

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sunil Pyarelal Pal**

Residential Flat No. 302, 3rd Floor, Building No. 13A / J, "Samarth SRA Co-op. Hsg. Soc. Ltd.", Sangharsh
Nagar, Off Village Chandivali, Andheri (East), Mumbai – 400 072,
State – Maharashtra, Country – India.

Latitude Longitude: 19°06'28.5"N 72°54'10.5"E

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Valuation Done for:

Cosmos Bank

Borivali East Branch




Shop No 125, Om Siddhgiri Co Operative Housing Society Nancy Colony, Giri Vihar Nagar, Shantivan
Borivali East, Mumbai - 400066, State - Maharashtra, Country - India.



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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. 302, 3rd Floor, Building No. 13A / J, "Samarth SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Off Village Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Shri. Sunil Pyarelal Pal**.

Boundaries of the property:

North	Building No. 13/D
South	Building No. 13/J
East	Building No. 13/B
West	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 33,05,600.00 (Rupees Thirty Three Lakh Five Thousand Six Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2023.11.27 17:15:55 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20
Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 302, 3rd Floor, Building No. 13A / J, "Samarth SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Off Village Chandivali, Andheri (East), Mumbai – 400 072, 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 27.11.2023 for Bank Loan Purpose
2	Date of inspection	18.11.2023
3	Name of the owner/ owners	Shri. Sunil Pyarelal Pal
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	Residential Flat No. 302, 3 rd Floor, Building No. 13A / J, "Samarth SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Off Village Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.
6	Location, street, ward no	Chhatrapati Shivaji Marg
7	Survey/ Plot no. of land	C.T.S. No. 11A (Part) 11A-191-402, 11D(Part) 16, 16/1 to 92, 19, 19/1 to 28, 20(Pt), 25(Pt) 25/1 to 32 & 50 (Pt) of Village - Chandivali
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All available at near by
11	Means and proximity to surface communication by which the locality is served	Served by BEST Buses, Auto, Taxies and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 250.00 (Area as per Actual site measurement) Built up Area in sq. Ft. = 300.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Chhatrapati Shivaji Marg
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	N.A.

	(ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	
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.	N.A.
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
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM / SRA norms Percentage actually utilized – Details not available
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	₹ 7,000.00 Expected rental income per month
(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.

31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	N.A.
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. 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 – 2007 (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.
45	Remarks	<u>As property area is not mentioned in the documents provided to us. We have considered the area as per our physical measurement for the purpose of valuation.</u>

NOTES

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 November 2023** is at **₹ 33,05,600.00 (Rupees Thirty Three Lakh Five Thousand Six Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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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Actual site photographs

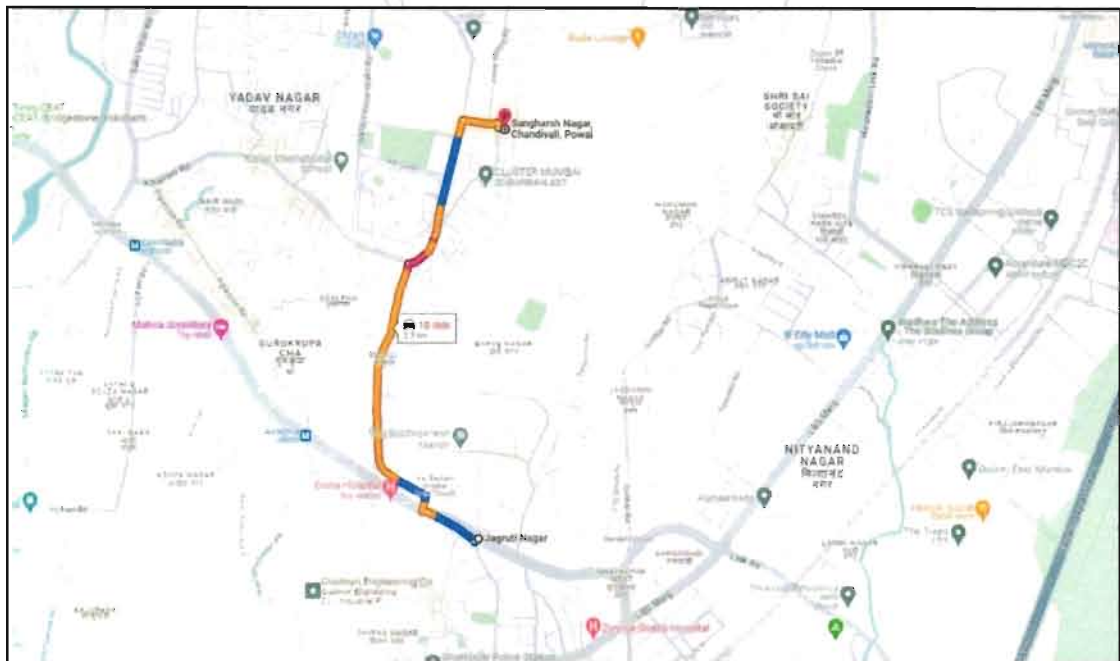


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Route Map of the property

Site u/r



Latitude Longitude: 19°06'28.5"N 72°54'10.5"E

Note: The Blue line shows the route to site from nearest Metro station (Jagruati Nagar – 2.3 Km.)



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Ready Reckoner

DIVISION / VILLAGE : CHANDIVALI Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban		Local Body Type	Corporation Class A		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the Properties of Chandivali Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
115	115/542	98610	189920	210860	229810	189920
C. T.S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53						
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Property Location
SUKH SAGAR SRA, Chandivali, Powai, Mumbai

Around This Property

Property Overview

Bookings	Price
160,000	₹1,50,000
View 2nd Bookings Present	
Carpet Area	Bathroom
225 sq.ft	1
BHK	Parking
1	No Parking
Flooring	Age
No Balcony	15 days ago

About this property

1 BHK apartment for sale in Powai, Mumbai. Contact now for details about this listed verified property. This 1 BHK unit is located in Powai and offers a premium lifestyle at the best price. It is a reputed purchase for any homeowner in Powai. It is on. [Read More](#)

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Contact Seller

Krishna Pandey
9820071378

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360 viewing
3 views in last 24 hours | 1 view in last 24 hours | 1 view in last 24 hours

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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 neighbourhood 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 is at **₹ 33,05,600.00 (Rupees Thirty Three Lakh Five Thousand Six Hundred Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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
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