

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sanjay Ramchandra Dhuri**

Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.," Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.

**Latitude Longitude - 19°10'04.3"N 73°13'33.0"E**

### Valuation Done for:

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**Cosmos Bank**

**Chembur (East) Branch**




Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Garden, Chembur (East), Mumbai – 400 071, State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **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  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.," Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India belongs to Mr. Sanjay Ramchandra Dhuri.

### Boundaries of the property.

North	:	Shreeji Nirwana
South	:	A & B Wing
East	:	Open Plot
West	:	Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 22,62,000.00 (Rupees Twenty Two Lakh Sixty Two Thousand 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.

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Valuation Report of Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.,"  
Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.

*Form 0-1*

*(See Rule 8 D)*

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,  
 FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 20.03.2023 for Banking Purpose
2	Date of inspection	17.03.2023
3	Name of the owner/ owners	<b>Mr. Sanjay Ramchandra Dhuri</b>
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	<b>Address:</b> Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.," Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sanjay Ramchandra Dhuri – (Owner) Contact No. – 9552709609
6	Location, street, ward no	Guru Complex, Katrap, Badlapur (East)
	Survey/ Plot no. of land	Plot No. 13, 14 & 15, Survey No. 41/2 & 43/2 (Part) of Village – Katrap
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	NA
13	Roads, Streets or lanes on which the land is abutting	Guru Complex, Katrap, Badlapur (East)
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.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 4,500.00 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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2003 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 20.03.2023 for Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.," Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India belongs to **Mr. Sanjay Ramchandra Dhuri**.

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 08.05.2007.
2	Copy of Occupancy Certificate No. KBNP / NRV / 571 dated 18.02.2003 issued by Kulgaon Badlapur Municipal Council.
3	Copy of Commencement Certificate No. KBNP / NRV / BP / 60 / 12 dated 12.04.2001 issued by Kulgaon Badlapur Municipal Council.
4	Copy of Share Certificate No. 26 dated 11.07.2010 issued by Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.
5	Copy of Property Tax No. 5004216 dated 09.12.2022 issued by Kulgaon Badlapur Municipal Council.

### LOCATION:

The said building is located at Plot No. 13, 14 & 15, Survey No. 41/2 & 43/2 (Part) of Village – Katrap, Taluka – Ambarnath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.6 Km. from Badlapur railway station.

### BUILDING:

The building under reference is having Ground + 3 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. Ground Floor is having 4 Residential Flat. Lift not provided in the building.

### Residential Flat:

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

**Valuation as on 20<sup>th</sup> March 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>520.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	520.00 X 2,500.00 = ₹ 13,00,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation	:	₹ 3,90,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,400.00 per Sq. M. i.e. ₹ 5,147.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 46,286.00 per Sq. M. i.e. ₹ 4,300.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,100.00 per Sq. Ft.
<b>Value of property as on 20.03.2023</b>	<b>:</b>	<b>520.00 Sq. Ft. X ₹ 5,100.00 = ₹ 26,52,000.00</b>

(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)

<b>Depreciated fair value of the property as on 20.03.2023</b>	<b>:</b>	<b>₹ 26,52,000.00 (-) ₹ 3,90,000.00</b> <b>₹ 22,62,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 22,62,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 20,35,800.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 18,09,600.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 13,00,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 22,36,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 003, Ground Floor, C Wing, "Guruchhaya No. 2 Co-op. Hsg. Soc. Ltd.," Guru Complex, Katrap, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India for this particular purpose at **₹ 22,62,000.00 (Rupees Twenty Two Lakh Sixty Two Thousand Only)** as on 20<sup>th</sup> March 2023.

## **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20<sup>th</sup> March 2023 is ₹ 22,62,000.00 (Rupees Twenty Two Lakh Sixty Two Thousand 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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3.	Year of construction	2003 (As per Occupancy Certificate)
4.	Estimated future life	40 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 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	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall
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

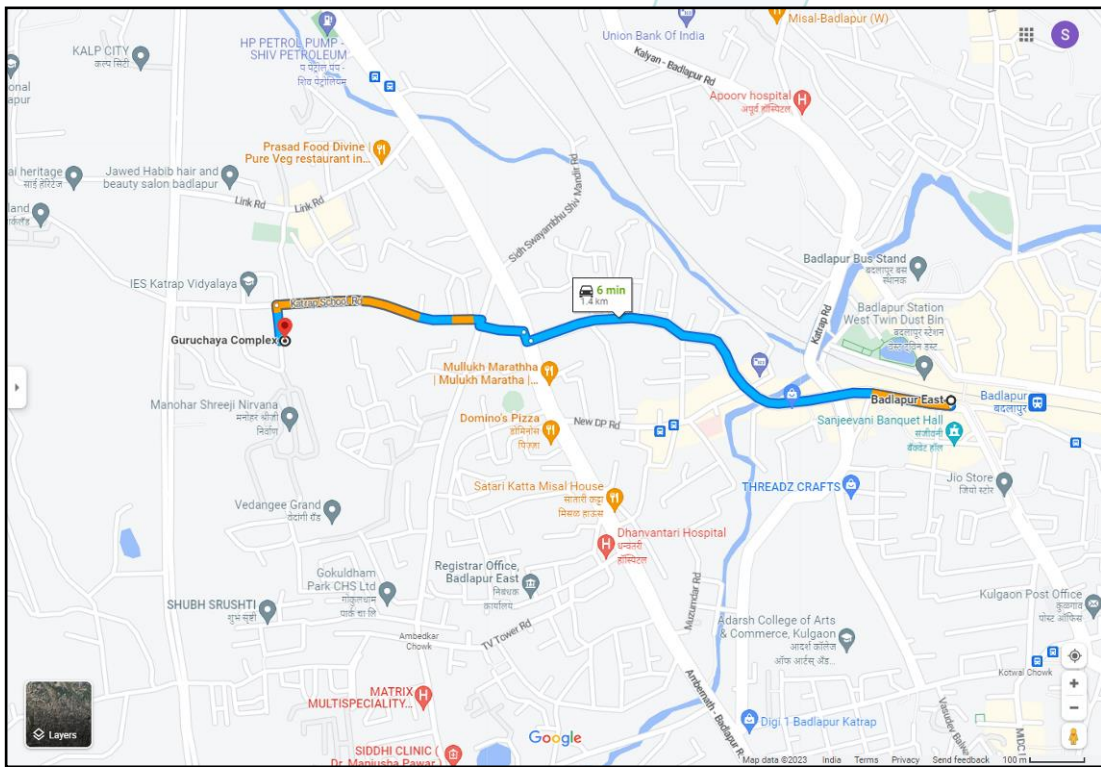
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## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude - 19°10'04.3"N 73°13'33.0"E**

**Note:** The Blue line shows the route to site travelling distance from nearest railway station (Badlapur – 1.4 Km.)

## Ready Reckoner Rate

**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
वाजारमूल्य दर पत्रक

HomeValuation Rules User ManualCloseFeedback

Year  
20222023Annual Statement of RatesLanguage  
English

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: मौजे [गांव ] मौजे कात्रप

Search By:  Survey No  Location

Enter Survey No: 41

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
10/25-एफ1/2ब) कात्रप गावातील उर्वरीत मिळकती	9830	55400	56200	68600	56200	चौ. मीटर	सव्हे नंबर

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# Price Indicators

**NOBROKER** 1 BHK Flat In Guruchya Complex, Katrap For Sale In Katrap  
 ₹ 23 Lacs Negotiable ₹ 13,182/Month Estimated EMI 500 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Property Details

1 Bedroom No. of Bedroom: 1  
 1 Bathroom No. of Bathroom: 1  
 1 Balcony

Mar 18, 2023 Posted On  
 Immediately Possession  
 Guruchya Comple... Apartment

Get Owner Details

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Nearby: Hotel Gurusdev, Shabari Hotel, Marohar Shreeji Nirvana, Shabari Restaurant, Balaji Evergreen Residency

**Overview**

Age of Building	>10 Years	Ownership Type	On Lease 1 Years
Maintenance Charges	₹ 1.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	500 Sq.Ft	Carpet Area	400 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	South-East

**Activity On This Property**  
 21 Unique Views 0 Shortlists 1 Contacted  
 Powered By: NBEstimate

**Similar Properties**  
 1 BHK Flat In Guruchya Complex Katrap For Sale In Katrap

**NOBROKER** 1 BHK Flat In Guruchya Complex Katrap For Sale In Katrap  
 ₹ 28 Lacs Negotiable ₹ 14,901/Month Estimated EMI 710 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Katrap / 1BHK Flat For Sale in Katrap / Property Details

1 Bedroom No. of Bedroom: 1  
 1 Bathroom No. of Bathroom: 1  
 1 Balcony

Jan 2, 2023 Posted On  
 Immediately Possession  
 Guruchya Comple... Apartment

Get Owner Details

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Nearby: Hotel Gurusdev, Shabari Hotel, Marohar Shreeji Nirvana, Shabari Restaurant, Balaji Evergreen Residency

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0.8 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	710 Sq.Ft	Carpet Area	553 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	West

**Activity On This Property**  
 43 Unique Views 0 Shortlists 0 Contacted  
 Powered By: NBEstimate

**Similar Properties**  
 More 1 BHK Properties for buy in Katrap

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **20<sup>th</sup> March 2023**.

The term Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 **₹ 22,62,000.00 (Rupees Twenty Two Lakh Sixty Two Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Auth. Sign.

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