

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Nazneen Bashir Khan**

Residential Flat No. 1304, 13th Floor, Building No. 7, "The Address", Phase – 1, Beverly Park, Opp. RBK School, Kanakia Raod, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

Latitude Longitude - 19°17'27.3"N 72°52'22.7"E

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off. Daffatry Road, Malad (East),
Mumbai – 400 097, State – Maharashtra, Country – India.



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Valuation Report of Residential Flat No. 1304, 13th Floor, Building No. 7, "**The Address**", Phase – 1, Beverly Park, Opp. RBK School, Kanakia Raod, Mira Road (East), Thane – 401 107, 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 18.11.2023 for Bank Loan Purpose
2	Date of inspection	17.11.2023
3	Name of the owner/ owners	Nazneen Bashir Khan
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. 1304, 13 th Floor, Building No. 7, " The Address ", Phase – 1, Beverly Park, Opp. RBK School, Kanakia Raod, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India. Contact Person: Mr. Amjad Khan (Owner's representative)
6	Location, street, ward no	Kanakia Raod
7	Survey/ Plot no. of land	New Survey No. 170/3, 169/3, 6, 9, 101/4, 6, 102/4, 5B, 6, 7, 118/1A, 2A, 2B, 2C, 119/2, 3, 4 of Village – Navghar
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. = 570.00 Flowerbed Area in Sq. Ft. = 96.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 560.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 616.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is	Kanakia Raod

	abutting	
14	If freehold or leasehold land	Free Hold
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?	Vacant
	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 MBMC 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	₹ 22,000.00 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?	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	Year of Completion – 2022 (As per site information)
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:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 18.11.2023 for Residential Flat No. 1304, 13th Floor, Building No. 7, "**The Address**", Phase – 1, Beverly Park, Opp. RBK School, Kanakia Raod, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Nazneen Bashir Khan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.10.2023 Between Mr. Balkeshar Basant Prajapati (the Transferor) and Nazneen Bashir Khan (the Transferee).
2	Copy of Commencement Certificate No. MB / MNP / NR / 276 / 2016-17 dated 21.04.2016 issued by Vasai Virar City Municipal Corporation.

LOCATION:

The said building is located at New Survey No. 170/3, 169/3, 6, 9, 101/4, 6, 102/4, 5B, 6, 7, 118/1A, 2A, 2B, 2C, 119/2, 3, 4 of Village – Navghar, Mira Road (East), Thane. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 14 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. 13th Floor is having 6 Residential Flat. The building having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (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 & Concealed plumbing etc.

Valuation as on 18th November 2023

The Carpet Area of the Residential Flat	:	560.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	01 Years
Cost of Construction	:	616.00 X 2,800.00 = ₹ 17,24,800.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A., as the property age is below 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,130.00 per Sq. M. i.e., ₹ 10,046.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 18.11.2023	:	560.00 Sq. Ft. X ₹ 16,000.00 = ₹ 89,60,000.00

(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 18.11.2023	:	₹ 89,60,000.00
Total Value of the property	:	₹ 89,60,000.00
The realizable value of the property	:	₹ 80,64,000.00
Distress value of the property	:	₹ 71,68,000.00
Insurable value of the property (616.00 X 2,800.00)	:	₹ 17,24,800.00
Guideline value of the property (616.00 X 10,046.00)	:	₹ 61,88,336.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1304, 13th Floor, Building No. 7, "The Address", Phase – 1, Beverly Park, Opp. RBK School, Kanakia Road, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India for this particular purpose at **₹ 89,60,000.00 (Rupees Eighty Nine Lakh Sixty Thousand Only)** as on **18th 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 **18th November 2023 is ₹ 89,60,000.00 (Rupees Eighty Nine Lakh Sixty Thousand 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	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	2022 (As per site information)
4.	Estimated future life	59 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 Aluminum 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	Yes
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.	Superior Colored
17.	Compound wall Height and length Type of construction	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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



Route Map of the property

Site u/r



Latitude Longitude - 19°17'27.3"N 72°52'22.7"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.5 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE - NAVGHAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	V) All Properties of Village Navghar from Southern Boundary.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
11	11/40	29950	98300	112300	120180	112300
Survey No. 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 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, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176						
Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	98,300.00			
Increase by 10% on Flat Located on 13 th Floor	9,830.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,08,130.00	Sq. Mtr.	10,046.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 1%] (Age of the Building – 1 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	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

magicbricks Buy Rent Sell Home Loans
H. Nishith Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Beverly Park > 1 Bed Flats for Sale in Beverly Park > ₹76.0 Lac
Posted on Oct 02, 23 Property ID: 68323627

₹76.0 Lac EMI: ₹ 3.5k [Get Loan offers from 4+ banks](#)

1 BHK 700 Sq-ft Flat For Sale **Beverly Park, Mumbai**



1 Bed
2 Baths
3 Balconies
Furnished

Carpet Area 450 sqft * ₹16,899/sqft	Developer Strawberry Construction	Project The Address
Floor 5 (Out of 14 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Furnished

Contact Agent
Get Phone No.

Last contact made 17 days ago

Contact Agent

Arun Kumar Singh
+91-9200000000

Get Phone No.

More Details


Price Breakup:	₹76 Lac ₹3,80,000 Approx. Registration Charges ₹2,000 Monthly
Booking Amount:	₹1.0 Lac
PERA ID:	AS1700005139
Address:	Mira Road Area, Mumbai, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks:	The property close to the school and metro station.

magicbricks Buy Rent Sell Home Loans
H. Nishith Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road East > 1 Bed Flats for Sale in Mira Road East > ₹70.0 Lac
Posted on Nov 17, 23 Property ID: 66248863

₹70.0 Lac EMI: ₹ 3.2k [Get pre-approved loan](#)

1 BHK 735 Sq-ft Flat For Sale **Mira Road East, Mumbai**



1 Bed
2 Baths
3 Balconies
Unfurnished

Carpet Area 400 sqft * ₹17,500/sqft	Developer Strawberry Construction	Project The Address
Floor 6 (Out of 14 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 75 days ago

Contact Agent

Wazid Khan
+91-9200000000

Get Phone No.

More Details

Price Breakup:	₹70 Lac ₹3,000 Monthly
Booking Amount:	₹1.0 Lac
Address:	near rbk school, Mira Road East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks:	Kanakia , mira road east.
Furnishing:	Unfurnished

Price Indicators

₹68.0 Lac ₹1.11/sq.ft. | [View much more details](#)

1 BHK 750 sq-ft Flat For Sale **Mira Road, Mumbai**

1 Bed | 2 Baths | 2 Balconies | Semi-Furnished

Carpet Area: **429 sq-ft** | 1.28/sq.ft. | Overview: **Strawberry Construction** | Project: **The Address**

Floor: **10 (Out of 19 Floors)** | Transaction Type: **New Property** | Status: **Ready to Move**

Additional Rooms: **1 Store Room** | Facing: **East** | Lifts: **2**

Free Modular Kitchen

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 41 days ago

More Details

Price Breakup	₹68 Lac ₹3,40,000 (Approx. Registration Charges) ₹2,500 Monthly
Booking Amount	₹1.0 Lac
Address	Mira Road Area, Mumbai, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	the address, mira road
Furnishing	Semi-Furnished

₹71 Lac ₹17,750/sq.ft. | [View much more details](#)

1 BHK 1 Bath

Flat/Apartment For Sale

Super Built up area: **745 sq.ft.** | Built Up area: **738 sq.ft.** | Carpet area: **400 sq.ft.**

Price: **₹71 Lac** + Govt Charges & Tax @ **₹17,750 per sq.ft.** (Registration Fee/Price) | Details

Location: **Unique Shards The Address, Mira Road, Mira Road And Beyond**

Floor: **10 of 19 Floors** | Facing: **West** | Property Age: **0 to 1 Year Old** (New Construction Phase)

Places nearby

915 Mira Road, Mira Road And Beyond, Mumbai

Mira Road Station | Western Express Highway | RBK School | Bright International School | Seven Square Academy



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 knowledgeable 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 ₹ 89,60,000.00 (Rupees Eighty Nine Lakh Sixty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=982226a4f6a35d0310d479a2680913490b7d330413331
527017a1805652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a5668bdcc8968b2a55a88c3c3eb319311d2e93
4a28f2c29a327ba2304c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.18 15:05:45 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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