

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ramesh Kokil Gupta & Smt. Baby Ramesh Gupta**

Residential Flat No. B/302, 3rd Floor, Wing - B, "**Amann Spring Co-op. Hsg. Soc. Ltd.**", Shankar Pada No. 1,
Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'15.2"N 72°50'06.7"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
Delhi NCR Nashik Ahmedabad Jaipur

VALUATION OPINION REPORT

The property bearing Residential Flat No. B/302, 3rd Floor, Wing - B, "Amann Spring Co-op. Hsg. Soc. Ltd.", Shankar Pada No. 1, Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Shri. Ramesh Kokil Gupta & Smt. Baby Ramesh Gupta.**

Boundaries of the property.

North	:	Aman Shiv Shankar CHSL
South	:	Open Plot
East	:	Jeevan Vidya Mission Marg
West	:	New Lin Road / Slum Area

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 **₹ 1,44,04,350.00 (Rupees One Crore Forty Four Lakh Four Thousand Three Hundred Fifty 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

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: 2023.10.29 13:01:12 +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

Encl. Valuation Report



Our Pan India Presence at :

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

Valuation Report of Residential Flat No. B/302, 3rd Floor, Wing - B, "Amann Spring Co-op. Hsg. Soc. Ltd."
Shankar Pada No. 1, Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067,
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	27.10.2023
3	Name of the owner/ owners	Shri. Ramesh Kokil Gupta & Smt. Baby Ramesh Gupta
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. B/302, 3 rd Floor, Wing - B, "Amann Spring Co-op. Hsg. Soc. Ltd.", Shankar Pada No. 1, Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Ramesh Gupta (Owner) Contact No.: 9892242929
6	Location, street, ward no	Shankar Pada No. 1, Dahanukarwadi, New Link Road.
7	Survey/ Plot no. of land	Survey No. 34, Hissa No. 9, CTS No. 860, 819(pt) of Village Kandivali, R/S Ward of MCGM.
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. = 606.00 Balcony & Dry Balcony Area in Sq. Ft. = 89.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 614.00

		(Aea as per Agreement for Sale) Built-up Area in Sq. Ft. = 737.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Shankar Pada No. 1, Dahanukarwadi, New Link 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 MCGM 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	₹ 30,000.00 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		N.A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		N.A.
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.
<i>COST OF CONSTRUCTION</i>		
41	Year of commencement of construction and year of completion	Year of Construction – 2011 (approx.)
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.
<u>Remark:</u>		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 28.10.2023 for Residential Flat No. B/302, 3rd Floor, Wing - B, "**Amann Spring Co-op. Hsg. Soc. Ltd.**", Shankar Pada No. 1, Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Shri. Ramesh Kokil Gupta & Smt. Baby Ramesh Gupta**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.12.2007 between M/ss Reliance Construction Co. (Promoters) AND Shri. Ramesh Kokil Gupta & Smt. Baby Ramesh Gupta (the Purchasers).
2	Copy of Commencement Certificate No. SRA/ENG/1579/RS/PL/ML/AP dated 30.08.2006 issued by Slum Rehabilitation Authority.
3	Copy of Share Certificate No. 12 bearing Nos. 111 to 120 having 5 Shares of Rs. 50/- each dated 15.06.2019 in the name of Mr. Ramesh Kokil Gupta & Mrs. Baby Ramesh Gupta issued by Amann Spring Co-op. Hsg. Soc. Ltd.
4	Copy of Maintenance Bill No. 2916 dated 01.10.2023 in the name of Mr. Ramesh Gupta issued by Amann Spring Co-op. Hsg. Soc. Ltd.
5	Copy of Electricity Bill, CA No. 151984091 dated 26.09.2023 in the name of Ramesh Kokil Gupta.

LOCATION:

The said building is constructed at bearing Survey No. 34, Hissa No 9, CTS No. 860, 819(pt) of Village - Kandivali, Taluka – Borivali, R/S Ward, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a travelling distance of 2.2 km. from Kandivali railway station.

BUILDING:

The building under reference is having Stilt + 18 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 building is used for residential purpose. 3rd Floor is having 5 Residential Flats. The building has 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e., 2 BHK with 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 28th October 2023

The Carpet Area of the Residential Flat	:	614.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	12 Years
Cost of Construction	:	737.00 X 2,500.00 = ₹ 18,42,500.00
Depreciation $\{(100-10) \times 32 / 60\}$:	18.00%
Amount of depreciation	:	₹ 3,31,650.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,550.00 per Sq. M. i.e. ₹ 13,429.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,35,144.00 per Sq. M. i.e. ₹ 12,555.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,000.00 per Sq. Ft.
Value of property as on 28.10.2023	:	614.00 Sq. Ft. X ₹ 24,000.00 = ₹ 1,47,36,000.00

(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 25.10.2023	:	₹ 1,47,36,000.00 - ₹ 3,31,650.00 = ₹ 1,44,04,350.00
Total Value of the property	:	₹ 1,44,04,350.00
The realizable value of the property	:	₹ 1,29,63,915.00
Distress value of the property	:	₹ 1,15,23,480.00
Insurable value of the property (737 X 2,500.00)	:	₹ 18,42,500.00
Guideline value of the property (737 X 12,555.00)	:	₹ 92,53,035.00



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/302, 3rd Floor, Wing - B, "**Amann Spring Co-op. Hsg. Soc. Ltd.**", Shankar Pada No. 1, Dahanukarwadi, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 1,44,04,350.00 (Rupees One Crore Forty Four Lakh Four Thousand Three Hundred Fifty 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 ₹ 1,44,04,350.00 (Rupees One Crore Forty Four Lakh Four Thousand Three Hundred Fifty 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 + 18 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2011 (As per Site Information)
4	Estimated future life	48 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 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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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	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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Vastukala Consultants (I) Pvt. Ltd.

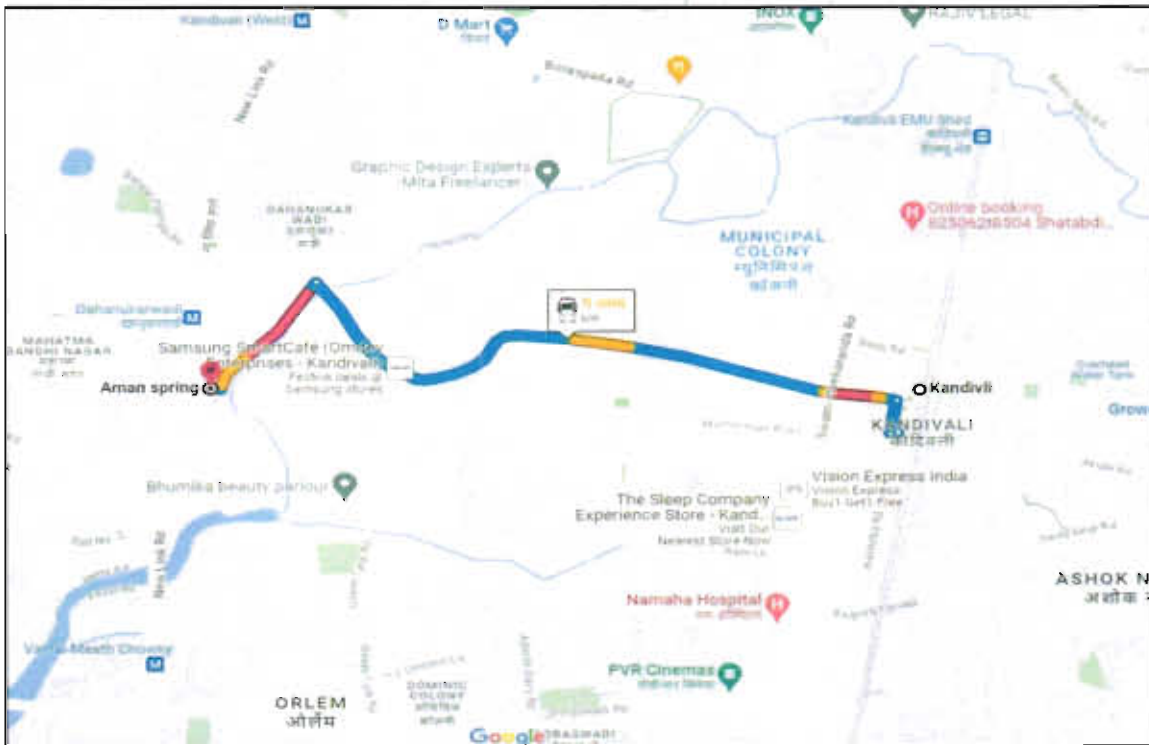
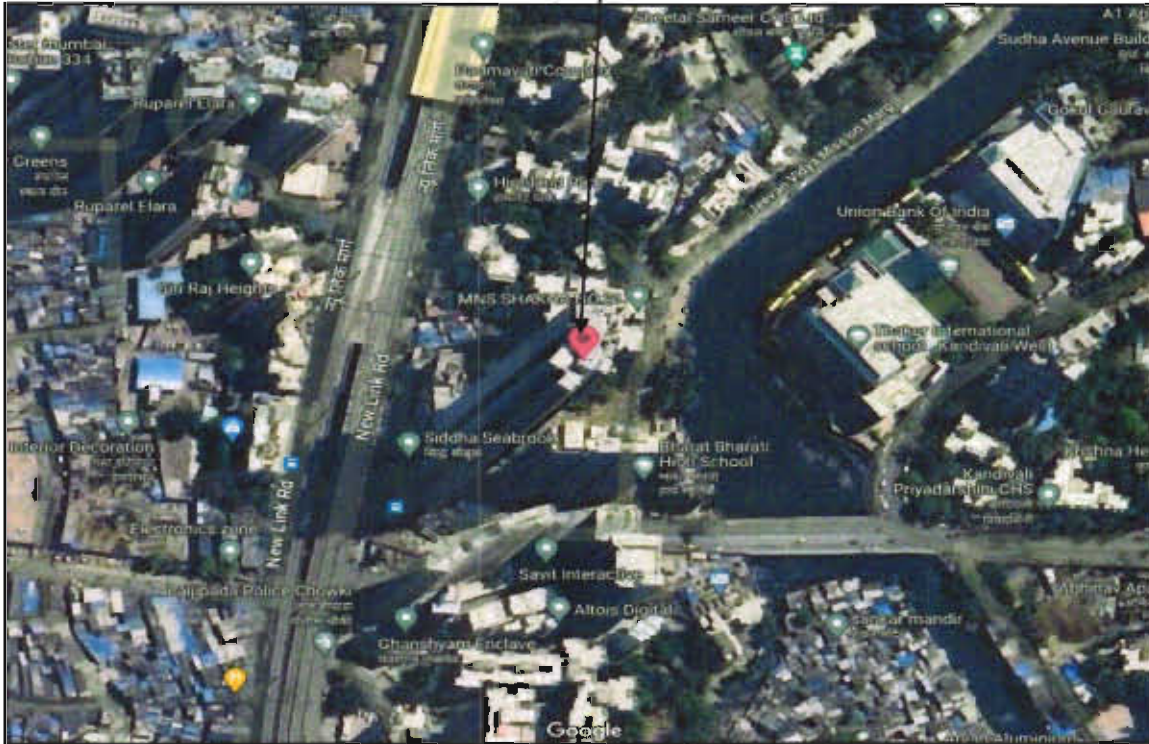
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Route Map of the property

Site u/r



Latitude Longitude - 19°12'15.2"N 72°50'06.7"E

Note: The Blue line shows the route to site from nearest railway station (Kandivali – 2.2 km.)



Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
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Feedback

Year: 20232024
Language: English

Selected District: मुंबई(उपनगर)

Select Village: कांदीवली बोरीवली

Search By: Survey No Location

Enter Survey No: 34

व्यवस्थापक	प्लॉट क्रमांक	निवासी क्रमांक	खंडीय	कुल क्षेत्र	खंडीय क्षेत्र	एकक (Ch.)	Attribute
79/355-सुभाष: उत्तर व पूर्वेक गाववासी सीमा, दक्षिणेक 80 फुट रुंद सि.सी. पक्का व पवित्रित लिंक रोड.	66170	144560	198200	213300	144550	चौरस मीटर	सि.टी.एस. गार

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,550.00			
No Increase for flat located on 3 rd floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,44,550.00	Sq. Mtr.	13,429.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	66,170.00			
The difference between land rate and building rate (A – B = C)	78,380.00			
Depreciation Percentage as per table (D) {100% - 12%} (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,35,144.00	Sq. Mt.	12,555.00	Sq. Ft.

Multi-Storied building with Lift

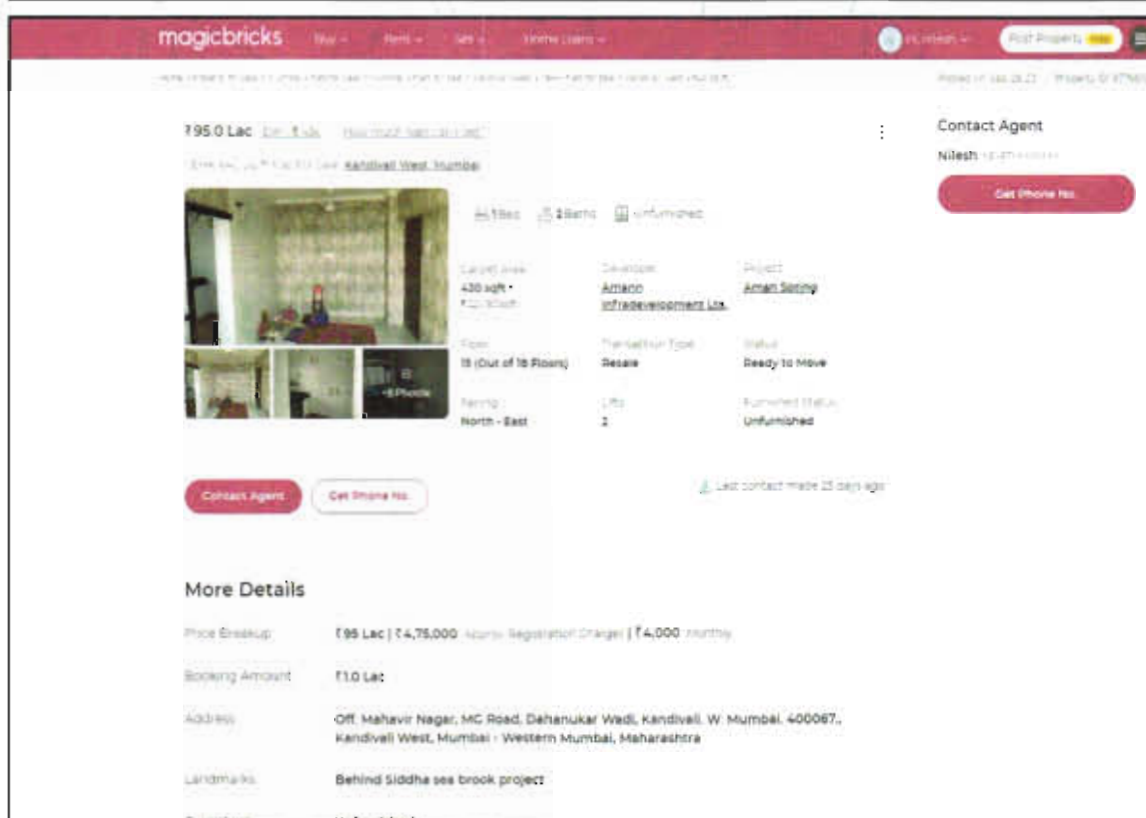
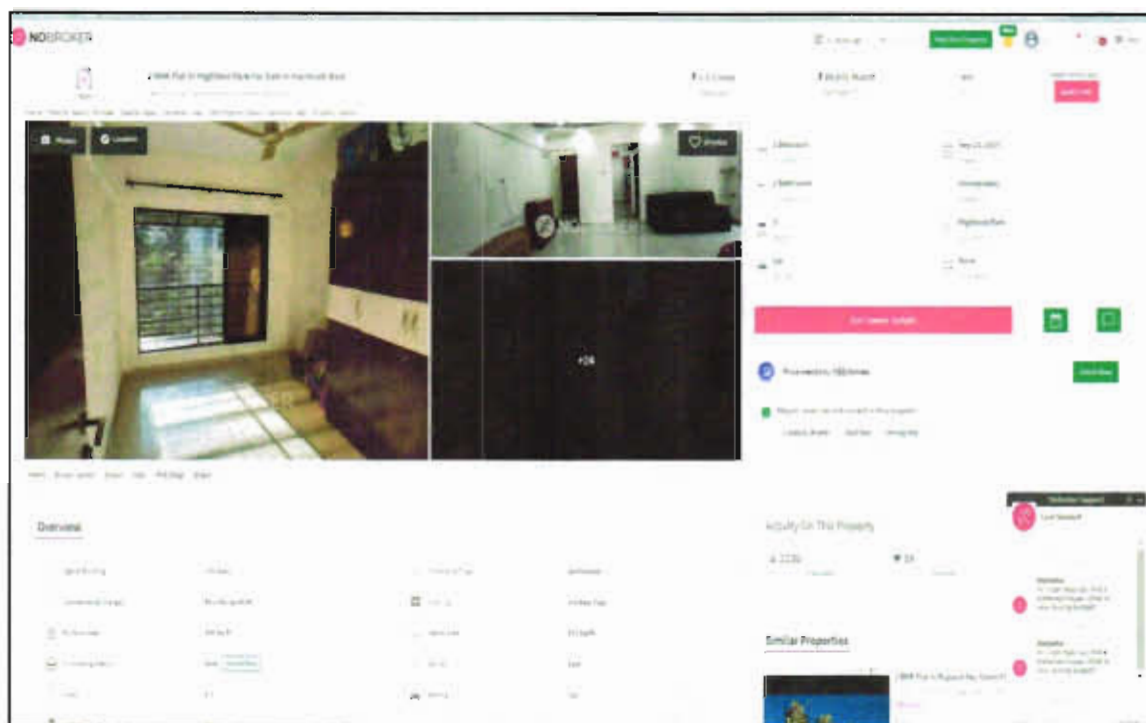
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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



Price Indicators

square yards Mumbai

Home Projects for Sale in Mumbai Projects for Sale in Kandivali (West) Projects for Sale in Highland Park CHS Mumbai 1.5 Bedroom 525 Sq.Ft. Apartment in Kandivali West Mumbai

Highland Park CHS
1.5 Bedroom 525 Sq.Ft. Apartment in Kandivali West Mumbai
 Listing ID: 66841034

₹ 1.14 Cr.

1.5 Bedrooms
 Unfurnished
 2 Bathroom
 525 Sq Ft. Carpet Area
 North East

Key Highlights

- Welcome to this stunning apartment in a good location of Mumbai.
- The apartment is available at a good price of Rs 1100000 and is unfurnished.
- There are 1.5 bedrooms in this apartment and has 2 bathrooms.
- There is a parking facility as well.

This apartment is available on the 5th floor of a 7 store building and is facing towards the north east.

Contact our Real Estate Experts
Ashok Kamat
 +919322XXXXXX

HOBRKER

1.5 Bedroom 525 Sq.Ft. Apartment in Kandivali West
 ₹ 1,12,00,000

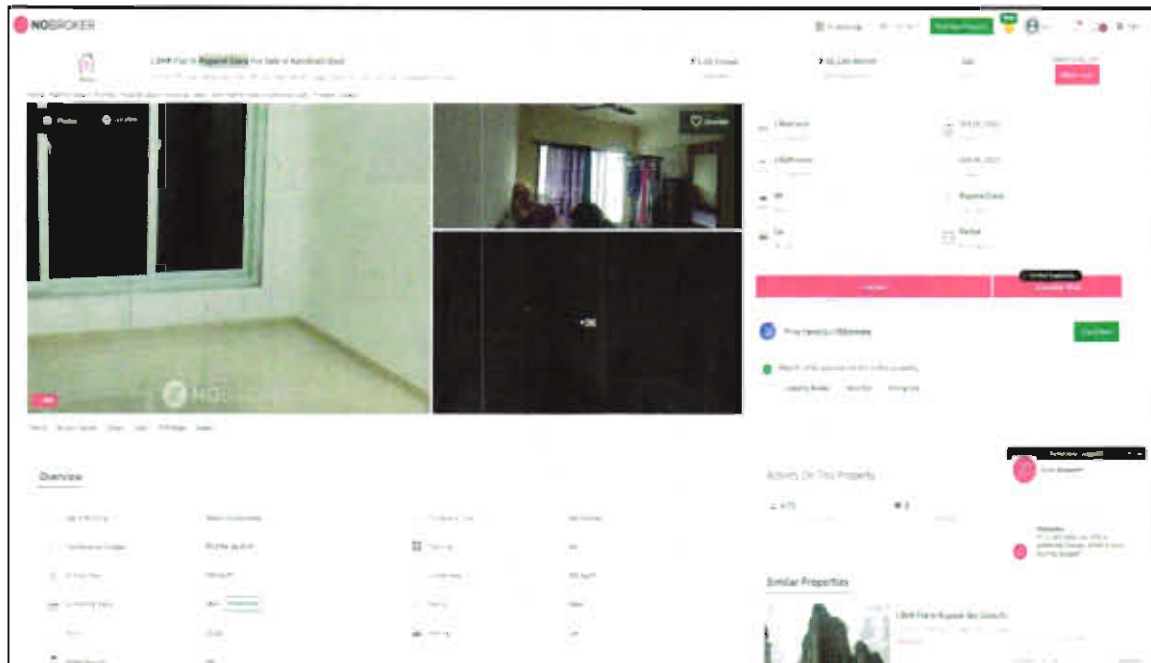
1.5 Bedrooms
 Unfurnished
 2 Bathroom
 North East

Overview

Location	Kandivali West	Project Name	Highland Park CHS
Area	525 Sq.Ft.	Configuration	1.5 Bedroom
Facing	North East	Construction Status	Completed
Price	₹ 1,12,00,000	Per Sq.Ft. Price	₹ 21,333

Similar Properties

Price Indicators



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 ₹ 1,44,04,350.00 (Rupees One Crore Forty Four Lakh Four Thousand Three Hundred Fifty Only).

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: 2023.10.29 13:01:31 +05'30'

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