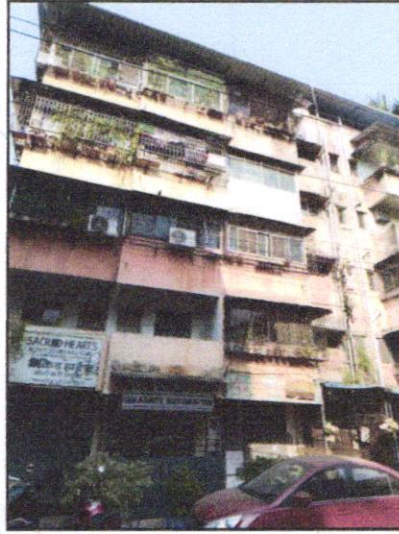


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Preeti Kailas Badgujar**

Residential Flat No. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane
No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301, State - Maharashtra, Country - India.

Latitude Longitude - 19°14'28.6"N 73°08'14.6"E

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Valuation Prepared for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane,
PIN Code - 400605, 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

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📍 **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. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301, State - Maharashtra, Country – India belongs to **Mrs. Preeti Kailas Badgujar**.

Boundaries of the property.

North	:	Rambaug Lane No. 5
South	:	Sagar Apartment
East	:	Rambaug Lane No. 5
West	:	Wing - A

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 **₹ 26,95,575.00 (Rupees Twenty-Six Lakh Ninety-Five Thousand Five Hundred Seventy-Five 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) CCIT/1-14/52/2008-09

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: 2023.10.27 11:29:26 +05'30'

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Auth. Sign.



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Valuation Report of Residential Flat No. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301,

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 27.10.2023 for Banking Purpose
2	Date of inspection	26.10.2023
3	Name of the owner/ owners	Mrs. Preeti Kailas Badgujar
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. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301, State - Maharashtra, Country - India. Contact Person: Kailas Badgujar (Owner's Husband) Mobile No. 9004682265
6	Location, street , ward no	Rambaug Lane No. 5
7	Survey/ Plot no. of land	Survey No. 90, Hissa No. 2/1(Part), C.T.S No. 2978A(Part) of Village Chikanghar
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. = 405.00 Balcony Area in Sq. Ft. = 78.00 Total Carpet Area in Sq. Ft. = 483.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 566.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Rambaug Lane No. 5
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.	N.A.
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC 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	₹ 5,500.00 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 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 upon, 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 Construction – 1982 (As per Occupancy Certificate)
42		What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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: The flat under valuation is averagely maintained. At some places plaster is pulled out & cracks found on beams.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 26.10.2023 for Residential Flat No. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301, State - Maharashtra, Country – India belongs to **Mrs. Preeti Kailas Badgujar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 26.09.2019 between Mrs. Devaki Appukuttan Menon (The Transferor) and Mrs. Preeti Kailas Badgujar (The Transferee)
2	Copy of Occupancy Certificate dated 10.05.1982 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 90, Hissa No. 2/1(Part), C.T.S No. 2978A(Part) of Village Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at travelling distance of 2.1 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Ground + 4th 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 building is used for residential purpose. 4th Floor is having 3 Residential Flats. The building's external condition is average.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area (i.e., **1BHK + W.C. + Bath**). The residential flat is finished with Mosaic tiles flooring, Teak Wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Casing Capping electrification.

Valuation as on 27th October 2023

The Built-up Area of the Residential Flat	:	566.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 1982 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 Year
Cost of Construction	:	566.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,15,000.00
Depreciation $\{(100-10) \times 41\} / 60$:	61.50%
Amount of depreciation		₹ 8,70,225.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 53,280.00 per Sq. M. i.e., ₹ 4,950.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 42,136.00 per Sq. M. i.e., ₹ 3,915.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,300.00 per Sq. Ft.
Value of property as on 26.10.2023	:	₹ 566.00 Sq. Ft. X ₹ 6,300.00 = ₹ 35,65,800.00

(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	:	₹ 35,65,800.00 - ₹ 8,70,225.00 = ₹ 26,95,575.00
The Fair Market value of the property		₹ 26,95,575.00
The Realizable value of the property	:	₹ 24,26,018.00
Distress value of the property	:	₹ 21,56,460.00
Insurable value of the property (566.00 X 2,500.00)	:	₹ 14,15,000.00
Guideline value of the property (566.00 X 3,915.00)	:	₹ 22,15,890.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 405, 4th Floor, Wing - B, Ankur Apartment, "Kojagiri Co-Op. Hsg. Soc. Ltd.", Rambaug Lane No. 5, Village – Chikanghar, Kalyan (West), Thane – 421 301, State - Maharashtra, Country - India for this particular purpose at ₹ **26,95,575.00 (Rupees Twenty-Six Lakh Ninety-Five Thousand Five Hundred Seventy-Five Only)** as on **26th October 2023**.

NOTES

1. I, Sharadkumar 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 **27th October 2023 is ₹ 26,95,575.00 (Rupees Twenty Six Lakh Ninety Five Thousand Five Hundred Seventy Five 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 th Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction	Year of Construction – 1982 (As per Occupancy Certificate)
4.	Estimated future life	45 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 door & Powdered Coated Aluminium Sliding Windows
10.	Flooring	Mosaic 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 Plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing Caping Electrification
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	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

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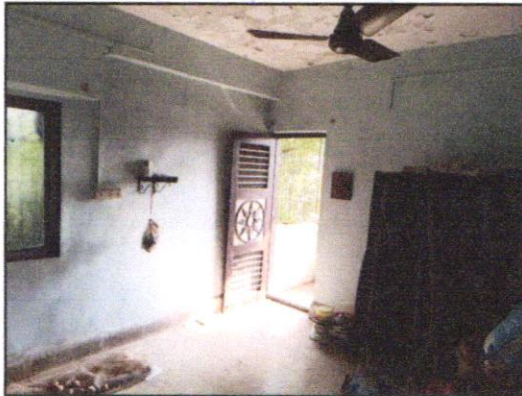
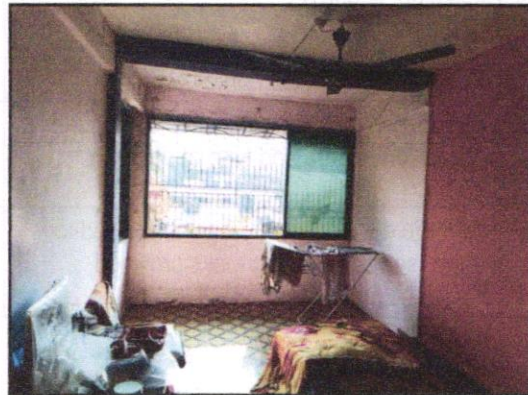
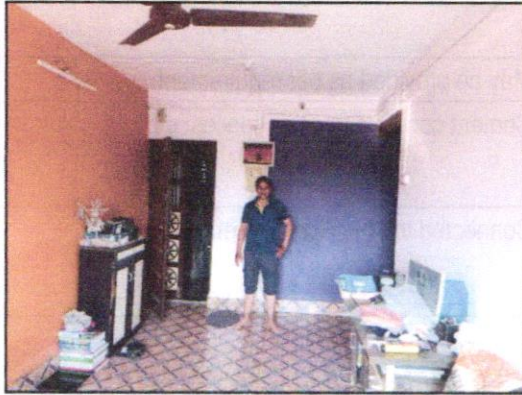
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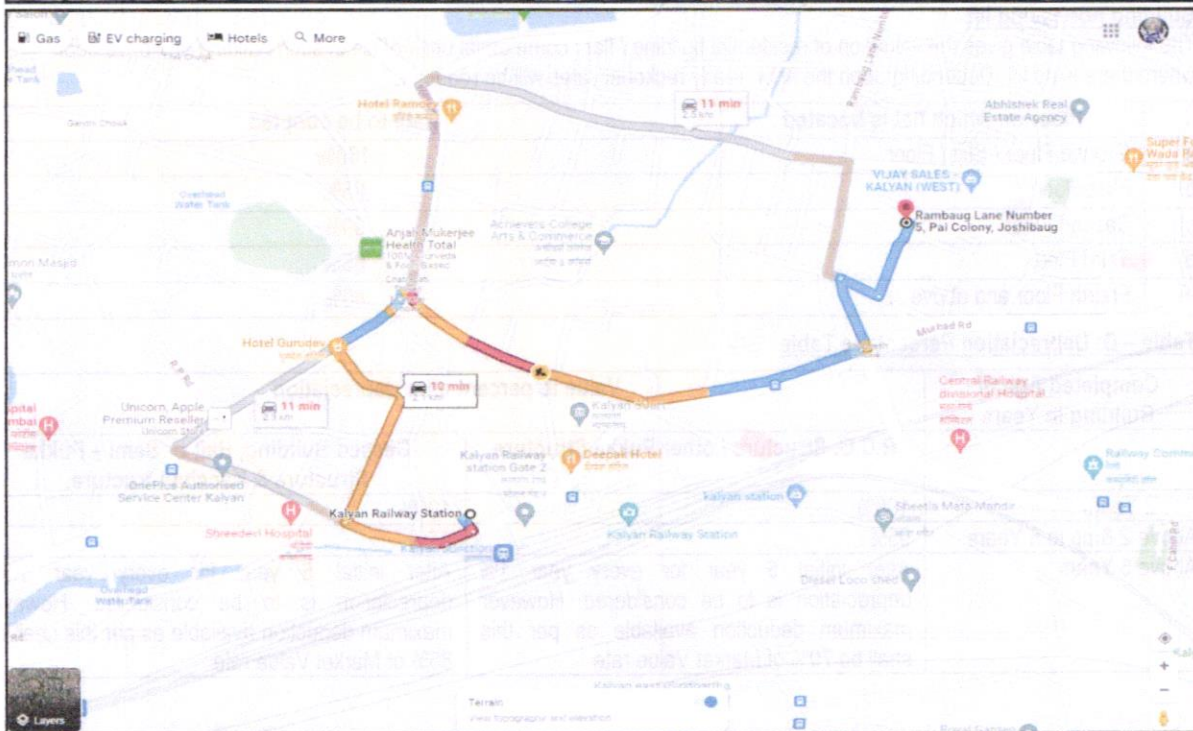
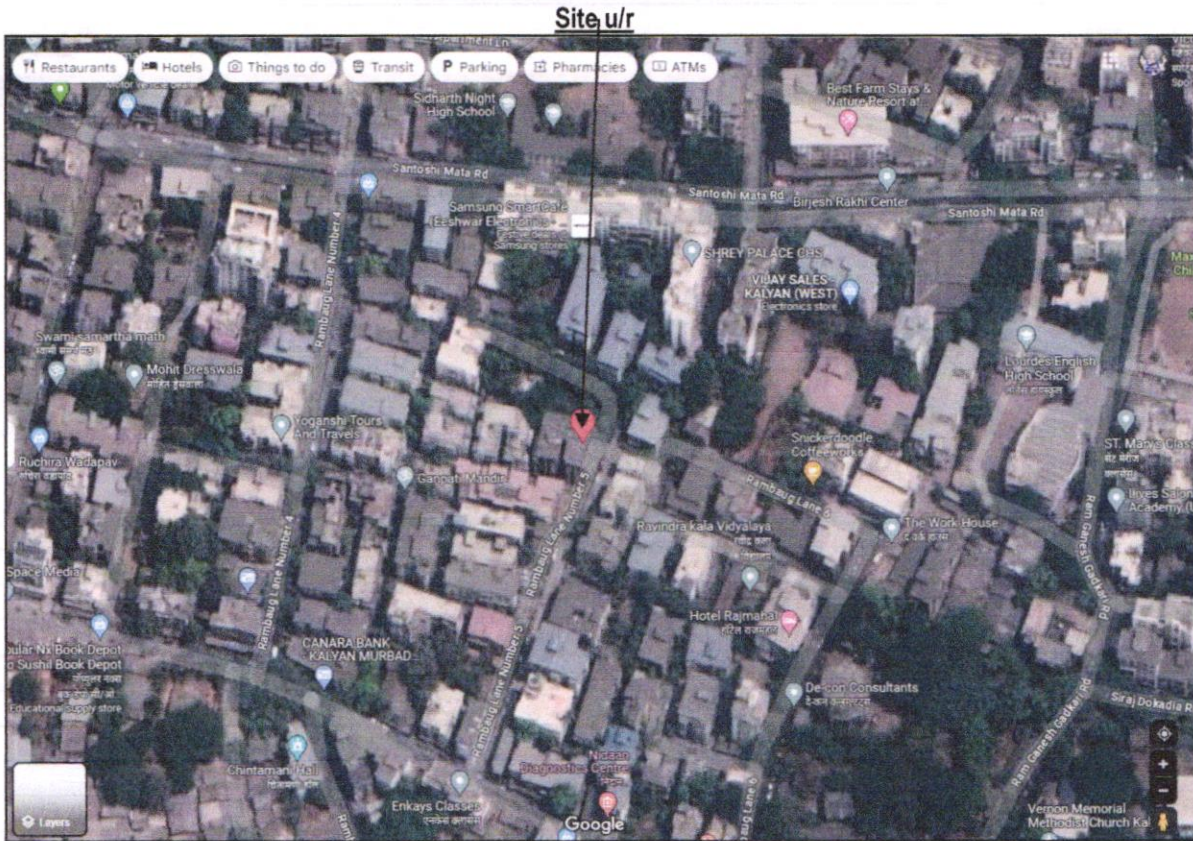
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Actual site photographs




Route Map of the property




Latitude Longitude - 19°14'28.6"N 73°08'14.6"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.1 Km)

Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

Location Details
 Select Type: Development Agreement Tenant Occupied Other
 Division Name: [Help on Division](#)
 District Name: Taluka Name: Village/Zone Name:
 Attribute: SubZone Name:
 Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
26100	66600	76800	88300	76800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	66,600.00			
Reduced by 20% on Flat Located on 4 th Floor	13,320.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	53,280.00	Sq. Mtr.	4,950.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,100.00			
The difference between land rate and building rate (A – B = C)	27,180.00			
Depreciation Percentage as per table (D) [100% - 41%] (Age of the Building – 41 Years)	59%			
Rate to be adopted after considering depreciation [B + (C x D)]	42,136.00	Sq. Mtr.	3,915.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

1 BHK Flat in B.J. Park Chs For Sale in Kalyan West
 Chaitanya Flg. Vastukala Co-operative Housing Society & Co-op in Dombivli

₹ 42 Lacs
₹ 24,072/Month
550 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Mumbai | Property Details

Photo Location

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 179/Sq.Ft/M	Flooring	Gravel Tile
Built-up Area	550 Sq.Ft	Carpet Area	475 Sq.Ft
Furnishing Status	See Furnishing	Floor	Grt
Floor	1 st	Parking	Bike and Car
Locked Security	No		

Activity On This Property

Similar Properties

NOBROKER

1 BHK Flat in Pappi Co Operative Housing Society For Sale in Kalyan
 Chaitanya Flg. Vastukala Co-operative Housing Society

₹ 42 Lacs
₹ 24,072/Month
530 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Mumbai | Property Details

Photo Location

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 179/Sq.Ft/M	Flooring	Mosaic
Built-up Area	530 Sq.Ft	Furnishing Status	See Furnishing
Flooring	Grt	Floor	1 st
Parking	Bike and Car	Locked Security	No

Activity On This Property

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th October 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 ₹ **26,95,575.00 (Rupees Twenty Six Lakh Ninety Five Thousand Five Hundred Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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: 2023.10.27 11:29:45 +05'30'

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Auth. Sign.

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