

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mehul Jayantilal Patel & Mr. Jayantilal K. Patel**

Residential Flat No. 501, 5th Floor, Wing – C, "Raj Heights Co-op. Hsg. Soc. Ltd.", M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'45.9"N 72°51'02.6"E

Valuation Done for:

Cosmos Bank




Vile Parle Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,
State - Maharashtra, Country - India.



Our Pan India Presence at :

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 **Regd. Office** : 121, 1st Floor, Adkruti Star,
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. 501, 5th Floor, Wing – C, “Raj Heights Co-op. Hsg. Soc. Ltd.”, M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mr. Mehul Jayantilal Patel & Mr. Jayantilal K. Patel.**

Boundaries of the property.

North	:	Hiranandani Heritage Pristina
South	:	Hiranandani Heritage
East	:	Nala
West	:	Boraspada 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 **₹ 2,14,86,680.00 (Rupees Two Crore Fourteen Lakh Eighty Six Thousand Six Hundred Eighty 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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmo@vastukala.org, c=IN
Date: 2023.05.17 16:18:36 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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Valuation Report of Residential Flat No. 501, 5th Floor, Wing – C, “Raj Heights Co-op. Hsg. Soc. Ltd.”, M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, 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	16.05.2023
3	Name of the owner/ owners	Mr. Mehul Jayantilal Patel & Mr. Jayantilal K. Patel.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 501, 5 th Floor, Wing – C, “Raj Heights Co-op. Hsg. Soc. Ltd.”, M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, State – Maharashtra, Country – India. Contact Person: Mr. Mehul Patel (Owner) Mobile No. 9321324384
6	Location, street, ward no	M. G. Road
7	Survey/ Plot no. of land	CTS No. 1194 / C / 1A & 1 / 94 / C / 1B of Village – Kandivali
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. = 750.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 713.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 856.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	M. G. Road

	abutting		
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?		Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation		Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible - As per MCGM 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	₹ 45,000.00 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?	N.A.
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 Construction – 2007 (As per Occupancy

	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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle Branch to assess fair market value as on 17.05.2023 for Residential Flat No. 501, 5th Floor, Wing – C, “**Raj Heights Co-op. Hsg. Soc. Ltd.**”, M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, State – Maharashtra, Country – India belongs to **Mr. Mehul Jayantilal Patel & Mr. Jayantilal K. Patel.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.12.2006
2	Copy of Commencement Certificate No. CHE / A – 3532 / BP (WS) / AR Dated 03.02.2005 issued by Municipal Corporation of Greater Mumbai
3	Copy of Occupancy Certificate No. CHE / A – 3532 / BP (WS) / AR Dated 14.03.2007 issued by Municipal Corporation of Greater Mumbai
4	Copy of Share Certificate No. R/85 dated 27.08.2017

LOCATION:

The said building is located at CTS No. 1194 / C / 1A & 1 / 94 / C / 1B of Village – Kandivali. The property falls in Residential Zone. It is at a travelling distance 1.5 Km. from Kandivli railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 1 Podium + 14 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 Good. The building is used for residential purpose. 5th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + Dining + 2 Toilets. **(i.e. 2 BHK + 2 Toilets)**. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.

Valuation as on 17th May 2023

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

Year of Construction of the building	:	2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 years
Cost of Construction	:	856.00 Sq. Ft. X ₹ 3,000.00 = ₹ 25,68,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation	:	₹ 6,16,320.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,50,675.00 per Sq. M. i.e. ₹ 13,998.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,34,086.00 per Sq. M. i.e. ₹ 12,457.00 per Sq. Ft.
Prevailing market rate	:	₹ 31,000.00 per Sq. Ft.
Value of property as on 17.05.2023	:	713.00 Sq. Ft. X ₹ 31,000.00 = ₹ 2,21,03,000.00

(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	:	₹ 2,21,03,000.00 - ₹ 6,16,320.00 = ₹ 2,14,86,680.00
Total Value of the property	:	₹ 2,14,86,680.00
The Realizable value of the property	:	₹ 1,93,38,012.00
Distress value of the property	:	₹ 1,71,89,344.00
Insurable value of the property	:	₹ 25,68,000.00
Guideline value of the property	:	₹ 1,06,63,192.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 501, 5th Floor, Wing – C, "Raj Heights Co-op. Hsg. Soc. Ltd.", M. G. Road, Near Vora Colony, Kandivali (West), Mumbai – 400 057, State – Maharashtra, Country – India for this particular purpose at **₹ 2,14,86,680.00 (Rupees Two Crore Fourteen Lakh Eighty Six Thousand Six Hundred Eighty 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 ₹ 2,14,86,680.00 (Rupees Two Crore Fourteen Lakh Eighty Six Thousand Six Hundred Eighty 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

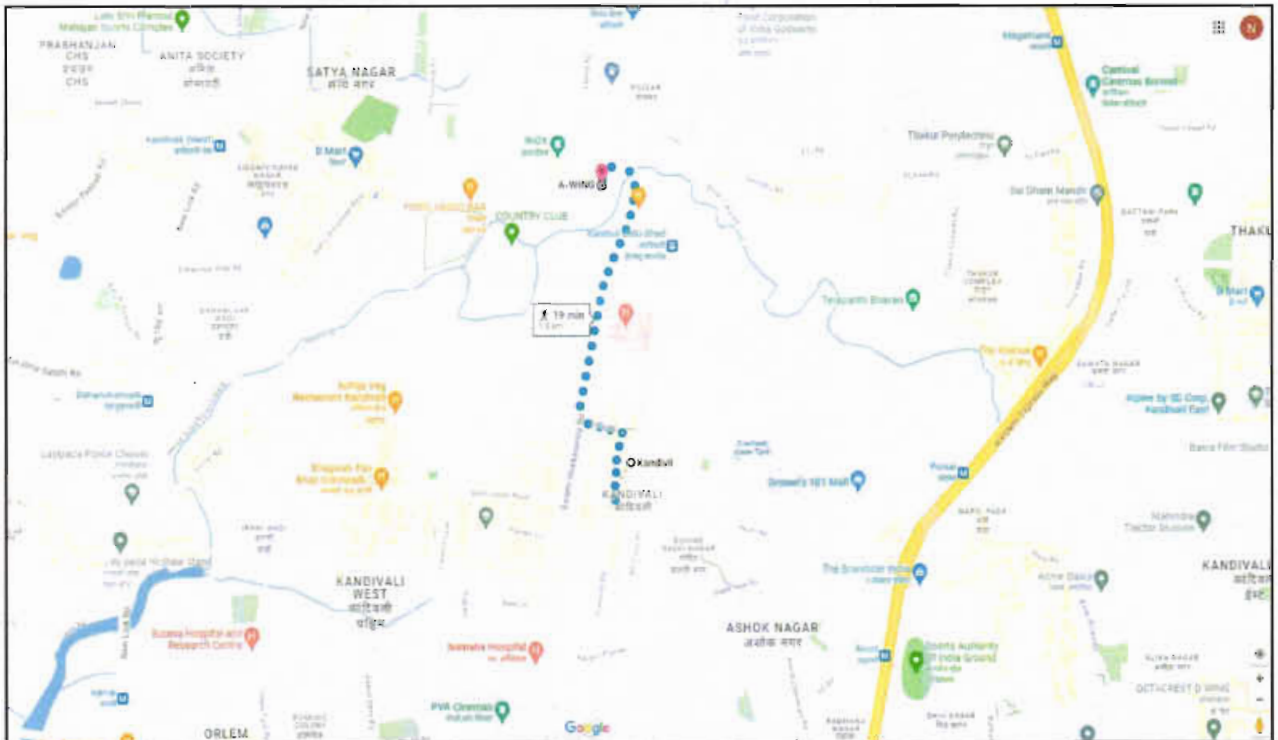
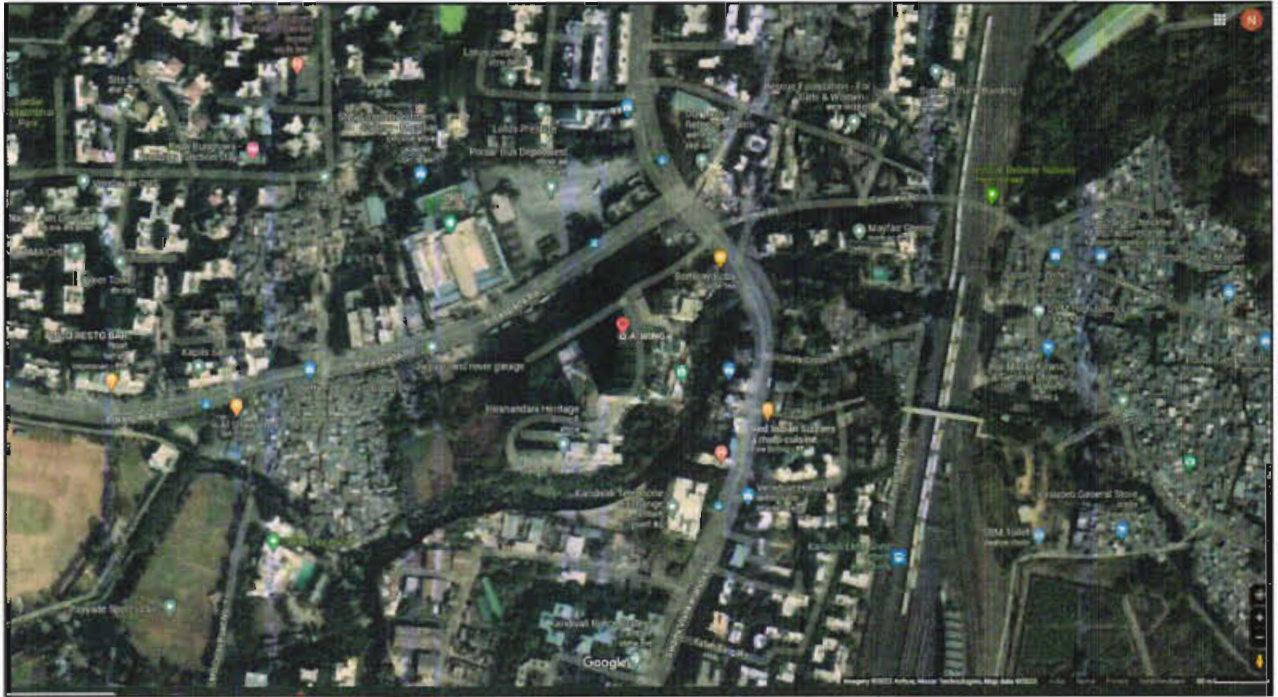
Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 1 Podium + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Fl situated on 5 th Floor
3	Year of construction	2007 (As per Occupancy Certificate)
4	Estimated future life	44 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 doors, Powder Coated 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Provided
18	No. of lifts and capacity	2 Lifts
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°12'45.9"N 72°51'02.6"E

Note: The Blue line shows the route to site from nearest railway station (Kandivli – 1.5 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI
Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation 'A' Class
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Terrain: 90 Feet, D. P. Road to the North, and Village Boundary to the East and South, Link Road to the West.		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/353	67730	143500	165020	186400	143500

961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1082, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1100, 1101, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1118, 1119, 1128, 1130, 1144, 1145, 1146, 1147, 1151, 1152.

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Price Indicators

This screenshot shows a property listing on the 99acres website. The property is a 5BHK 4Baths unit priced at ₹5.6 Cr, with an estimated EMI of ₹4,47,276. The listing includes a photo of the interior, a list of features such as 1650 sq ft carpet area, 3 bedrooms, 4 bathrooms, and 2 balconies, and a list of nearby places like Orlem Market and Shankar Mandir.

This screenshot shows a property listing on the 99acres website. The property is a 2BHK 2Baths unit priced at ₹2.2 Cr, with an estimated EMI of ₹1,75,775. The listing includes a photo of the interior, a list of features such as 963 sq ft super built-up area, 2 bedrooms, 2 bathrooms, and no balcony, and a list of nearby places like Shankar Mandir and Shri Karja Devi Mata Mandir.

Price Indicators

₹3.21 Cr Get ₹95,000 cashback on Home Loan

3 BHK 1547 Sq.ft Flat For Sale **Kandivli West, Mumbai**

3 Beds, 3 Baths, 1 Covered Parking, Semi-Furnished, Library And, Event Space

Carpet Area 950 sqft - ₹33,789/sqft	Developer Raj Group	Project Raj Heights Apartments	Floor 8 (Out of 14 Floors)
Transaction Type Resale	Status Ready to Move	Facing North	Lifts 2

Contact Agent: **Nilesh Kadam** - 98200XXXXX
 Email: nitesh.khedekar@gmail.com
 Mobile Number: +91 8349040652

Get Contact Details

More Details

₹2.20 Cr Get ₹66,000 cashback on Home Loan

2 BHK 1174 Sq.ft Flat For Sale **Kandivli West, Mumbai**

2 Beds, 2 Baths, 1 Covered Parking, Semi-Furnished, Service/Co., Library And

Carpet Area 712 sqft - ₹30,899/sqft	Developer Raj Group	Project Raj Heights Apartments	Floor 3 (Out of 14 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Study Room	Facing East

East Facing Property

Contact Agent: **Nilesh Kadam** - 98200XXXXX
 Email: nitesh.khedekar@gmail.com
 Mobile Number: +91 8349040652

Get Contact Details

More Details

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 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 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 **₹ 2,14,86,680.00 (Rupees Two Crore Fourteen Lakh Eighty Six Thousand Six Hundred Eighty Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar
Director**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.05.17 16:18:46 +05'30'


Auth. Sign.

Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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