CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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.





Regd. Office: 81-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Borivali East Branch / Shri. Sunil Pyarelal Pal (5082/2303684)

Page 2 of 16

Vastu/Mumbai/11/2023/5082/2303684 28/10-380-PANI Date: 27.11.2023

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

 DN: cn=Sharadkumar B. Challkwar, o=V Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.11.27 17:15:55 +05'30'

Director

Auth, Sign.



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





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

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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 (R)
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?	
5	Brief description of the property	Residential Flat No. 302, 3rd Floor, Building No. 13A
	/ /	/ J, "Samarth SRA Co-op. Hsg. Soc. Ltd.",
		Sangharsh Nagar, Off Village Chandivali, Andheri
	XA	(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.	
11		Served by BEST Buses, Auto, Taxies and Private cars
	LAND	
12	Area of land supported by documentary proof.	Carpet Area in Sq. Ft. = 250.00
	Shape, dimension and physical features	(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	
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	





		ent payable per annumed increase payable to e 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			Information not available
18	attach a copy of the covenant 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 development still outstand	it or is any demand for		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 din	nensioned site plan		N.A.
	IMPROVEM		7	
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)		building on a	Attached
24	Is the building	ng owner occupied/tena	anted/both?	Owner Occupied
25		rty owner occupied, spea under owner-occupa		Fully Occupied
26			permissible and	Floor Space Index permissible - As per MCGM / SRA norms Percentage actually utilized – Details not available
	RENTS			7
	(i)	Names of tenants/ le etc	ssees/ licensees,	N.A.
	(ii)	Portions in their occu	pation	N.A. le. Creale
	(iii)	Monthly or /compensation/license each		₹ 7,000.00 Expected rental income per month
	(iv)	Gross amount receive property	ved for the whole	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		gerators, cooking	
29	Give details of the water and electricity charges, If any, to be borne by the owner		ctricity charges, If	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?	
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	
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.	
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 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 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. rate.Create
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	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.



PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali East Branch, we have valued 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.

We are in receipt of the following documents:

1	Copy of Letter dated 19.05.2007 issued by Conservator of Forests & Director Sanjay Gandhi National Park, Borivali
2	Copy of Society Share Certificate Document No. 018 in the name of Shri. Sunil Pyarelal Pal issued by Samarth SRA Co-op. Hsq. Soc. Ltd.

LOCATION:

The said building is located 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, Andheri (East), Mumbai, State – Maharashtra, Country – India. It is at a travel distance of 2.3 Km. from Jagruti Nagar Metro station. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground + 7 upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 3rd floor is having 5 Residential flats. 1 Lift is provided in the building.

Residential Flat:

The Residential flat under reference is situated on the 3rd Floor. The Composition of Residential Flat is Living + Kitchen + Toilet. (i.e. Studio Apartment). The Residential Flat is finished with Vitrified Tile Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & concealed electrification, Concealed & Open Plumbing.





Valuation as on 27th November 023

The Carpet Area of the Residential Flat	: 250.00 Sq. Ft.
· ·	· '

Deduct Depreciation:

Value of property as on 27.11.2023		250.00 Sq. Ft. X ₹ 14,000.00 = ₹ 35,00,000.00
Ready Reckoner after Depreciate		₹ 1,75,310.00 Sq. M. i.e. ₹ 16,287.00 Sq. Ft.
Ready Reckoner Guideline rate obtain from the stamp Duty	:	₹ 1,89,920.00 Sq. M. i.e. ₹ 17,644.00Sq. Ft.
Amount of depreciation	:	₹ 1,94,400.00
Depreciation	:	{(100-10) x 16}/60.00 = 24.00%
Cost of Construction	;	300.00 Sq. Ft. X ₹ 2,700.00=₹ 8,10,000.00
Age of the building as on 2023	:	16 Years
Expected total life of building	:	60 Years
Year of Construction of the building	:	2007 (Approx.)

(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 27.11.2023	:	₹ 35,00,000.00 ₹ - ₹ 1,94,400.00 = ₹ 33,05,600.00
Value of the property	į.	₹ 33,05,600.00
The realizable value of the property	1	₹ 29,75,040.00
Distress value of the property	\ [:	₹ 26,44,480.00
Insurable value of the property	\[:	₹ 8,10,000.00

Taking into consideration above said facts, we can evaluate the value 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 for this particular purpose at ₹ 33,05,600.00 (Rupees Thirty Three Lakh Five Thousand Six Hundred Only).





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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ANNEXURE TO FORM 0-1

1	No. o	f floors and height of each floor	Ground + 7 upper floors
2			N.A. as the said property is a Residential Flat on 3rd floor
3	Year of construction		2007 (Approx.)
4	Estim	nated future life	44 years Subject to proper, preventive periodic maintenance and structural repairs.
5		of construction- load bearing walls/RCC e/ steel frame	R.C.C. Framed Structure
6	Туре	of foundations	R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partit	ions	6" thick brick wall
9	Doors	s and Windows	Teak wood door frame with Flush doors, Aluminium sliding windows
10	Floor	ing	Vitrified Tile Flooring
11	Finish	ning	Cement Plastering
12	Roofi	ng and Terracing	R.C.C. Slab
13	Speci any	ial architectural or decorative features, if	No.
15	(i)	Internal wiring: surface/conduit	Concealed
	(ii)	Class of fittings: Superior/Ordinary/Poor.	Ordinary
15	Sanit	ary installations	/ / / / / / / / / / / / / / / / / / /
	(i) No. of water closets		As per requirement
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	1
	(iv)	No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.		
17	Compound wall Height and length Type of construction		5'.6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity		1 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 provide as per requirement
22	Roads and paving within the compound approximate area and type of paving		
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		





Actual site photographs















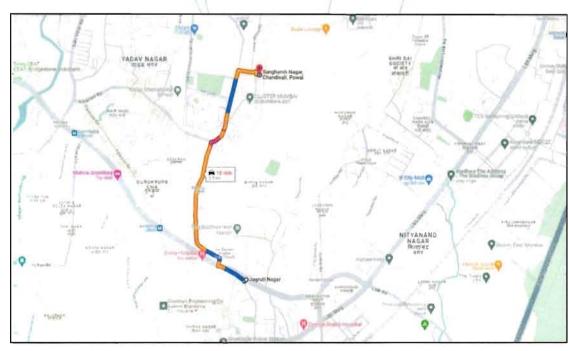




Route Map of the property

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 (Jagruti Nagar -2.3 Km.)







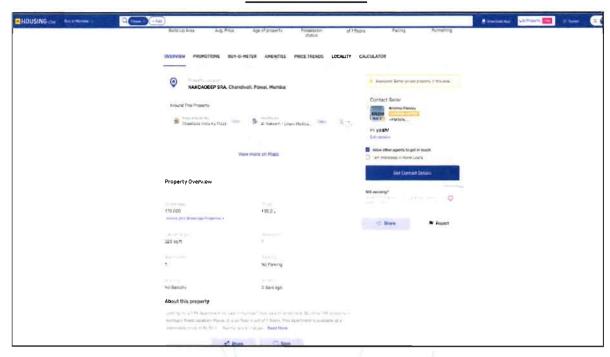
Ready Reckoner

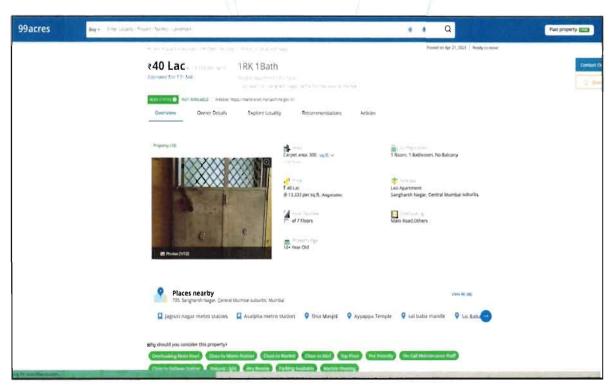






Price Indicators

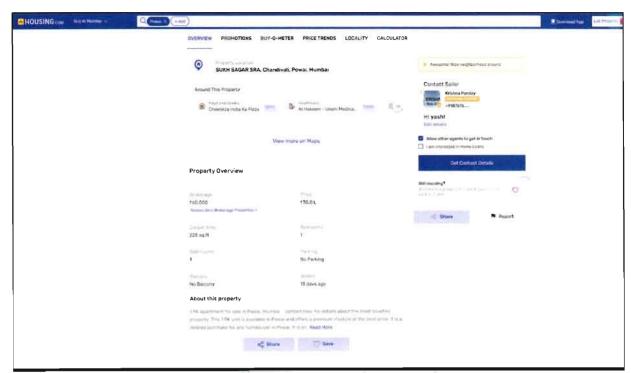








Price Indicators





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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for Bank Loan purpose as on date 27th November 2023

The term Fair Market 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

- 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.

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 Digitally signed by Chalikwar Dit: cn=Sharadkumar B. Chalikwar On=Youstukala Constou=CMD, email=c

Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.27 17:16:08 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar
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