

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sanjay Chandrakant Surve**

Residential Flat No. 315, 3rd Floor, "**Sai Gopal Welfare Society**", Shiv Mandir Road, Near Moreshwar Vidyalyaya, Moregaon, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'00.6"N 72°49'26.7"E

Valuation Prepared for:

Cosmos Bank

Malad (West) Branch

Shop No. 6, 7 & 8, Kewal Towers, B. J. Patel Road, Near Liberty Garden, Kanchpada, Malad (West), Mumbai – 400 028, State – Maharashtra, Country – India.



Our Pan India Presence at :

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Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai - 400 093, (M.S.), INDIA**
TeleFax : +91 22 28371325/24
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Valuation Report Prepared For: Cosmos Bank / Malad (West) Branch / Mr. Sanjay Chandrakant Surve (30311/46162) Page 2 of 17

Vastu/Mumbai/03/2023/30311/46162
18/21-356-SBSH
Date: 18.03.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 315, 3rd Floor, "**Sai Gopal Welfare Society**", Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India belongs to **Mr. Sanjay Chandrakant Surve**.

Boundaries of the property.

North	: Shiv Mandir Road
South	: Omkar Apartment
East	: Parking & Omkareshwar Apartment
West	: Sai Shraddha Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 23,31,550.00 (Rupees Twenty Three Lakh Thirty One Thousand Five Hundred Fifty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

(Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
ou=VASTUKALA, email=manoj@vastukala.org, c=IN, postalCode=400005, st=Maharashtra,
serialNumber=1, uri=urn:uuid:30311/46162, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.18 17:33:48 +05'30'

Auth. Sign.



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Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

(See Rule 8 D)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 18.03.2023 for Bank Loan Purpose
2	Date of inspection	15.03.2023
3	Name of the owner/ owners	Mr. Sanjay Chandrakant Surve
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. 315, 3 rd Floor, " Sai Gopal Welfare Society ", Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India. Contact Person: Mr. Aniket (Tenant) Contact No. 8956598611
6	Location, street, ward no	Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar
	Survey/ Plot no. of land	Survey No. 188, Hissa No. 14(P) of Village – More
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	Carpet Area in Sq. Ft. = 275.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 442.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar – 401 209.

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
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied – Mr. Aniket Rented since – 1 Month
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied
	(ii) Portions in their occupation	Fully occupied

	year of completion	certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark: As per actual measurement Carpet Area is 275 Sq. Ft. and as per Agreement Built Up Area is 442 Sq. Ft. respectively mentioned in the documents provided to us. The loading factor of Built up area to Carpet area is 60%. For the purpose of valuation, we have considered Built up Area of agreement. We have given proper weightage to the property. We have considered the area as per agreement for valuation purpose.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch to assess fair market value as on 1.03.2023 for Residential Flat No. 315, 3rd Floor, "**Sai Gopal Welfare Society**", Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India belongs to **Mr. Sanjay Chandrakant Surve**.

We are in receipt of the following documents:

1	Copy of Agreement dated 05.06.2009 Between M/s. Sai Gopal Enterprises (the Builder) and Mr. Sanjay Chandrakant Surve (the Purchaser).
2	Copy of Approved Plan Vide No. CIDCO / VVSR / AM / BP-1358 / E / 834 dated 20.09.2007 issued by CIDCO.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / OC / BP-5217 / E / 315 / 2009-10 dated 10.03.2009 issued by CIDCO.

LOCATION:

The said building is located at Survey No. 188, Hissa No. 14(P) of Village – More, Nallasopara (East), Palghar. The property falls in Residential Zone. It is at a travelling distance 2.3 Km. from Nallasopara railway station.

BUILDING:

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for residential purpose. 3rd Floor is having 21 Residential Flat. The building is having No Lifts.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (i.e., **1BHK + WC + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Casing capping electrification & concealed plumbing etc.

Valuation as on 18th March 2023

The Built Up Area of the Residential Flat	:	442.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	14 Years
Cost of Construction	:	442.00 X 2,500.00 = ₹ 11,05,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 2,32,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 41,820.00 per Sq. M. i.e. ₹ 3,885.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 37,589.00 per Sq. M. i.e. ₹ 3,492.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,800.00 per Sq. Ft.
Value of property as on 18.03.2023	:	442.00 Sq. Ft. X ₹ 5,800.00 = ₹ 25,63,600.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 18.03.2023	:	₹ 25,63,600.00 - ₹ 2,32,050.00 = ₹ 23,31,550.00
Total Value of the property	:	₹ 23,31,550.00
The realizable value of the property	:	₹ 20,98,395.00
Distress value of the property	:	₹ 18,65,240.00
Insurable value of the property (442.00 X 2,500.00)	:	₹ 11,05,000.00
Guideline value of the property (442.00 X 3,492.00)	:	₹ 15,43,464.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 315, 3rd Floor, "**Sai Gopal Welfare Society**", Shiv Mandir Road, Near Moreshwar Vidyalaya, Moregaon, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India for this particular purpose at **₹ 23,31,550.00 (Rupees Twenty Three Lakh Thirty One Thousand Five Hundred Fifty Only)** as on **18th March 2023**.

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 **18th March 2023 is ₹ 23,31,550.00 (Rupees Twenty Three Lakh Thirty One Thousand Five Hundred Fifty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 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	2009 (As per site information)
4	Estimated future life	46 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows
10	Flooring	Vitrified / Ceramic tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed Plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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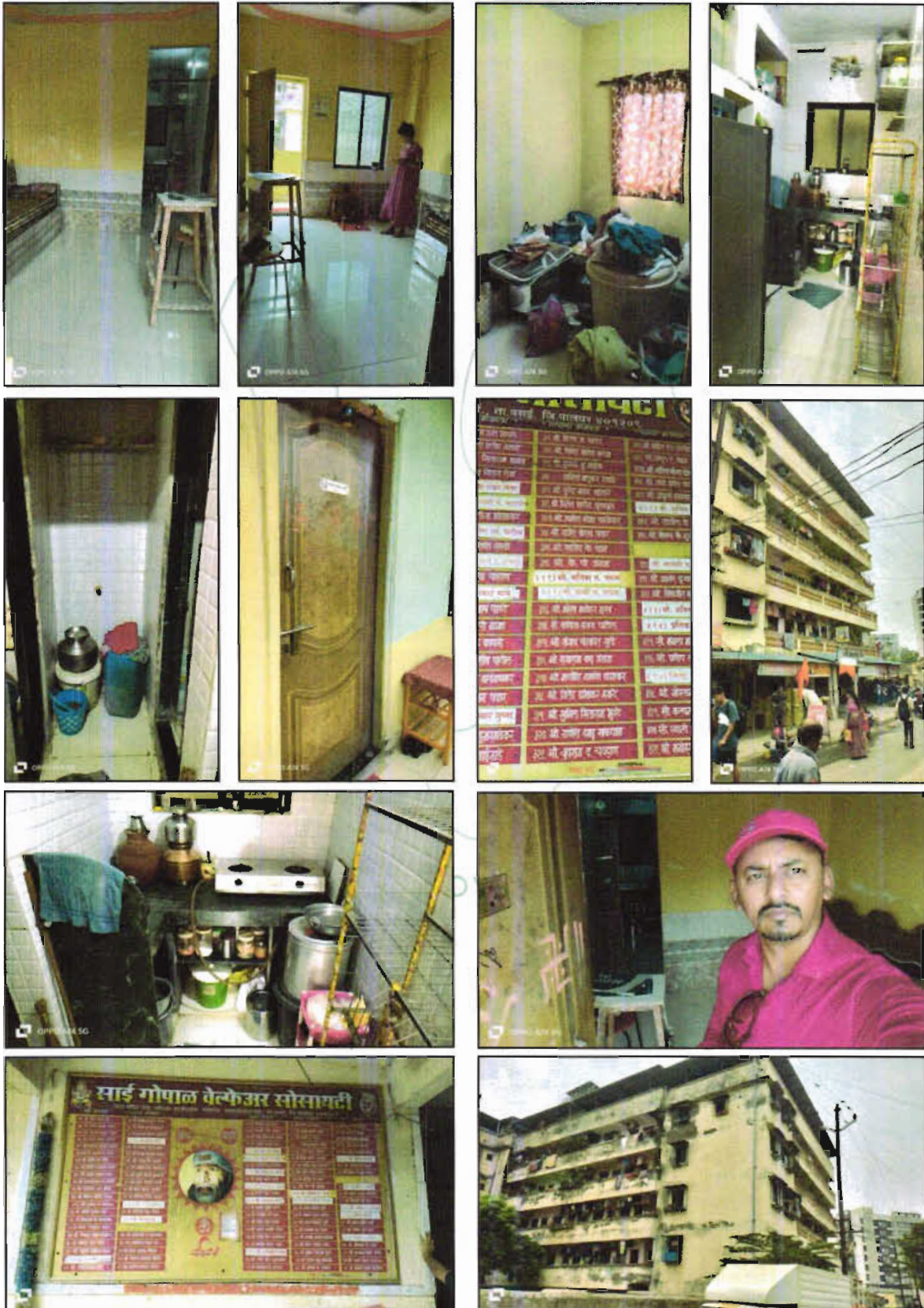
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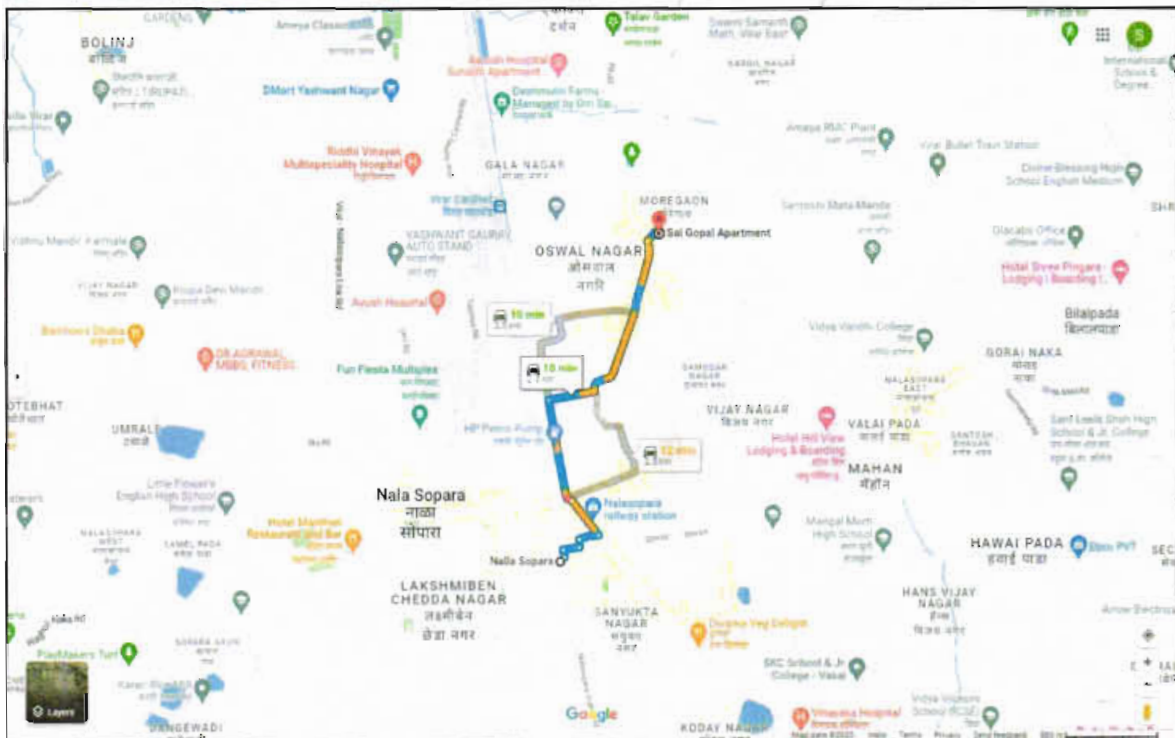


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°26'00.6"N 72°49'26.7"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 2.3 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE - MORE Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation (Class "C")		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Use	Lands for residential and other similar permissible use					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	7	11600	49200	56600	62900	56600
Survey No. 1, 2, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 54, 55, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 181, 182, 188, 190, 191, 192, 194, 195, 196, 197, 198, 199						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	49,200.00			
Reduced by 15% on Flat Located on 3 rd Floor	7,380.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	41,820.00	Sq. Mtr.	3,885.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,600.00			
The difference between land rate and building rate (A – B = C)	30,220.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	37,589.00	Sq. Mtr.	3,492.00	Sq. Ft.

Building not having lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres Buy

₹19 Lac
Estimated EMI ₹ 11,175

1BHK 1Bath
1 Bedroom, 1 Bathroom, No Balcony

Property (2)

Built Up area: 350 sq.ft.
₹ 19 Lac
@ 5,429 per sq.ft.
Ground of 3 Floors

Address: Malad East, Malad Road And Beyond, Mumbai

Freehold • Furnishing: Unfurnished • Possession: Soon • Project: 99acres.com/197547796

About Property:
Studio apartment for resale in Malad East Malad East

99acres Buy

₹22.6 Lac
Estimated EMI ₹ 13,221

1BHK 1Bath
1 Bedroom, 1 Bathroom, No Balcony

Property (2)

Built Up area: 415 sq.ft.
₹ 22.6 Lac
@ 5,446 per sq.ft.
3rd of 3 Floors

Address: Malad East, Malad Road And Beyond, Mumbai

Places nearby
Malad East, Malad Road And Beyond, Mumbai

Mr. Vikas ATM • Gayatri Hospital • Salih Hospital • Dr. Waghmare Hospital • Mandram Nursing Home • Vinay

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Sales Instance

12281533	सूची क्र.2	द्वयम निबंधक : सह दु.नि.वसई 4
14-03-2023		दस्त क्रमांक : 12281/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : मोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1450000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1715000	
(4) भू-मापन,पोटहिस्सा व घरकामकि(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मोजे मोरे ता.वसई जि.पालघर येथील स.नं. 188,हि.नं. 19 पार्ट,20,21,22,स.नं. 192 हि.नं. 1,2 स.नं. 194 हि.नं. 1,स.नं. 195 हि.नं. 3,विभाग 7 या जमीन मिळकतीवरील श्री गणेश रेसिडेन्सी या इमारतीमधील सदनिका क्र. 402,चौथा मजला,एच-विंग,क्षेत्र 34.85 चौ.मी. बिल्ट अप हि मिळकत.((Survey Number : 188, 192, 194, 195 :))	
(5) क्षेत्रफळ	34.85 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:-मुकुंद भगवान सोडये -- वय:-41 पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: रूम नं.13, कांतीलाल शहा चाळ, एस.एन.दुबे रोड, गोदावरी शाळेजवळ, कोकणीपाडा, दहिसर पूर्व, दहिसर, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-BJLPS8363M	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संपदा गुरुदास मिरगुले -- वय:-41, पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: जयप्रकाश नगर, रुंगटा लेन, नेपेना सी रोड, मुंबई, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-CDIPM8399B 2): नाव:-गुरुदास सखाराम मिरगुले -- वय:-47, पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: जयप्रकाश नगर, रुंगटा लेन, नेपेना सी रोड, मुंबई, ब्लॉक नं. :-, रोड नं. :-, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AULPM6010F	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	18/11/2022	
(11) अनुक्रमांक,खंड व पृष्ठ	12281/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17200	
(14) खेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



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An ISO 9001:2015 Certified Company

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DECLARATION OF PROFESSIONAL FEES CHARGED

the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Twenty Three Lakh Thirty One Thousand Five Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by ANAND/BAIJRAO CHALWAR
DN: cn=ANAND/BAIJRAO CHALWAR, o=BAIJRAO CHALWAR, ou=BAIJRAO CHALWAR, email=anand@baijrao.chalwar, c=IN
Date: 2023.05.18 17:34:00 +05'30'

Auth. Sign.

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