

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss. Tanushree Mahesh Ghag**

Residential Flat No. 101, 1st Floor, Building No. 2, "**Sai Complex Co-Op. Hsg. Soc. Ltd.**", Bharatratna
Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East),
Thane – 401 105, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'10.0"N 72°51'45.6"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai – 400 067, State – Maharashtra, Country – India.



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Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Building No. 2, "Sai Complex Co-Op. Hsg. Soc. Ltd.", Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401105, State – Maharashtra, Country – India belongs to **Miss. Tanushree Mahesh Ghag**.

Boundaries of the property.

North	:	Vitthal Mandir Lane Road
South	:	Jay Sai Complex
East	:	Varsha Palace
West	:	Gurukul Darshan CHSL

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 ₹ 40,22,700.00 (Rupees Forty Lakh Twenty Two Thousand Seven 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digital signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj.chalikwar@vastukala.com, c=IN, postalCode=400005, st=Maharashtra, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.17 14:43:05 +05'30'



Auth. Sign.

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



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Valuation Report of Residential Flat No. 101, 1st Floor, Building No. 2, "**Sai Complex Co-Op. Hsg. Soc. Ltd.**",
Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105,
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 17.05.2023 for Bank Loan Purpose
2	Date of inspection	03.05.2023
3	Name of the owner/ owners	Miss. Tanushree Mahesh Ghag
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. 101, 1 st Floor, Building No. 2, " Sai Complex Co-Op. Hsg. Soc. Ltd. ", Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105, State – Maharashtra, Country – India. Contact Person: Miss. Minal Ghag (Owner's Relative)
6	Location, street, ward no	Ward – M, Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105
7	Survey/ Plot no. of land	New Survey No. 4, Hissa No. 12 of Village – Goddev
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. = 411.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 424.00 (Area as per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Ward – M, Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105
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?	Vacant
	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 MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 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.
		SALES	
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.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 1996 (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, Kandivali (West) Branch to assess fair market value as on 17.05.2023 for Residential Flat No. 101, 1st Floor, Building No. 2, "**Sai Complex Co-Op. Hsg. Soc. Ltd.**", Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105, State – Maharashtra, Country – India belongs to **Miss. Tanushree Mahesh Ghag.**

We are in receipt of the following documents:

1	Copy of Agreement for sale cum Transfer Mr. Sunil Laxman Jadhav & Mrs. Nikita Sunil Jashav (the Transferors) dated 17.04.2023 Between Miss. Tanushree Mahesh Ghag (the Transferees).
2	Copy of Occupancy Certificate No. 290 / 9674 / 9596 dated 02.01.1996 issued by Mira Bhayander Municipal Corporation.
3	Copy of Commencement Certificate No. NP / NR / 1010 / 2473 / 95 – 96 dated 22.06.1995 issued by Mira Bhayander Municipal Corporation.

LOCATION:

The said building is located at New Survey No. 4, Hissa No. 12 of Village – Goddev, Bhayander (East), Thane. The property falls in Residential Zone. It is at a travelling distance 3.7 Km. from Mira Road 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 is used for residential purpose. 1st Floor is having 6 Residential Flat. The building is without lift.

Residential Flat:

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

Valuation as on 17th May 2023

The Built Up Area of the Residential Flat	:	424.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1996 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	27 Years
Cost of Construction	:	424.00 X 2,500.00 = ₹ 10,60,000.00
Depreciation $\{(100-10) \times 27 / 60\}$:	40.50%
Amount of depreciation	:	₹ 4,29,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 90,535.00 per Sq. M. i.e. ₹ 8,411.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 75,082.00 per Sq. M. i.e. ₹ 6,975.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft.
Value of property as on 17.05.2023	:	424.00 Sq. Ft. X ₹ 10,500.00 = ₹ 44,52,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 17.05.2023	:	₹ 44,52,000.00 - ₹ 4,29,300.00 = ₹ 40,22,700.00
Total Value of the property	:	₹ 40,22,700.00
The realizable value of the property	:	₹ 36,20,430.00
Distress value of the property	:	₹ 32,18,160.00
Insurable value of the property (424 X 2,500.00)	:	₹ 10,60,000.00
Guideline value of the property (As per Index II)	:	₹ 37,54,820.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Building No. 2, "Sai Complex Co-Op. Hsg. Soc. Ltd.", Bharatratna Dr. Babasaheb Ambedkar Chowk, Kashi Nagar, Village – Goddev, Bhayander (East), Thane – 401 105, State – Maharashtra, Country – India. for this particular purpose at **₹ 40,22,700.00 (Rupees Forty Lakh Twenty Two Thousand Seven Hundred Only)** as on **17th May 2023**.

NOTES

1. I, Sharadkumar 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 **17th May 2023 is ₹ 40,22,700.00 (Rupees Forty Lakh Twenty Two Thousand Seven 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.

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:

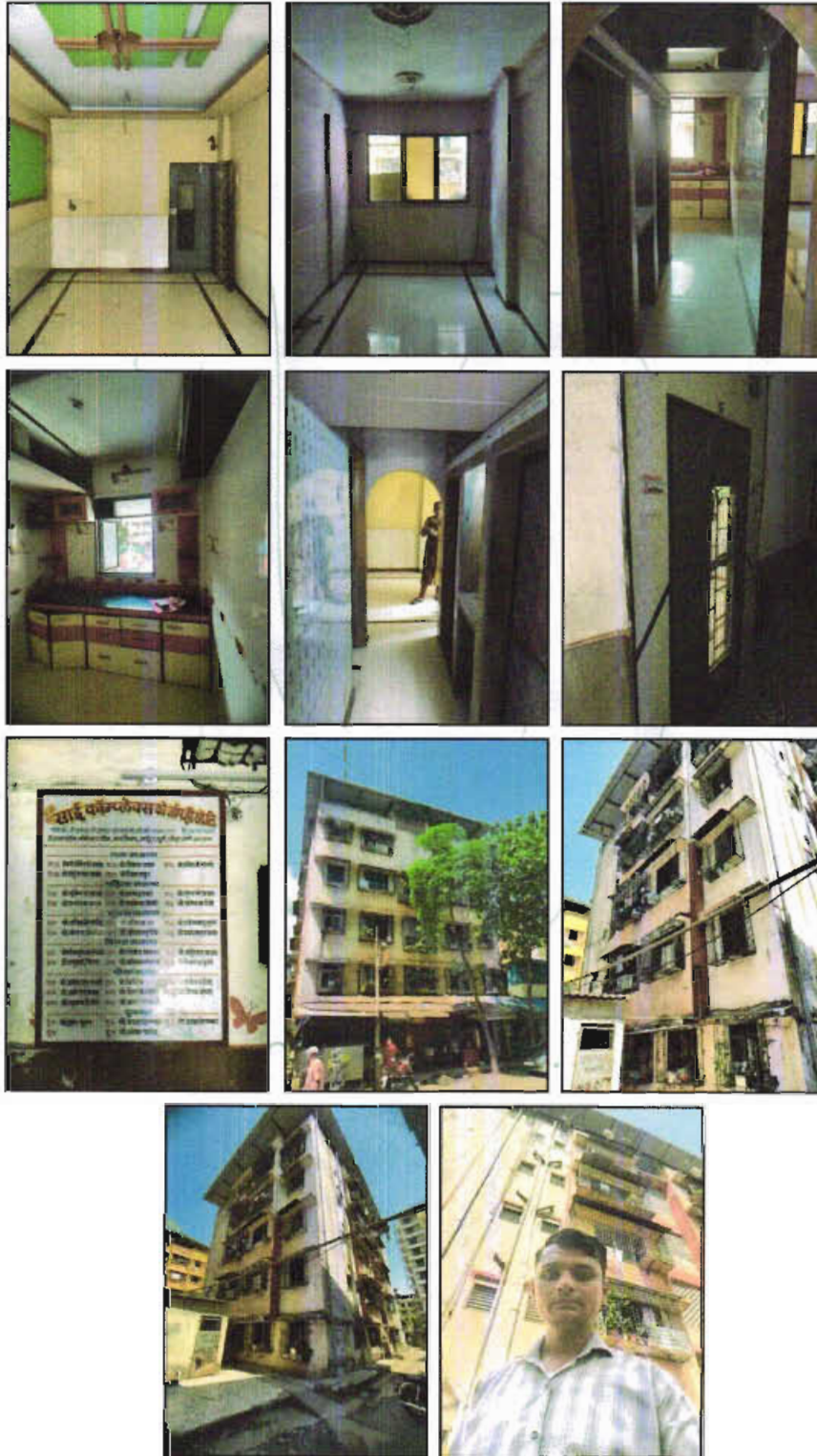
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ANNEXURE TO FORM 0-1

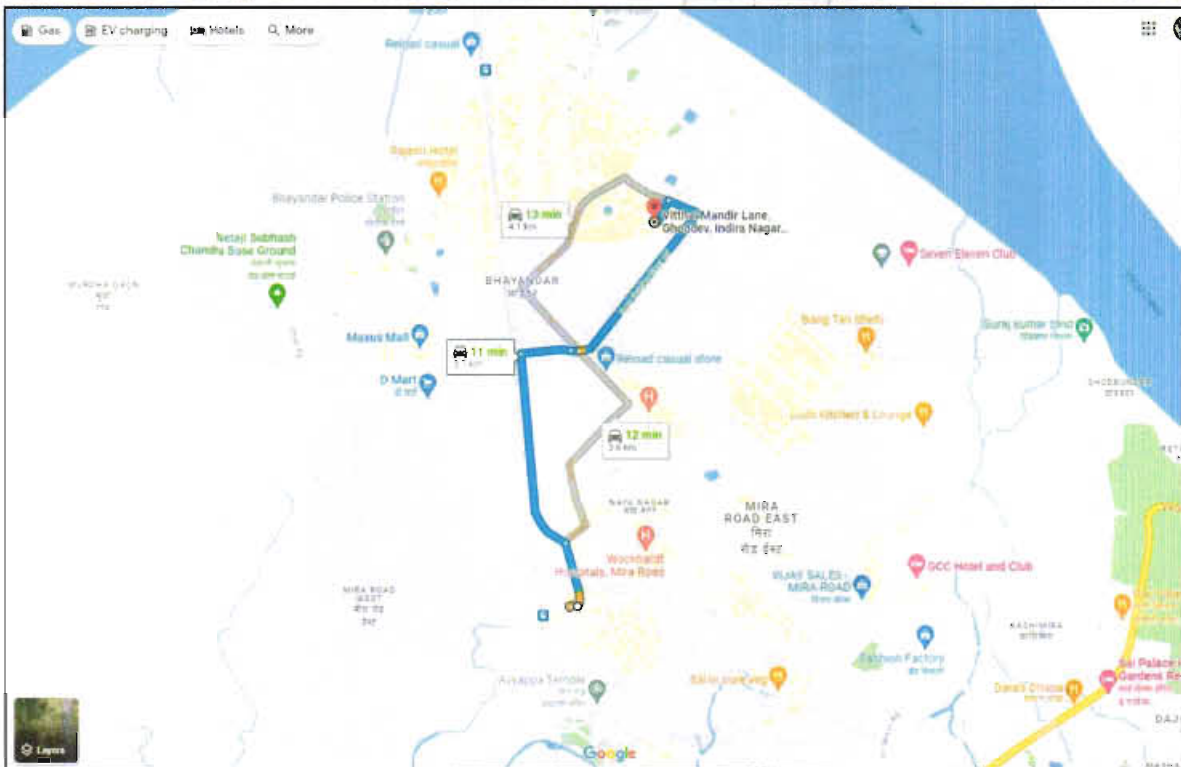
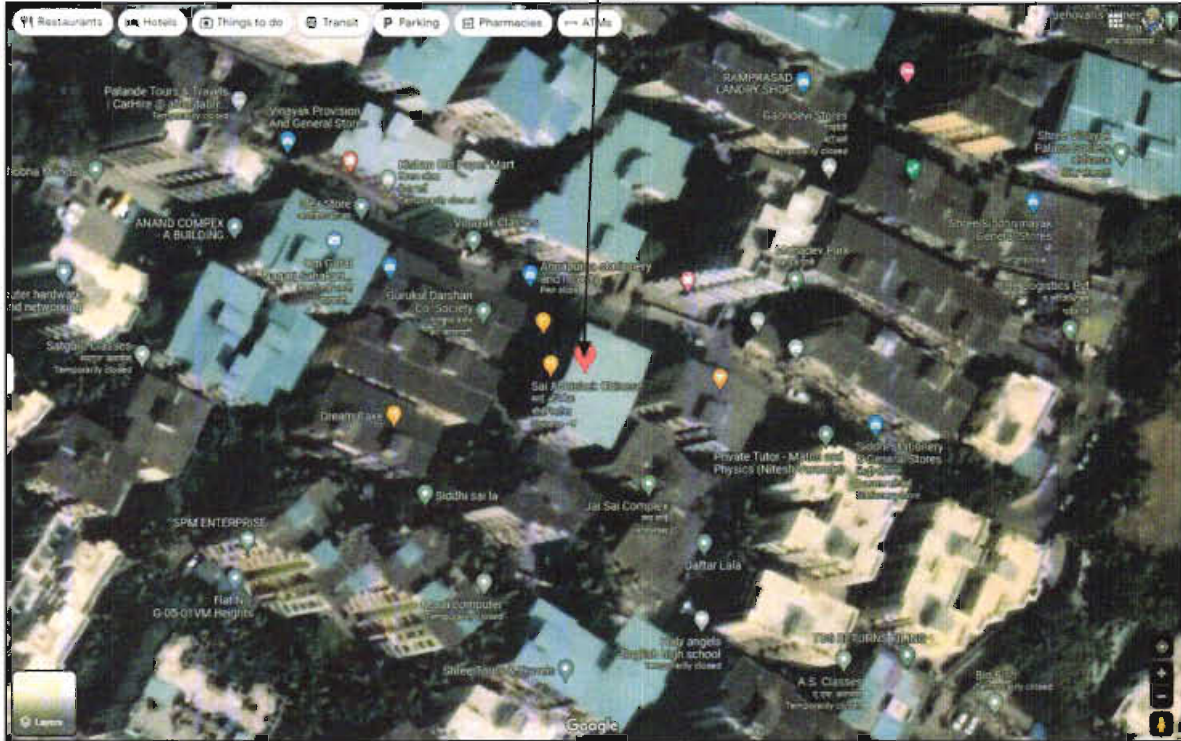
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	1996 (As per occupancy certificate)
4	Estimated future life	33 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 safety doors, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
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
	(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

Actual site photographs



Route Map of the property


Site u/r




Latitude Longitude - 19°18'10.0"N 72°51'45.6"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 3.7 Km.)

Ready Reckoner Rate


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

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन



Valuation For Urban Area

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Location Details

Select Type: Development Agreement Tenant Occupied Other Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name: [Help on Division](#)

Attribute: SubZone Name: [Help on Division](#)

Mahapalika Area: [Help on Division](#)

Open Land	Residence	Office	Shop	Industry	Unit
33300	95200	109600	119100	109600	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,300.00			
Reduced by 5% on Flat Located on 1 st Floor	4,765.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	90,535.00	Sq. Mtr.	8,411.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	33,300.00			
The difference between land rate and building rate (A – B = C)	57,235.00			
Depreciation Percentage as per table (D) [100% - 27%] (Age of the Building – 27 Years)	73%			
Rate to be adopted after considering depreciation [B + (C x D)]	75,082.00	Sq. Mtr.	6,975.00	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

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Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Bhayandar East | 1 BHK Flats for Sale in Bhayandar East | 500 Sq-ft
Posted on: May 05, 23 | Property ID: 63700219

₹50.0 Lac Get ₹15,000 cashback on Home Loan VERIFIED ON SITE ONLY ON MAGICBRICKS

500 Sq-ft 1 BHK Flat For Sale in **Bhayandar East, Mumbai**

1 Bed | 2 Baths | Unfurnished

Carpet Area: 450 sqft - ₹110/sqft

Transaction Type: Resale

Status: Ready to Move

Facing: East

Purnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: Above 20 years

East Facing Property

Contact Owner
Get Phone No.
Last contact made 1 day ago

Contact Owner

Purushottam Koyande

+91-9800000028

Get Phone No.

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property SELL

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Bhayandar East | 1 BHK Flats for Sale in Bhayandar East | 470 Sq-ft
Posted on: Apr 21, 23 | Property ID: 68762079

₹42.0 Lac Get ₹12,600 cashback on Home Loan VERIFIED ON SITE ONLY ON MAGICBRICKS

470 Sq-ft 1 BHK Flat For Sale in **Bhayandar East, Mumbai**

1 Bed | 2 Baths | 3 Balconies | Unfurnished

Carpet Area: 425 sqft - ₹98/sqft

Transaction Type: Resale

Status: Ready to Move

Facing: East

Purnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: Above 20 years

East Facing Property

Contact Owner
Book Site Visit
Last contact made 4 days ago

Contact Owner

Shaktisinh Bhandari

+91-8210000085

Book Site Visit

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Builder Floor for Sale in Mumbai > Builder Floor for Sale in Bhayandar East > 1 BHK Builder Floor for Sale in Bhayandar East > ₹50 Sq-Ft.

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₹55.0 Lac [Get ₹16,500 cashback on Home Loan](#) **ONLY ON MAGICBRICKS**

1 BHK Builder Floor For Sale in **Bhayandar East, Mumbai**

1 Bed **1 Bath** **Semi-Furnished**

Carpet Area
451 sqft ~
₹12,195/sqft

Floor
2 (Out of 5 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Semi-Furnished

-8 Photos

[Contact Owner](#) [Get Phone No.](#)

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th May 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 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 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.

