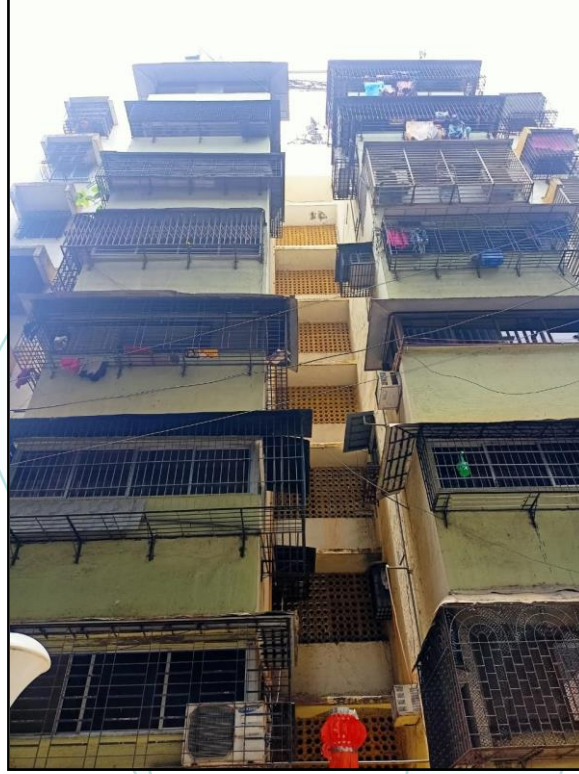


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak**

Residential Flat No. 53, 5th Floor, Building No. 1, "Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.,"
Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, State – Maharashtra, Country – India

Think.Innovate.Create

Latitude Longitude - 19°08'44.5"N 72°49'59.2"E

Valuation Done for:

Cosmos Bank

Kalyan Branch

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada,
Kalyan (West) - 421 301. 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, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 53, 5th Floor, Building No. 1, “Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.,” Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, State – Maharashtra, Country – India belongs **Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak.**

Boundaries of the property.

North	:	New Link Road & Oshiwara Metro Station
South	:	Open Plot
East	:	Oshiwara Park CHSL
West	:	Girnar 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 **₹ 1,19,32,110.00 (Rupees One Crore Nineteen Lakh Thirty Two Thousand One Hundred Ten 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

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



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

Residential Flat No. 53, 5th Floor, Building No. 1, “Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.,”
Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, 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 15.07.2023 for Banking Purpose
2	Date of inspection	15.07.2023 (R)
3	Name of the owner/ owners	Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak
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. 53, 5 th Floor, Building No. 1, “Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.,” Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, State – Maharashtra, Country – India. Contact Person: Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak (Owner) Contact No. 9819192981
6	Location, street , ward no	Oshiwara Park, New Link Road, Jogeshwari (West)
	Survey/ Plot no. of land	C.T.S No. 27 & 96 of Village – Oshiwara
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. = 450.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 540.00 (Measured Carpet + 20%) Built Up Area in Sq. Ft. = 610.00

		(Area as per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Oshiwara Park, New Link Road, Jogeshwari (West)
14	If freehold or leasehold land	Freehold
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	Yes
	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	NA
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 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?	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 – 1976 (As per Agreement For Sale)
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.
45	Remarks: 1. As per site inspection, 1BHK Flat converted into 2BHK Flat. 2. As per measurement Carpet Area is 450.00 Sq. Ft. & As per Gift Deed Built Up Area is 610.00 Sq. Ft. Loading between Carpet to Built Up is 36%, for the purpose of valuation we have considered the Built Up Area of 540.00 Sq. Ft. (i.e., Measured Carpet + 20%)	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 15.07.2023 for Residential Flat No. 53, 5th Floor, Building No. 1, “Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.,” Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, State – Maharashtra, Country – India belongs to **Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak.**

We are in receipt of the following documents:

1	Copy of Gift Deed dated 14.12.2022 between Mr. Anil Chhaganlal Kotak (the Donor) AND Mrs. Bhavika Asrar Chouhan nee Bhavika Anil Kotak (the Donee).
2	Copy of Maintenance Bill No. 63 dated 30.06.2023 in the name of Mrs. Bhavika Asrar Chouhan issued by Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.
2	Copy of MHADA Allotment Letter dated 18.05.1989 in the name of Mr. Anil Chhaganlal Kotak.
3	Copy of Electricity Bill Account No. 153520475 dated 10.06.2023 in the name of Mrs. Bhavika Asrar Chouhan issued by Adani Electricity.
4	Copy of Share Certificate No. 19 transferred dated 19.02.2023 in the name of Mrs. Bhavika Asrar Chouhan issued by Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at C.T.S No. 27 & 96 of Village – Oshiwara, Taluka – Andheri, District – Mumbai Suburban. The property falls in Residential Zone. It is walkable distance of 400 M. from Oshiwara metro station.

BUILDING:

The building under reference is having Still + 7 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 is used for residential purpose. 5th Floor is having 4 Residential Flats. 1 Lift provided in the building. The building external condition is normal.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. As per site inspection, 1BHK Flat converted into 2BHK Flat. The composition of flat consists of 2 Bedrooms + Living Room + Kitchen + WC + Bath Passage (i.e. **2BHK + WC + Bath**). The residential flat is finished with Italian marble flooring, Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification, Cement plastering with POP false ceiling.

Valuation as on 15th July 2023

The Built Up Area of the Residential Flat	:	540.00 Sq. Ft.
--	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1976 (As per Agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	47 Years
Cost of Construction	:	540.00 X 2,700.00 = ₹ 14,58,000.00
Depreciation	:	70.50%
Amount of depreciation	:	₹ 10,27,890.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,58,844.00 per Sq. M. i.e. ₹ 14,757.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	:	₹ 1,33,742.00 per Sq. M. i.e. ₹ 12,425.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,000.00 per Sq. Ft.
Value of property as on 15.07.2023	:	₹ 540.00 Sq. Ft. X ₹ 24,000.00 = ₹ 1,29,60,000.00

(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	:	₹ 1,29,60,000.00 (-) ₹ 10,27,890.00 = ₹ 1,19,32,110.00
Total Value of the property	:	₹ 1,19,32,110.00
The realizable value of the property	:	₹ 1,07,38,899.00
Distress value of the property	:	₹ 95,45,688.00
Insurable value of the property (540.00 Sq. Ft. X 2,700.00)	:	₹ 14,58,000.00
Guideline value of the property (540.00 Sq. Ft. X 12,425.00)	:	₹ 67,09,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 53, 5th Floor, Building No. 1, “**Oshiwara Akash Ganga Co-op. Hsg. Soc. Ltd.**,” Oshiwara Park, New Link Road, Jogeshwari (West), Mumbai – 400102, State – Maharashtra, Country – India for this particular purpose at **₹ 1,19,32,110.00 (Rupees One Crore Nineteen Lakh Thirty Two Thousand One Hundred Ten Only)** as on **15th July 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 **15th July 2023 is ₹ 1,19,32,110.00 (Rupees One Crore Nineteen Lakh Thirty Two Thousand One Hundred Ten 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	1976 (As per Part Occupancy Certificate)
4.	Estimated future life	13 Years Subject to proper, preventive periodic maintenance & structural repairs

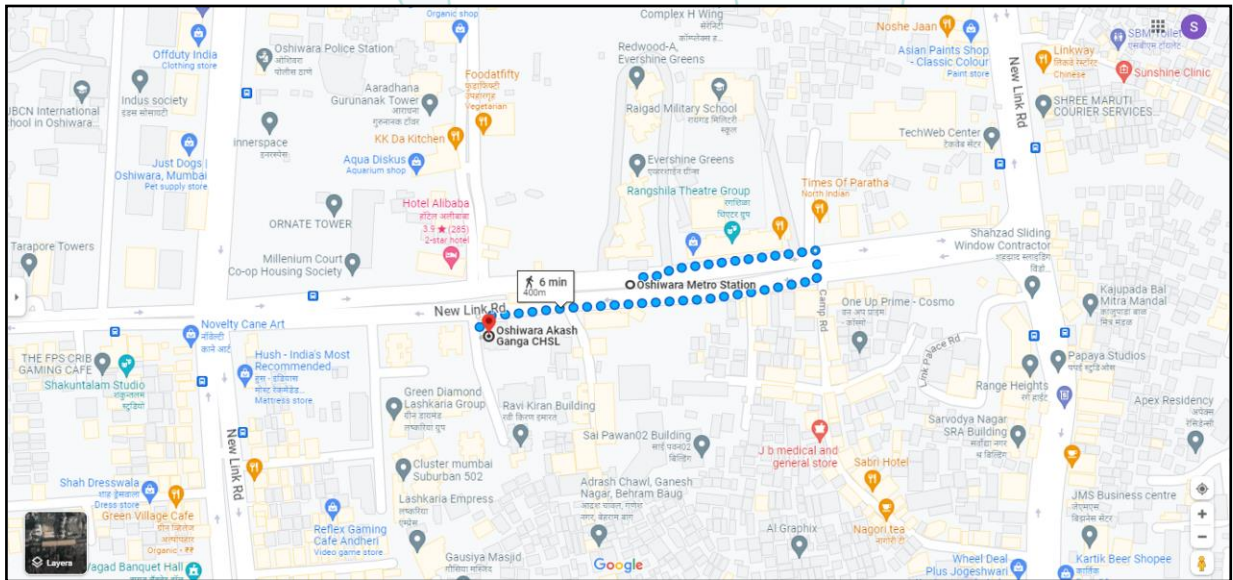
5	Type of construction- load bearing walls/RCC frame/ steel frame		R.C.C. Framed Structure
6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows
10	Flooring		Italian marble flooring
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		1 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°08'44.5"N 72°49'59.2"E

Note: The Blue line shows the route to site from nearest metro station (Oshiwara – 400 M.)


Ready Reckoner Rate

DIVISION / VILLAGE : OSHIWARA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Local Body Type		Corporation "A" Class			
Local Body Name						
Land Mark Terrain: Division boundary to the north, Veera Desai Marg to the east, 36.60 m to the south. Vikas Yojana Road & Price Range 50/242B and New Link Road to the west.						
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
50	50/243A	75170	151280	173970	203600	151280
C. T. S. No. 1/5, 1/pt, 1PT, 1A/287/B, 1A/287/C, 1A/287A/1, 1A/287A/2, 1A/289/1, 11, 12, 19, 20, 21, 22, 23, 25, 26A, 26B/1, 26B/2, 26B/3, 27, 28, 29A, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 101PT, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110PT, 111, 112, 113, 117, 118, 119, 120, 121, 121/2, 122, 124, 124/2, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 147, 148, 150/3, 150A/2, 151/1, 152, 153, 154/3, 155/1/C, 155/1A/1, 155/1A/2/1,						
Compare With Previous Year						

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Price Indicators

NOBROKER
My Bookings | Pay Rent | [Post Your Property](#) | New | Shyam Kajvilkar



1 BHK Flat In Paradigm El Signora For Sale In Oshiwara
Link Road, Adarsh Nagar, Off Lokhandwala Near Lotus Petrol Pump, Oshiwara, M...

Loan Verified

₹ 1.35 Crores
Negotiable

₹ 77,374/Month
Estimated EMI


600
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari west / 1bhk Flat for Sale in Jogeshwari west / Property Details

Photos

Location



+4

Nearby: Lotus Business Park | Sardar Patel Technology Business Incubator T2 | Infiniti Mall | Carnival Cinemas Moviestar | Oshiwara Police Station

1 Bedroom <small>No. of Bedroom</small>	May 16, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Paradigm El Signora <small>Apartment</small>


[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

NOBROKER
My Bookings | Pay Rent | [Post Your Property](#) | New | Shyam Ka



1 BHK Flat In Spurthi Chs For Sale In Andheri West
New Link Rd Near Adarsh Restaurant and Bar

Negotiable

₹ 40,120/Month
Estimated EMI


300
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari west / 1bhk Flat for Sale in Jogeshwari west / Property Details

Photos

Location



+2

Nearby: Lotus Business Park | Sardar Patel Technology Business Incubator T2 | Infiniti Mall | Carnival Cinemas Moviestar | Oshiwara Police Station


1 Bedroom <small>No. of Bedroom</small>	Jul 1, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Spurthi Chs <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

Price trends by NBEstimate


Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info



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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th 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 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 ₹ 1,19,32,110.00 (Rupees One Crore Nineteen Lakh Thirty Two Thousand One Hundred Ten Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj 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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