57730 Apply for Home Loan


+3

Age of Construction 5 to 10 years

Floors allowed for construction 20

Contact Owner

About Project [Explore Project](#) →



Cosmos Lounge
by Cosmos Group

4.4 10 Reviews

Price

Call For Price

Check Market Price of

1 BHK

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	632.00	695.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,978.00	₹15,434.00	-

870473 04-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 8704/2024 नोंदणी : Regn.63m
गावाचे नाव : चितळसर मानपाडा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव/भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8848328.1385	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन :सदनिका नं: 9 बी, माळा नं: 9 वा मजला, इमारतीचे नाव: विंटर गार्डन को ओप ही सोसायटी लि, ब्लॉक नं: कॉसमॉस लाउंज, रोड नं: एसएमटी ग्लॅंडीस अल्वारेस रोड,चितळसर मानपाडा,ठाणे प, इतर माहिती: सदनिकेचे क्षेत्रफळ 632 चौ. फुट. कारपेट म्हणजेच 58.74 चौ. मी. कारपेट,ओपन पार्किंग स्पेस बेअरिंग नं. 34((GAT NUMBER : 59A, Hissa No. 3B/1, 3B/2, 3B/3, 3B/4, 3B/5, & 3B/6, Gut No. 59A Hissa No. 2G/1, Gut No. 59A, Hissa No. 16B-2/1/2/2 ;))	
(5) क्षेत्रफळ	632 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-किशोर परशुराम बांदवलकर वय-52 पत्ता-प्लॉट नं:9-बी, माळा नं: 9 वा मजला, इमारतीचे नाव: विंटर गार्डन को ओप ही सोसायटी लि, ब्लॉक नं: कॉसमॉस लाउंज, रोड नं: एसएमटी ग्लॅंडीस अल्वारेस रोड, चितळसर मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AGJPBS189N 2): नाव-दिणा किशोर बांदवलकर तर्फे कु मु म्हणुन किशोर परशुराम बांदवलकर वय-52 पत्ता-प्लॉट नं: 9-बी, माळा नं: 9 वा मजला, इमारतीचे नाव: विंटर गार्डन को ओप ही सोसायटी लि, ब्लॉक नं: कॉसमॉस लाउंज, रोड नं: एसएमटी ग्लॅंडीस अल्वारेस रोड, चितळसर मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AHKPB2404Q	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-रमेश भंजी बादी - वय-41; पत्ता-प्लॉट नं: 3/102, माळा नं: 1 वा मजला, इमारतीचे नाव: हिल क्रॉस सोसायटी, ब्लॉक नं: -, रोड नं: मानपाडा रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKZPD6648Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8704/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	700000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी 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	-		
	Carpet	Built Up	Saleable
Area	904.00	994.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹19,082.00	₹17,347.00	-

713174 18-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. ठाणे 2 दस्त क्रमांक : 7131/2024 नोंदणी : Regn.63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17250000	
(3) बाजारभावभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	13871446	
(4) भू.मापन,पोटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 1503,15 वा मजला,बी विंग(टॉवर एच-124),ऑलिविया बिल्डिंग,ऑलिविया टॉवर ए,बी,सी को. ऑ. हो. सो. लि.,दि वेरटोण कॉम्प्लेक्स,निळकंठ बुद्रस,मौजे माजिवडे,पोखरण रोड नं. 2,ठाणे(प.)सदनिकेचे क्षेत्रफळ 904.00 चौ. फुट कारपेट. तसेच सोबत एक स्टॉट कार पार्किंग लेवल पी2 स्पेस नं. 87((Survey Number : S.No. 312/1A (pt), 313/ 1 to 3, 314/9, 315/3, 316[Pt], 317/4, 318/1D/1, 321/3B ;))	
(5) क्षेत्रफळ	904.00 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असलेले तप.		
(7) दस्तऐवज करून देणा.या लिनून देवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंदना सनिल पिंटो - - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 501, 5 वा मजला, मेफ्लॉवर सोसायटी, हिरानंदानी मेडोज., रोड नं: ग्लॅंडीस अल्वारेस मार्ग, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AYBPS2022B 2): नाव:-सनिल रेयान जॉर्ज पिंटो - - वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 501, 5 वा मजला, मेफ्लॉवर सोसायटी, हिरानंदानी मेडोज., रोड नं: ग्लॅंडीस अल्वारेस मार्ग, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ALJPP2584Q	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आभा सिंगल - - वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 902, 9 वा मजला, टी-3, फेयरी टेलस, सोहम गार्डन., रोड नं: टिकुजीनी वाडी रोड, मानपाडा, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-GHKPS7416C 2): नाव:-अरविंद सिंगल - - वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 902, 9 वा मजला, टी-3, फेयरी टेलस, सोहम गार्डन., रोड नं: टिकुजीनी वाडी रोड, मानपाडा, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ADSPS8177P	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7131/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1207500	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)थोरा		
मुल्यांकनासाठी दिचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 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 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.



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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 **₹ 1,23,02,400.00 (Rupees One Crore Twenty Three Lakhs Two Thousand Four Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.20 16:05:14 +05'30'

Manoj



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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