

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jayshankar H. Mishra**

Residential Flat No. 308, 3rd Floor, “**Swastik Swarup**”, Village – Done, Taluka – Ambarnath,
District – Thane, PIN – 421 503, State – Maharashtra, Country – India.

Latitude Longitude - 19°05'33.9"N 73°18'22.7"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch




Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),
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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 Thane	 Nanded	 Indore	 Raipur
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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. 308, 3rd Floor, "Swastik Swarup", Village – Done, Taluka – Ambarnath, District – Thane, PIN – 421 503, State – Maharashtra, Country – India belongs to **Mr. Jayshankar H. Mishra.**

Boundaries of the property.

North	:	Under Construction Building
South	:	Internal Road
East	:	Open Plot
West	:	Internal Road

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 **₹ 24,09,120.00 (Rupees Twenty Four Lakh Nine Thousand One Hundred Twenty 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Auth. Sign.



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Valuation Report of Residential Flat No. 308, 3rd Floor, "Swastik Swarup", Village – Done, Taluka – Ambernath,
District – Thane, PIN – 421 503, 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 21.11.2023 for Banking Purpose
2	Date of inspection	16.11.2023
3	Name of the owner/ owners	Mr. Jayshankar H. Mishra
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. 308, 3rd Floor, "Swastik Swarup", Village – Done, Taluka – Ambernath, District – Thane, PIN – 421 503, State – Maharashtra, Country – India. Contact Person: Mrs. Jyoti Mishra (Owner's Daughter in Law) Mobile No. 8928035328
6	Location, street, ward no	Village – Done, Taluka – Ambernath, District – Thane, PIN – 421 503
	Survey/ Plot no. of land	Plot No. 22, Survey No. 58, Hissa No. 2/M, 2/BH, Village – Done
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. = 375.00 Flowerbed Area in Sq. Ft. = 27.00 Total Carpet Area in Sq. Ft. = 402.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 560.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Village – Done, Taluka – Ambernath, District – Thane, PIN – 421 503
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	As per Agreement
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local 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	₹ 6,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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.
		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.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2017 (As per Occupancy

	year of completion	Certificate)
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: The loading between measured Carpet area to Built up area mentioned in the agreement is 39% For the purpose of valuation we have considered loading factor.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on **21.11.2023** for Residential Flat No. 308, 3rd Floor, "**Swastik Swarup**", Village – Done, Taluka – Ambarnath, District – Thane, PIN – 421 503, State – Maharashtra, Country – India belongs to **Mr. Jayshankar H. Mishra**.

We are in receipt of the following documents:

1	Copy Articles of Agreement dated 16.07.2018 between M/s. Swarup Construction (The Promoter) and Mr. Jayshankar H. Mishra (The Purchaser).
2	Copy of Occupancy Certificate vide No. Done Grampanchayat / NRV / 807 / 2016 / 2017 dated 21.04.2017 issued by Grampanchayat Done.
3	Copy of Commencement Certificate dated 30.08.2016 issued by Grampanchayat Done.

LOCATION:

The said building is located at Plot No. 22, Survey No. 58, Hissa No. 2/M, 2/BH, Village – Done. The property falls in Residential Zone. It is at a walking distance 1.2 Km. from Vangani railway station.

BUILDING:

The building under reference is having Part Ground & Part Stilt + 3 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 external condition is normal. The building is used for residential purpose. 3rd Floor is having 9 Residential Flats. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. + Passage + Balcony Area (i.e., **1 BHK + Bath + W.C.**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 21st November 2023

The Built-up Area of the Residential Flat	:	560.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 years
Cost of Construction	:	560.00 Sq. Ft. X ₹ 2,200.00 = ₹ 12,32,000.00
Depreciation $\{(100-10) \times 19\}/60$:	09.00%
Amount of depreciation	:	₹ 1,10,880.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,730.00 per Sq. M. i.e., ₹ 2,669.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 27,081.00 per Sq. M. i.e., ₹ 2,516.00 per Sq. Ft.
Prevailing market rate	:	₹ 4,500.00 per Sq. Ft.
Value of property as on 21.11.2023	:	560.00 Sq. Ft. X ₹ 4,500.00 = ₹ 25,20,000.00

(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 21.11.2023	:	₹ 25,20,000.00 - ₹ 1,10,880.00= ₹ 24,09,120.00
Total Value of the property	:	₹ 24,09,120.00
The realizable value of the property	:	₹ 21,68,208.00
Distress value of the property	:	₹ 19,27,296.00
Insurable value of the property (560.00 X 2,200.00)	:	₹ 12,32,000.00
Guideline value of the property (560.00 X 2,516.00)	:	₹ 14,08,960.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 308, 3rd Floor, "Swastik Swarup", Village – Done, Taluka – Ambernath, District – Thane, PIN – 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 24,09,120.00 (Rupees Twenty Four Lakh Nine Thousand One Hundred Twenty Only)** as on **21st November 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 **21st November 2023 is ₹ 24,09,120.00 (Rupees Twenty Four Lakh Nine Thousand One Hundred Twenty 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 + 3 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	2017 (As per Occupancy Certificate)
4	Estimated future life	54 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

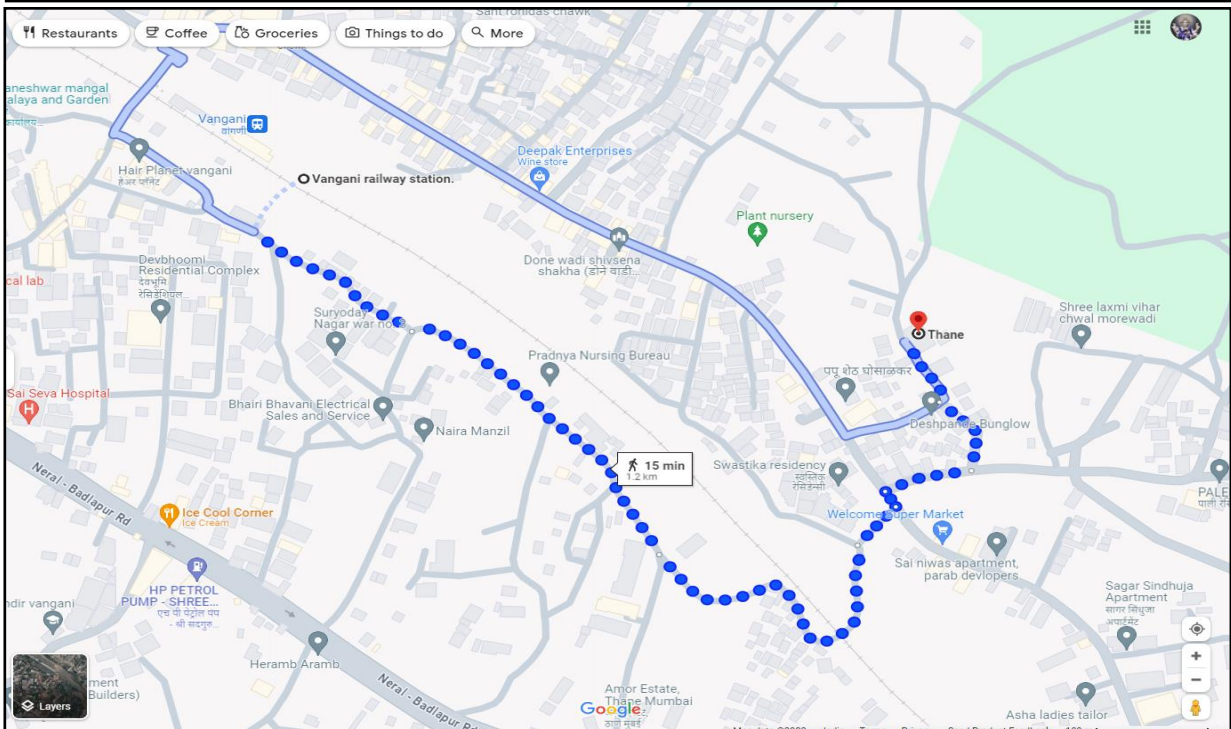
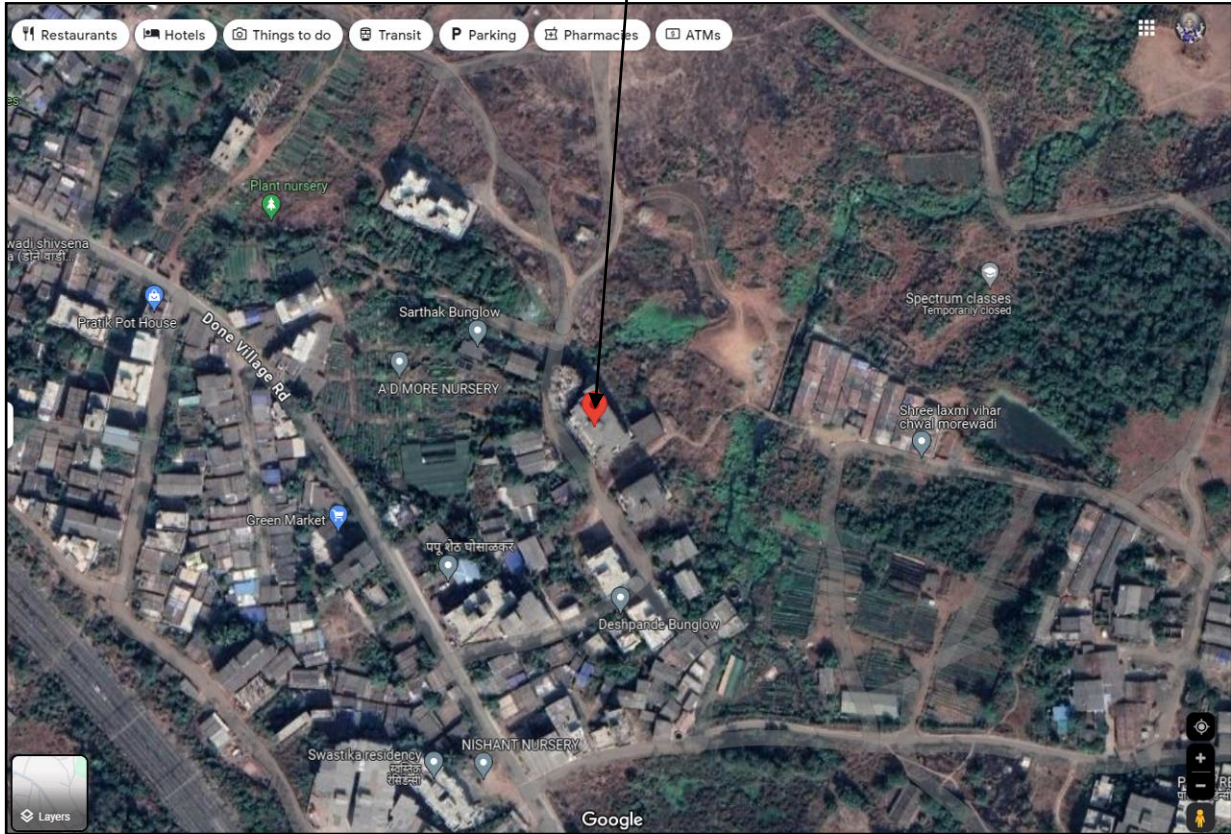
9	Doors and Windows		Teak wood door frame with flush door. Aluminium Sliding Windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP finished
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations		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		Chequered tiles 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



Route Map of the property


Site u/r



Latitude Longitude - 19°05'33.9"N 73°18'22.7"E

Note: The Blue line shows the route to site from nearest railway station (Vangani – 1.2 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Ambarnath

Select Village: Done

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
खुली जमीन	0-0	1660	चौरस मीटर
निवासी	0-0.00	33800	चौरस मीटर
दुकाने	0-0	43400	चौरस मीटर
कार्यालये	0-0	35500	चौरस मीटर
हायवेवरील जमिनी	0-0	1430	चौरस मीटर
औद्योगिक चिनशेती जमिनी	0-0.00	1010	चौरस मीटर
	12		

Stamp Duty Ready Reckoner Market Value Rate for Flat	33,800.00			
Reduced by 15% on Flat Located on 3 rd Floor	5,070.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	28,730.00	Sq. Mtr.	2,669.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,240.00			
The difference between land rate and building rate (A – B = C)	27,490.00			
Depreciation Percentage as per table (D) [100% - 06%] (Age of the Building – 06 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	27,081.00	Sq. Mtr.	2,516.00	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



[My Bookings](#)
[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)



1 BHK Flat In Deep Jyoty Society For Sale In Vangani
Near Tejaswini Restaurant,Done, Vangani East, Maharashtra 410201

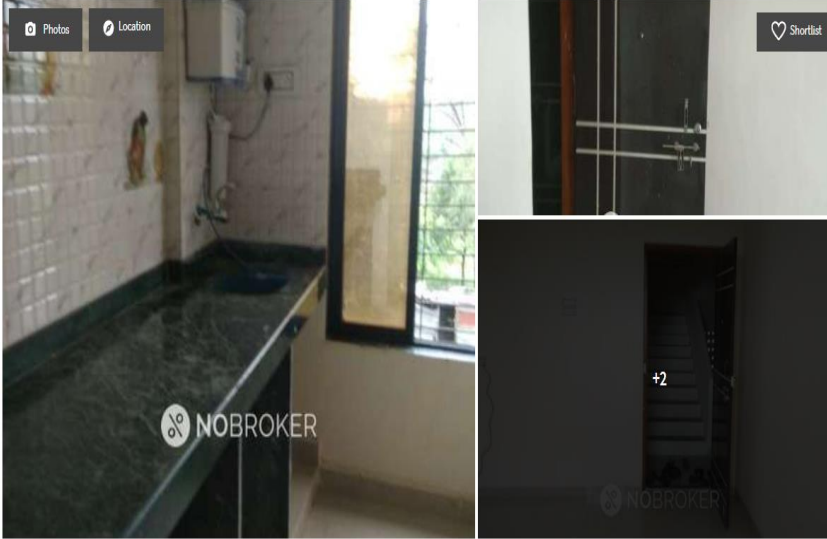
Home / Flats for Sale in Mumbai / Flats for Sale in Vangani / 1bkh Flat for Sale in Vangani / Property Details

Loan Verified

₹24 Lacs
Negotiable

₹13,755/Month
Estimated EMI

535
Sq.Ft



1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Balcony

Car
Parking

Oct 30, 2023
Posted On

Immediately
Possession

Deep Jyoty Society
Apartment


None
Power Backup

Get Owner Details


Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info



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[Pay Rent](#)
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[Sign up](#)




2 BHK Flat In Himalaya Complex For Sale In Vangani
37RW+659, Vangani Gaon Rd,

Home / Flats for Sale in Mumbai / Property Details

₹25 Lacs
Non-negotiable

₹14,328/Month
Estimated EMI

550
Sq.Ft



2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

Car
Parking

Oct 2, 2023
Posted On

Immediately
Possession

Himalaya Complex
Apartment

None
Power Backup

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹0.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	550 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	East	Floor	1/4

Activity On This Property

5

Unique Views


0

Shortlists

0


0

Similar Properties



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Price Indicators

99acres Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Vangani > 1 BHK Flats in Vangani

Posted on Oct 05, 2023 | Ready to move

₹35 Lac @ 5,654 per sq.ft. **1BHK 1Bath**
Estimated EMI ₹27,955
Flat/Apartment for Sale
In Deep Jyoti City, Vangani, Mumbai Beyond Thane, Mumbai

RERA STATUS REGISTERED | Registration No: P52000006352 | Website: <https://maharera.t.mahaonline.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (8) **Society (9)**

Area
Built Up area: 619 sq.ft. (57.51 sq.m.)

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony with Pooja Room, Servant Room

Price
₹35 Lac+ Govt Charges & Tax @ 5,654 per sq.ft. (All inclusive)

Address
Deep Jyoti City
Vangani, Mumbai Beyond Thane

Floor Number
4th of 4 Floors

Facing
East

Overlooking
Park/Garden, Main Road, Club, Pool, Others

Property Age
1 to 5 Year Old

Transaction Type: **Resale**
Gated Community: **Yes**
Pet Friendly: **Yes**

Property Ownership: **Leasehold**
Corner Property: **Yes**
Water Source: **Municipal corporati...**

Flooring: **Marble**
Parking: **1 Covered, 1 Open**
Power Backup: **Full**

Furnishing: **Unfurnished**
WheelChair Friendly: **Yes**
Property Code: **V71581790**
www.99acres.com/v71581790

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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 **21st November 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 **₹ 24,09,120.00 (Rupees Twenty Four Lakh Nine Thousand One Hundred Twenty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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