

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Richa Rushabh alias Richa Subhash Udaipuri & Mr. Ramaswamy Seshan Pallaur**

Residential Flat No. 607, 6<sup>th</sup> Floor, Wing - B, "Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.",  
173/D, Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai, - 400 102,  
State - Maharashtra, Country - India.

Latitude Longitude - 19°08'36.1"N 72°50'32.3"E

### Valuation Done for:

**Cosmos Bank  
Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.



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

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 607, 6<sup>th</sup> Floor, Wing - B, "Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.", 173/D, Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai - 400 102, State - Maharashtra, Country - India belongs to **Mrs. Richa Rushabh alias Richa Subhash Udaipuri & Mr. Ramaswamy Seshan Pallaur.**

### Boundaries of the property.

- North : Live Wel CHSL & Road
- South : Raj Nagar Wing - B
- East : S. V. Road
- West : Raj Nagar Wing - H

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 **₹ 1,55,51,816.00 (Rupees One Crore Fifty Five Lakh Fifty One Thousand Eight Hundred Sixteen Only).**

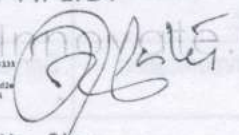
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by Manoj Baburao Chalikwar  
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Consultants (I) Pvt. Ltd., email=manoj@vastukala.com, c=IN



Director

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl.: Valuation report



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  - ◆ Nashik
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**Valuation Report of Residential Flat No. 607, 6<sup>th</sup> Floor, Wing - B, "Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.", 173/D, Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai - 400 102, 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 07.06.2023 for Bank Loan Purpose
2	Date of inspection	06.06.2023
3	Name of the owner/ owners	<b>Mrs. Richa Rushabh alias Richa Subhash Udaipuri &amp; Mr. Ramaswamy Seshan Pallaur</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 607, 6 <sup>th</sup> Floor, Wing - B, "Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.", 173/D, Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai - 400 102, State - Maharashtra, Country – India.  <b>Contact Person:</b> Pinky Patel (Tenant)
6	Location, street, ward no	Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai - 400 102
	Survey/ Plot no. of land	C.T.S. No. 13, 13 / 1 to 3 of Village – Bandivali
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	Carpet Area in Sq. Ft. = 604.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 566.00 (Area as per Agreement for sale)  <b>Built Up Area in Sq. Ft. = 679.00</b> <b>(Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Opp. Sangam Hospital, S. V. Road



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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	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?	Tenant Occupied – Pinky Patel
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Pinky Patel Since – August – 2022
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 35,000.00 Presented 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.
		<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	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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of completion – 1991 (As per documents)
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, Dadar Branch for Housing Loan as on 07.06.2023 for Residential Flat No. 607, 6<sup>th</sup> Floor, Wing - B, "Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.", 173/D, Opp. Sangam Hospital, S. V. Road, Jogeshwari (West), Mumbai - 400 102, State - Maharashtra, Country - India belongs to **Mrs. Richa Rushabh alias Richa Subhash Udaipuri & Mr. Ramaswamy Seshan Pallaur.**

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

1	Copy of Agreement for Sale dated 28.03.2021.
2	Copy of Share Certificate No. 37 dated 20.06.2021 in the name of Mrs. Richa Rushabh alias Richa Subhash Udaipuri & Mr. Ramaswamy Seshan Pallaur issued by Prabhu Darshan Jain Mandir Co-op. Hsg. Soc. Ltd.

**LOCATION:**

The said building is located at C.T.S. No. 13, 13 / 1 to 3 of Village - Bandivali, Taluka - Andheri, District - Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance 1.1 Km. from Jogeshwari railway station.

**BUILDING:**

The building under reference is having Stilt + 6 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 normal. The building is used for residential purpose. 6<sup>th</sup> is having 1 Residential Flat. 1 Lift provided in the building.

**Residential Flats:**

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e., **2BHK + 2 Toilets**). The Residential Flat is finished with Italian marble flooring, Teak Wood door frame with flush doors, paint type, Acrylic OBD painting, Powder Coated Aluminium Sliding windows & Concealed electrification.



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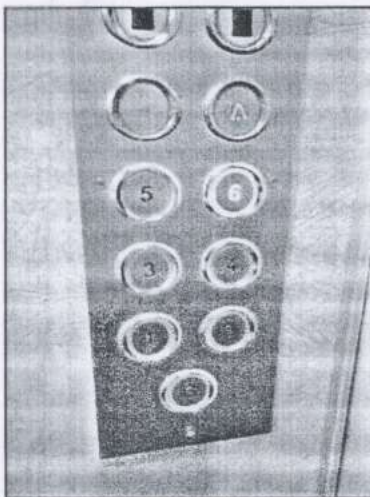
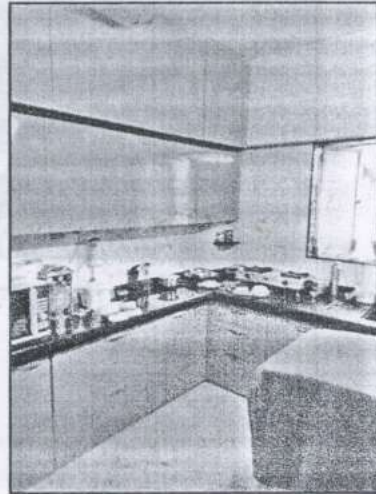
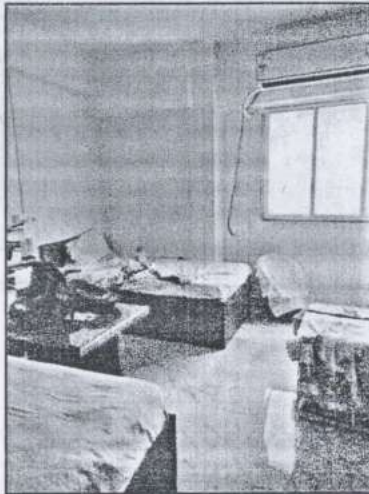




8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush door
10	Flooring	Italian marble flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(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	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



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## Ready Reckoner Rate

DIVISION / VILLAGE - AMBIVALI						
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					
Terrain	Terrain: Village Boundary to the North and East, Jalprakash Marg, Village Boundary to the South, and Veera Desai Marg to the West.					
Rate of Land + Building in ₹ per sq.m Built-Up						
Zone	Sub Zone	Class	Residential	Office	Shop	Industrial
47	47/231	104590	194450	223620	244470	194450
<small>C.T.S No 1(R), 1A/1, 1A/4, 1B, 2, 3, 3A/1, 3A/2, 3A/3, 3A/4, 3A/5, 3A/6, 3A/7, 3A/8, 3A/9, 3A/10, 3A/11, 3A/12, 3A/13, 3A/14, 3A/15, 4, 5, 6, 7, 8, 9, 9A, 9B, 9C, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34/1, 34/3, 34/4, 34/5, 34 Apt, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 48/3, 48/4, 48/5, 49, 50, 51, 52, 53, 55C, 54, 55, 56, 57, 58, 59, 59A, 59B, 59C, 59D, 59E, 60, 60/1, 60/2, 60/3, 60/4, 60/5, 60/6, 60/7, 60/8, 60/9, 60/10, 60/11, 60/12, 60/13, 60/14, 60/15, 60/16, 60/17, 60/18, 60/19, 60/20, 61, 62, 63, 64, 65, 66, 67E, 68, 69A, 69, 70, 71, 71R, 72, 73, 74, 75, 76, 77, 78, 79, 80, 80B/1, 80B/2, 81, 81A, 81R, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145.</small>						
<input type="button" value="Compare With Previous Year"/>						







### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07<sup>th</sup> June 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.



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**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, 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 ₹ 1,55,51,816.00 (Rupees One Crore Fifty Five Lakh Fifty One Thousand Eight Hundred Sixteen Only).

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  
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*Manoj*  
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