

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes**

Residential Flat No. 203, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri,
Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India

Latitude Longitude - 19°41'40.0"N 73°31'58.5"E

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Valuation Done for:

Cosmos Bank

Chembur East Branch

Plot No 239. Ground Floor. Central Avenue Road. Near Ambedkar Garden. Chembur (East), Mumbai 400071,
State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivai 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. 203, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes.**

Boundaries of the property.

North	: The Igatpuri Villas
South	: Internal Road & Under Construction Building
East	: Internal Road & Open Plot
West	: Under Construction Building

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 ₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only). As per site inspection work completion status is as follows.

Stage of Construction

Foundation	Completed	RCC Plinth	Completed
Ground floor RCC	Completed	Floor	1st Floor RCC Work In Progress

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**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=Admin,
2.5.4.20=9822b6e7a135dc3e0c79e26865913490c7d3304177
8115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc8980b2a55aaff0c3cfe314311b1
a394a29f9e78a2278a258fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:04:19 +05'30'

Auth. Sign.



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- | | | | |
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Valuation Report of Residential Flat No. 203, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village –
Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403,
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 14.09.2023 for Banking Purpose
2	Date of inspection	14.09.2023
3	Name of the owner/ owners	Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes
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. 203, 2 nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India Contact Person: Mahendra (Sales Person) Contact No. 8779799556
6	Location, street, ward no	Mumbai Agra National Highway
7	Survey/ Plot no. of land	Gut No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 305.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 336.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Mumbai Agra National Highway
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.	Copy of Approved Plan Document No. INP / PWD / B.P 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
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?	Building Under Construction
	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 Igatpuri Municipal Council 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	₹3,500.00 Expected rental income per month after completion

	(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 an under construction 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 commencement of construction - 2022 (As per Commencement Certificate) & year of completion - Building under Construction

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, Chembur East Branch to assess fair market value as on 14.09.2023 for Residential Flat No. 203, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale (2 Pages from documents) dated 01.09.2023
2	Copy of RERA Certificate No. P51600033061 dated 03.02.2022
3	Copy of Commencement Certificate No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
4	Copy of Approved Plan Document No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council

LOCATION:

The said building is located at Gut No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.4 Km. from Igatpuri railway station.

BUILDING:

The building under reference is having Proposed Ground + 7 Upper Floors. It will be Proposed R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The Proposed walls will be 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 will be used for residential purpose. 2nd Floor will be having 11 Residential Flat. The building is Proposed 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. The Composition of flat will be Living Room + Kitchen + Toilet. (i.e. **Studio Apartment**). The residential flat will be finished with Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows & Proposed Concealed electrification & Proposed concealed plumbing.

At the time of inspection Building was under construction, extent of completion as under

Stage of Construction

If under construction, extent of completion

Foundation	Completed	RCC Plinth	Completed
Ground floor RCC	Completed	Floor	1 st Floor RCC Work In Progress

Valuation as on 14th September 2023

The Carpet Area of the Residential Flat	:	305.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building Under Construction
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	305.00 Sq. Ft. X ₹ 2,000.00 = ₹ 6,72,000.00
Depreciation	:	Building is Under Construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,550.00 per Sq. M. i.e. ₹ 2,652.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,800.00 per Sq. Ft.
Value of property as on 14.09.2023	:	305.00 Sq. Ft. X ₹ 5,800.00 = ₹ 17,69,000.00

(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)

Total Value of the property as on 14.09.2023	:	₹ 17,69,000.00
The realizable value of the property	:	₹ 15,92,100.00
Distress value of the property	:	₹ 14,15,200.00
Insurable value of the property	:	₹ 6,72,000.00
Guideline value of the property	:	₹ 8,91,072.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India for this particular purpose at ₹ **17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only)**. As per site inspection work completion status is as follows as on 14th September 2023.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14th September 2023** is **₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only)**. As per site inspection work completion status is as per table Attached. 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	Proposed Ground + 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 2 nd Floor
3.	Year of construction	Building Under Construction
4.	Estimated future life	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Proposed R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	Proposed All external walls are 9" thick and partition walls are 6" thick.


8	Partitions	Proposed 6" thick brick wall
9	Doors and Windows	Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows
10	Flooring	Proposed Vitrified Tiles flooring
11	Finishing	Proposed Cement plastering
12	Roofing and terracing	Proposed R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	Proposed
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Proposed Ordinary
17	Compound wall Height and length Type of construction	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Proposed 2 Lifts
19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed, May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

Actual site photographs




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Government Of Maharashtra

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विभाग**
महाराष्ट्र शासन



Home
Role Guide
Logout



Valuation For Urban Area

Location Details

District	नाशिक	Taluka	इगतपुरी			Zone	ग्रामे सलेगाथ
Attribute	गट नंबर - 284	Subzone	3.9- नवीन मुंबई आसपास महामार्गावरील नविकास/वाणिज्य/औद्योगिक विभागातील मिळकती प्र.श्रेणी (रेक पोह, मानस हॉटेल, चारनदेवी परिसर)			Palika	C class Palika
	Open	Residence	Office	Shop	Industry	Unit	
	5090	28550	32840	40500	0	Square Meter	

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Price Indicators

Prabhav Vivaant Igatpuri, Nashik

Location: Boramattiha, Igatpuri, Nashik

BHK: 1 RK, 2 BHK & 3 BHK

Size: 308 Sq.ft To 1438 Sq.ft Carpet Area

Developed by: Prabhav Group

Possession: Expected Around March 2022

Investor Felt / Resale Felt Available

Price: 18 Lacs Onwards

RERA NO: PS1600005114

Call Now : +91 98205 75619

Interested | Join Owner's Group

Prabhav Vivaant

18 Lacs Onwards

Contact Us

Investor / Resale Options Available

1 RK, 2 BHK Flats & 3 BHK Villas

308 - 1438 Sq.ft

March 2022

Under Construction

RERA NO: PS1600005114

Report Error / Add info if there is any Wrong information / Incomplete details.

Post Property if you Own a Property in Prabhav Vivaant

Post Requirement to buy / rent in Prabhav Vivaant

Price Indicators

The screenshot displays a real estate project page for 'Prabhav Vivaant' in Igatpuri, Nashik. The page includes a search bar, navigation links, and project details. Key information includes: Location: Borivandha, Igatpuri, Nashik; BHK: 1 Rk, 1 BHK, 2 BHK; Size: 508 Sqm To 1438 Sqm Carpet Area; Developer: Prabhav Group; Possession Expected Around March 2017; Investor Flats / Rental Flats Available; Price: 18 Lacs Onwards; RERA NO: PE160005114. A call number +91 98205 75619 is prominently displayed. The page also features floor plans, a location map, and social media sharing options.

The screenshot shows a property listing on a real estate website. The property is priced at ₹27.5 Lac and is a 1BHK 1Bath unit. The listing includes a large image of the building, a detailed description, and various filters and options. The price is ₹27.5 Lac, and the unit is 1 BHK 1 Bath. The listing also mentions '99 acres' and '99 acres' in the top left corner. The page includes a 'Post property' button and a 'Why should you consider this property?' section with several green buttons.

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 for ₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only). As per site inspection work completion status is as follows.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=manoj@vastukala.com, c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
st=Maharashtra, postalCode=400009, serialNumber=41a56a56baburao@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:03:34 +05'30'

Auth. Sign.

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