

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sonu Manoj Solanki & Manoj B. Solanki**

Residential Flat No. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q,
Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar,
PIN – 401 303, State - Maharashtra, Country – India.

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Latitude Longitude - 19°28'09.7"N 72°48'12.6"E

Valuation Prepared for:

Cosmos Bank

Malad (West) Branch

Shop No 6,7,8, Kewal Towers, B.J. Patel Road, Malad (West), Mumbai
State - Maharashtra, Country – India



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. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India belongs to **Mrs. Sonu Manoj Solanki & Manoj B. Solanki**.

Boundaries of the property.

North	:	Red Bricks Business Plaza
South	:	Cosmos Square Commercial Building
East	:	Chikhaldongari Road
West	:	Agarwal Paramount Building No. 2

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 **₹ 56,14,500.00 (Rupees Fifty Six Lakh Fourteen Thousand Five Hundred 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**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N] C. C. I. T / 1 – 14 / 52 / 2008-09

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

Encl. Valuation Report

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: 2023.10.28 10:48:14 +05'30'

Auth. Sign.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
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Delhi NCR	Nashik	Ahmedabad	Jaipur

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Valuation Report of Residential Flat No. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, 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 28.10.2023 for Bank Loan Purpose
2	Date of inspection	08.10.2023
3	Name of the owner/ owners	Mrs. Sonu Manoj Solanki & Manoj B. Solanki
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address Residential Flat No. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q , Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India. Contact Person: Mrs. Sonu Manoj Solanki (Owner) Contact No. 7030188604
6	Location, street, ward no	Chikhaldongari Road
7	Survey/ Plot no. of land	Survey No. 5, 5B, 5D, 5F and 5G of Village Dongare (Dongar Pada) also known as Village Narangi
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. = 500.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 70.00 Total Area in Sq. Ft. = 570.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 497.00

		Attached Balcony Area in Sq. Ft. = 44.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 591.00 (Area as per Agreement for Sale) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Chikhaldongari Road
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.
	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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC 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	₹ 12,000.00 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	As per sub registrar of assurance records

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. 13th Floor has 4 Residential Flats. The building has provided 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. It consists of Living Room + 2 Bedrooms + Kitchen + 2 Toilets + Dry Balcony and Flowerbed Area (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

Valuation as on 28th October 2023

The Built-up Area of the Residential Flat	:	591.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	02 years
Cost of Construction	:	591.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,54,800.00
Depreciation $\{(100-10) \times 02 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A. the building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,600.00 per Sq. M. i.e. ₹ 7,767.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	N.A. the building age is below 5 years.
Prevailing market rate (Including Stilt Car Parking Space)	:	₹ 9,500.00 per Sq. Ft.
Value of property as on 28.10.2023	:	591.00 Sq. Ft. X ₹ 9,500.00 = ₹ 56,14,500.00

(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 28.10.2023	:	₹ 56,14,500.00
Total Value of the property	:	₹ 56,14,500.00
The realizable value of the property	:	₹ 50,53,050.00
Distress value of the property	:	₹ 44,91,600.00
Insurable value of the property (591.00 Sq. Ft. x 2,800.00)	:	₹ 16,54,800.00
Guideline value of the property (591.00 Sq. Ft. x 7,767.00)	:	₹ 45,90,297.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India for this particular purpose at ₹ 56,14,500.00 (Rupees Fifty Six Lakh Fourteen Thousand Five Hundred Only) as on 28th October 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 28th October 2023 is ₹ 56,14,500.00 (Rupees Fifty Six Lakh Fourteen Thousand Five Hundred 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	Part Ground + Part Stilt + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 13 th Floor
3.	Year of construction	2021 (As per Occupancy Certificate)
4.	Estimated future life	58 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 shutters, Powder coated Aluminium 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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	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	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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Actual site photographs

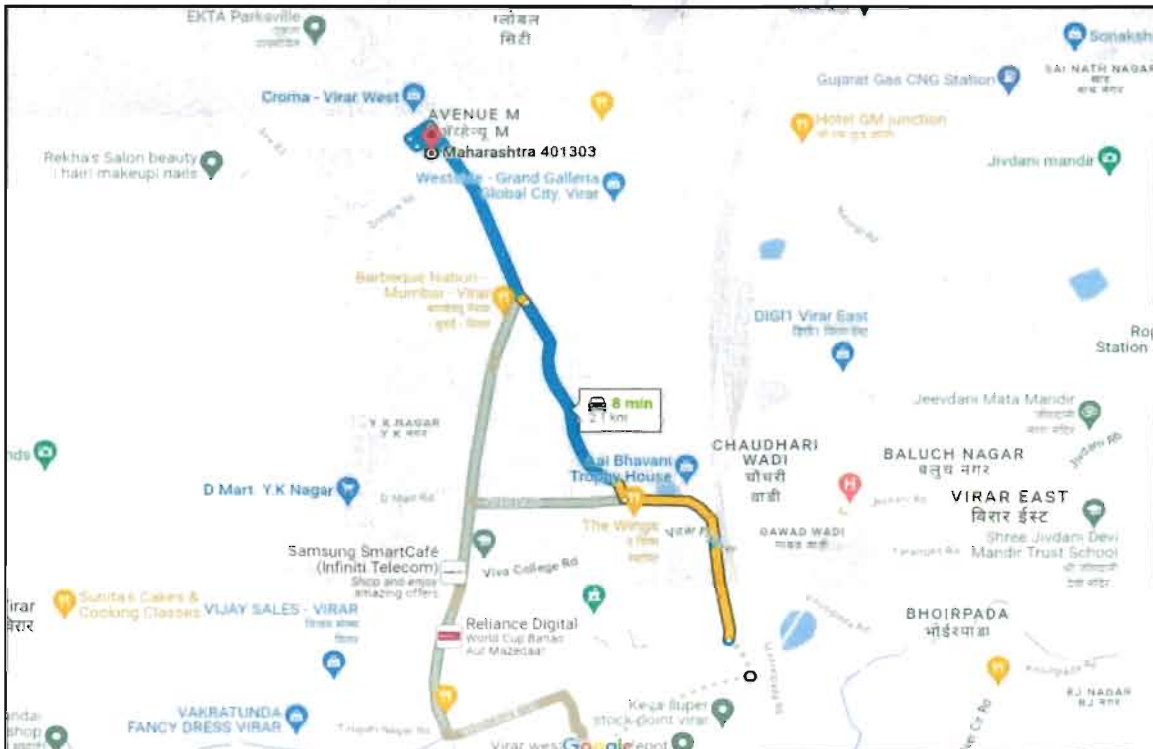


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°28'09.7"N 72°48'12.6"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 2.1 km.)

Price Indicators

99acres

Buy - Enter locality, Project / Society / Landmark

₹85 Lac

3BHK 3Baths

Posted on Sep 16, 2022 Ready to move

REGISTRATION No. MUM000022027 Website: <http://www.agarwalparamount.com>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (1) Society (37)

Carpet area: 732 sq.ft. (all in all)

₹85 Lac @ 11,502 per sq.ft. (negotiable) Price: 2 Weeks

7th of 14 Floors

3 Bedrooms, 3 Bathrooms, 3+ Balconies with Store Room

Address: Agarwal Paramount, Virar West, Mira Road And Beyond

West

1 to 5 Year Old

Places nearby

703, Virar West, Mira Road And Beyond, Mumbai

Virar Railway Station Dmart Big Bazar Highway Rustonjee Cambridge School Viva College Ganesh

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Price Indicators

Sale Instance

10-10-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 15289/2023 नोंदणी : Regn:63m
गावाचे नाव : डोंगरे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4999000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4572000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे डोंगरे,स नं 5,5ब,5ड,5फ,5ग,विभाग 1/1,सदनिका क्र 303,तिसरा मजला,बि नं 02,टाईप एबी4,अगरवाल लाईफस्टाईल,अगरवाल लाईफस्टाईल बी-1 को ऑ हौ सो लि,एँव्हेन्यु बी-1,ग्लोबल सिटी,क्षेत्र 50.00 चौ मी कारपेट.((Survey Number : 5,5ब,5ड,5फ,5ग :))
(5) क्षेत्रफळ	50.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमिषा दिपककुमार राठोड - वय:-25 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-CB2PR6699N 2): नाव:-दीपक कुमार भगवानदास राठोड - वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-APYPR5276E 3): नाव:-प्रतिभा दिपक राठोड - वय:-47 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-ADXPR8038F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिन्स तिवारी - वय:-27, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 403,अगरवाल लाईफस्टाईल एँव्हेन्यु बी-1 सोसायटी,बि नं 2,ग्लोबल सिटी,विरार प,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BAWPT0201K
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2023
(11) अनुक्रमांक,खंड व पृष्ठ	15289/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	349940
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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 **₹ 56,14,500.00 (Rupees Fifty Six Lakh Fourteen Thousand Five Hundred 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: 2023.10.28 10:49:46 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N] C. C. I. T / 1 – 14 / 52 / 2008-09

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

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