



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kailash Rajaram More & Mrs. Neeta Kailash More**

Residential Row House No. 5, "Nakoda Row House Villas", Near Vasai Police Station, Behind Jalaram Apartment, Killa Road, CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde, Vasai (West), Taluka- Vasai, District – Palghar – 401 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°20'01.0"N 72°48'36.2"E

### Valuation Done for:













**Cosmos Bank**


**Vasai (West) Branch**


Maurya Shopping Centre, Ground Floor, S. No. 16, H. No. 10/11, Mbadi Road, District – Vasai, Thane - 401202, State – Maharashtra, Country – India.




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Residential Row House No. 5, "**Nakoda Row House Villas**", Near Vasai Police Station, Behind Jalaram Apartment, Killa Road, CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde, Vasai (West), Taluka- Vasai, District – Palghar – 401 201, 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 12.07.2023 for Banking Purpose
2	Date of inspection	04.07.2023
3	Name of the owner/ owners	<b>Mr. Kailash Rajaram More &amp; Mrs. Neeta Kailash More</b>
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 each owner is not available.
5	Brief description of the property	<b>Address:</b> Residential Row House No. 5, " <b>Nakoda Row House Villas</b> ", Near Vasai Police Station, Behind Jalaram Apartment, Killa Road, CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde, Vasai (West), Taluka- Vasai, District – Palghar – 401201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Kailash More (Owner) Contact No. 97631 50640
6	Location, street, ward no	Near Vasai Police Station, Behind Jalaram Apartment
	Survey/ Plot no. of land	CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde
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, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Porch Area in Sq. Ft. = 125.00 Ground Floor Area in Sq. Ft. = 471.00 First Floor Area in Sq. Ft. = 432.00 Balcony of First Floor Area in Sq. Ft. = 50.00

		<p>Terrace of First Floor Area in Sq. Ft. = 117.00 Open Terrace Area in Sq. Ft. = 466.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 953.00</b> <b>Open Space Area in Sq. Ft. = 450.00</b> <b>(Area As per Agreement for Sale)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Killa Road
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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?	Vacant at the time of visit
	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?	<p>Floor Space Index permissible - As per CIDCO norms Percentage actually utilized - Details not available</p>

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Vacant at the time of visit
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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		Information not available
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		Open Space - ₹ 3,020.00 per Sq. Ft. (40% of ₹ 7,550.00 per Sq. Ft. - depreciated rate)
40	If sale instances are not available or not relied upon, 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 – 2013 (As per site information)
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, Vasai (W) Branch to assess fair market value as on 12.07.2023 for Residential Row House No. 5, "**Nakoda Row House Villas**", Near Vasai Police Station, Behind Jalaram Apartment, Killa Road, CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde, Vasai (West), Taluka- Vasai, District – Palghar – 401 201, State – Maharashtra, Country – India belongs to **Mr. Kailash Rajaram More & Mrs. Neeta Kailash More**.

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

1	Copy of Agreement for Sale dated 05.07.2022 between Mr. Kishore Devidas Mohite & Mrs. Jagruti Kishor Mohite (Seller) & Mr. Kailash Rajaram More & Mrs. Neeta Kailash More (Purchasers).
2	Copy of Commencement Certificate vide No. CIDCO / VVSR / CC / BP – 4337 / W / 3664 dated 31.03.2009 issued by CIDCO.
3	Copy of N.A. Order vide No. Mahsul / K-2 / T-9 / NAP / SR -3 / 2009 dated 06.03.2007.
4	Copy of Approved Plan vide No. CIDCO / VVSR / RDP / 4337 / W / 9225 dated 13.11.2009 issued by CIDCO.

### LOCATION:

The said Row House is located at CTS No. 368, S. No. 9/A/P, Plot No.2, Village – Malonde, Taluka – Vasai District – Palghar. The property falls in Residential Zone. It is at a walkable distance 14.2 KM. from Thane railway station.

### Row House:

The Row House under reference is of Ground + 1 Upper Floor. 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 internal and external condition of Row House is Good. It is used for residential purpose.

The Row House is finished with Vitrified tiles with carpet in rooms, Teakwood flush doors, Aluminium sliding windows with MS safety grills, MS gate, Concealed electrification & concealed plumbing.

### The composition of Row House is :

Ground Floor = Porch + Living Area + Bedroom + Kitchen + WC + Bath + Entrance from back side of row house

First Floor = 2 Bedrooms + 2 Toilets + Terrace for each bedroom.

**Valuation as on 12<sup>th</sup> July 2023**

<b>Carpet Area of the Row House</b>	<b>:</b>	<b>953.00 Sq. ft.</b>
<b>Built Up Area of the Row House</b>	<b>:</b>	<b>1,144.00 Sq. ft.</b>
<b>Open Space Area of the Row House</b>	<b>:</b>	<b>450.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the Row House	:	Year of Completion – 2013 (As per site information)
Expected total life of Row House	:	60 Years
Age of the building as on 2023	:	10 Years
Cost of Construction	:	1,144.00 Sq. Ft. X ₹ 2,500.00 = ₹ 28,60,000.00
Depreciation $\{(100-10) \times 10 / 60\}$	:	15%
Amount of depreciation		₹ 4,29,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 29,000.00 per Sq. M. on Built up area i.e. ₹ 2,694.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 26,682.00 per Sq. M. on Built up area i.e. ₹ 2,479.00 per Sq. Ft.
Plot rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 5,820.00 per Sq. M. for plot area
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft. on Built up area
<b>Value of property as on 12.07.2023</b>	<b>:</b>	<b>953.00 Sq. Ft. X ₹ 8,000.00 = ₹ 76,24,000.00</b>

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

<b>Depreciated fair value of the property as on 12.07.2023 (A)</b>	<b>:</b>	<b>₹ 76,24,000.00 - ₹ 4,29,000.00 = ₹ 71,95,000.00</b>
<b>Value of Open Space</b>	<b>:</b>	
Open Space area	:	450.00 Sq. Ft.
Depreciated rate on Carpet area	:	₹ 7,550.00 per Sq. Ft.
Plot - 40% rate of depreciated Carpet area	:	₹ 3,020.00 per Sq. Ft.
<b>Value of the Open Space (B)</b>	<b>:</b>	<b>₹ 13,59,000.00</b>
<b>The Fair Market value of the property (A + B)</b>	<b>:</b>	<b>₹ 85,54,000.00</b>
<b>Realizable Value of the property</b>	<b>:</b>	<b>₹ 76,98,600.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 68,43,200.00</b>
<b>Insurable value of the property (1,144.00 Sq. Ft. X ₹ 2,500.00)</b>	<b>:</b>	<b>₹ 28,60,000.00</b>





## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Row house
3.	Year of construction	2013 (As per site information)
4.	Estimated future life	50 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	Teakwood flush doors, Aluminium sliding windows with MS safety grills, MS gate
10.	Flooring	Vitrified tiles flooring covered with carpet
11.	Finishing	Cement plastering with POP false ceiling
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	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	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



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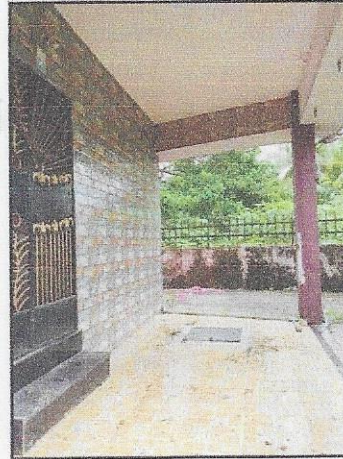
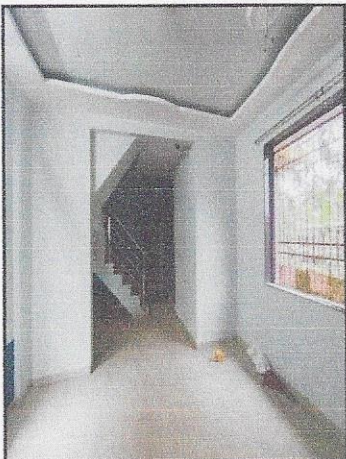
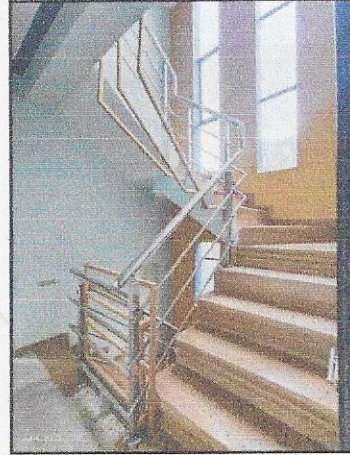
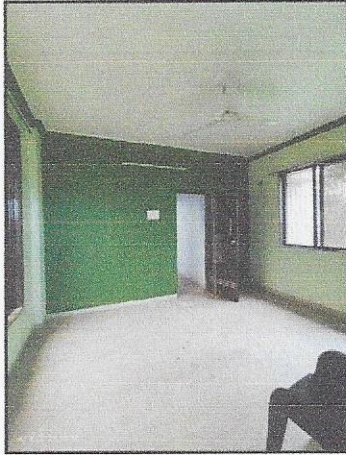
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## Actual site photographs



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## Route Map of the property

Site u/r



**Latitude Longitude - 19°20'01.0"N 72°48'36.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasai Road – 7 KM.)

## Ready Reckoner Rate

DIVISION / VILLAGE - MALONDE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Land 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
2	3	5820	29000	33000	37800	33000
C. T.S. No. 336, 337, 338, 339, 340 A, 340 B, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 368, 369, 370, 371, 372, 373, 374, 375 B, 375 C, 375 A-1, 375 A-2						
Survey No. 8, 9, 26, 34 A, 38, 56, 63						
Compare With Previous Year						↓

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4 Baths
3 Balconies
Furnished

Super Built-Up Area 2200 sqft ~ ₹6.81/sqft	Floor Lower Basement (Out of 2 Floors)	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Store Room	Furnished Status Furnished
Type Of Ownership Freehold	Age Of Construction 5 to 10 years	

Contact Owner

Get Phone No.

Last contact made 8 days ago

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2000 sq.ft  
Build Up Area

₹8.00 K/sq.ft  
Avg. Price

1 Years Old  
Age of property

Ready to move  
Possession status

Fully Furnished  
Furnishing

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12<sup>th</sup> July 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.

