

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jayprakash Shivmurat Yadav**

Residential Flat No. 403, 4<sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.",  
Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai – 400 072  
State – Maharashtra, Country – India.

Latitude Longitude - 19°06'17.9"N 72°54'05.9"E

### Valuation Prepared for:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),  
Mumbai – 400 086, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

- 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

Vastu/Mumbai/11/2023/005133/2303776  
01/05-05-PRNK  
Date: 01.12.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.," Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Jayprakash Shivmurat Yadav**.

### Boundaries of the property.

North	:	Dadasaheb Phalke Road
South	:	Shrishti Darshan CHSL
East	:	Manavata Society
West	:	Shri Sidhi Sai SRA

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 **₹ 32,74,560.00 (Rupees Thirty Two Lakh Seventy Four Thousand Five Hundred Sixty 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.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.01 15:58:09 +05'30'

Auth. Sign.



**Manoj 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



### Our Pan India Presence at :

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

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**Valuation Report of Residential Flat No. 403, 4<sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.," Sangharsh Nagar, Chandivali Farm Road, 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 01.12.2023 for Bank Loan Purpose
2	Date of inspection	20.11.2023
3	Name of the owner/ owners	<b>Mr. Jayprakash Shivmurat Yadav</b>
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	<b>Address:</b> Residential Flat No. 403, 4 <sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.," Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sunil Vaijule (Property Consultant) Mobile No. 9321663702
6	Location, street, ward no	Chandivali Farm Road
	Survey/ Plot no. of land	C.T.S No. 11A(Part), 11A-191-402, 11D(Part) & others of Village - Chandivali
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 235.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 270.00</b> <b>(Area as per Index - II)</b>





	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 Present 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 2008 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 01.12.2023 for Residential Flat No. 403, 4<sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.," Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Jayprakash Shivmurat Yadav.**

### We are in receipt of the following documents:

1	Copy of Agreement dated 30.11.2023.
2	Copy of Occupancy Certificate No. SRA / DDTP / 186 / L / PL / OCC dated 29.07.2008 issue by Slum Rehabilitation Authority.
3	Copy of Society No Objection Letter dated 29.11.2023 in the name of Mr. Jayprakash Shivmurat Yadav issued by Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.
4	Copy of Electricity Bill No. 100101362197 dated 22.11.2023 in the name of Mr. Dhaneshkumar Purandar Jha issued by Adani Electricity.

### LOCATION:

The said building is located at C.T.S No. 11A(Part), 11A-191-402, 11D(Part) & others of Village - Chandivali. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Saki Naka Metro station.

### BUILDING:

The building under reference is having Ground + 7 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. 4<sup>th</sup> Floor is having 6 Residential Flats. The building is having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of Living Room + Kitchen + W.C. + Bath (i.e., 1 RK + W.C. + Bath). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with solid flush doors, Wooden Frame openable window with M.S. Grill, Casing Capping electrification & Concealed plumbing etc.

**Valuation as on 01<sup>st</sup> December 2023**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>270.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Completion – 2008 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	270.00 X 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100-10) \times 16 / 60\}$	:	24.00%
Amount of depreciation	:	₹ 1,81,440.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,74,560.00 per Sq. M. i.e., ₹ 16,217.00 per Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 1,60,042.00 per Sq. M. i.e., ₹ 14,868.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,800.00 per Sq. Ft.
<b>Value of property as on 01.12.2023</b>	<b>:</b>	<b>270.00 Sq. Ft. X ₹ 12,800.00 = ₹ 34,56,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 01.12.2023</b>	<b>:</b>	<b>₹ 34,56,000.00 - 1,81,440.00 = ₹ 32,74,560.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 32,74,560.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 29,47,104.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 26,19,648.00</b>
<b>Insurable value of the property (270.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 7,56,000.00</b>
<b>Guideline value of the property (As Per Index - II)</b>	<b>:</b>	<b>₹ 40,14,360.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 403, 4<sup>th</sup> Floor, Building No. 20/D1, "Navjivan 20/D1 SRA Co-Op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India for this particular purpose at ₹ 32,74,560.00 (Rupees Thirty Two Lakh Seventy Four Thousand Five Hundred Sixty Only) as on 1<sup>st</sup> December 2023.





## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	Year of Completion – 2008 (As per Occupancy Certificate)
4.	Estimated future life	44 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 solid flush door, Wooden Frame openable window with M.S. Grill
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping 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	Provided
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 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

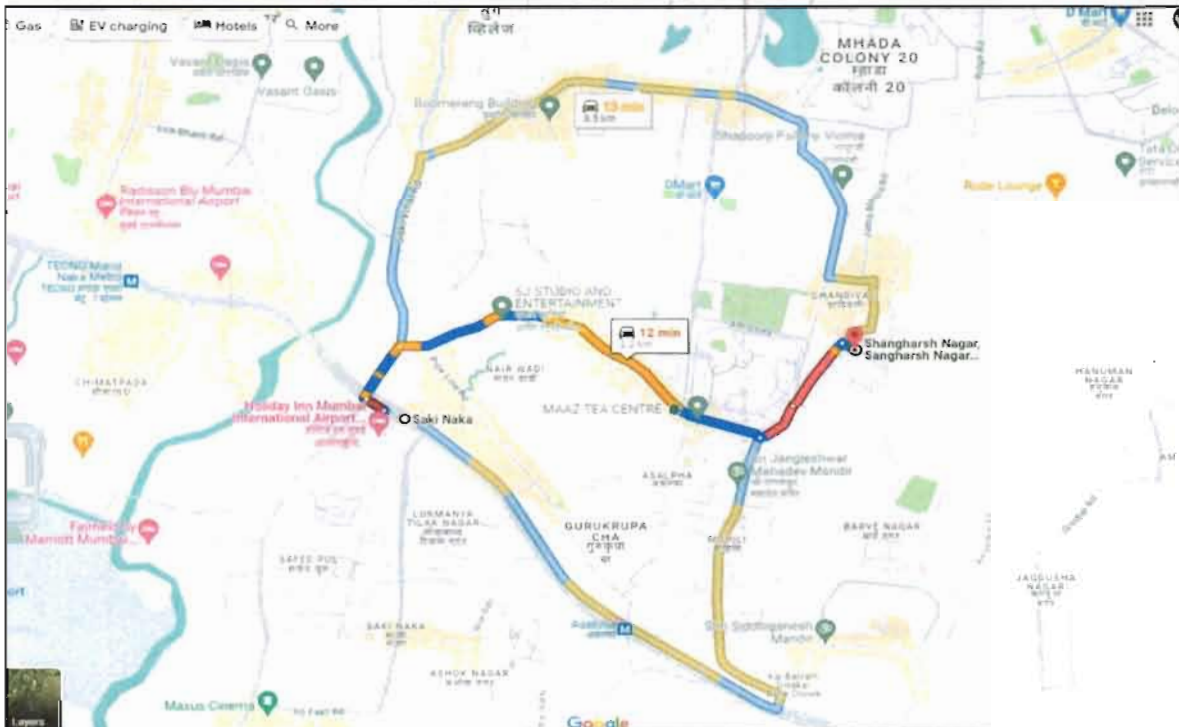
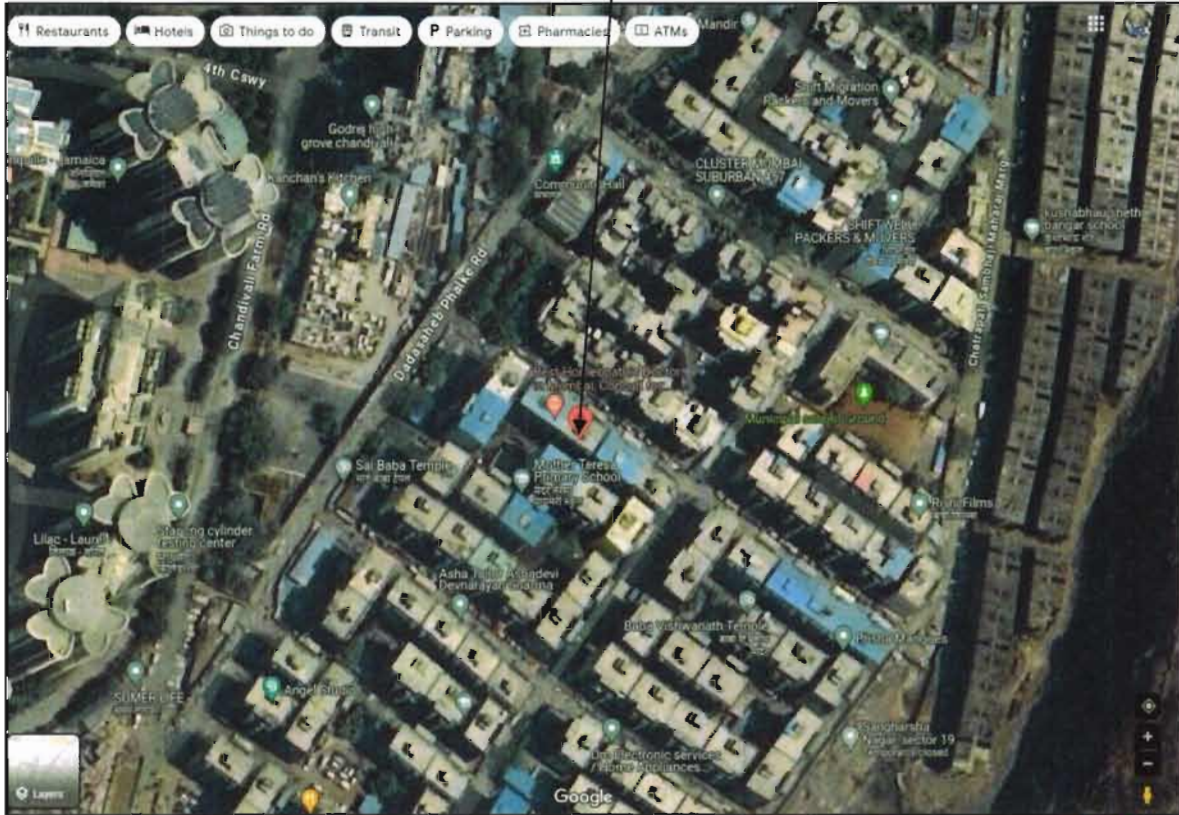
### Actual site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°06'17.9"N 72°54'05.9"E**

**Note:** The Blue line shows the route to site from nearest metro station (Saki Naka – 2.2 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,74,560.00			
No Increase by Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,74,560.00</b>	<b>Sq. Mtr.</b>	<b>16,217.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	83,820.00			
The difference between land rate and building rate (A – B = C)	90,740.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,60,042.00</b>	<b>Sq. Mtr.</b>	<b>14,868.00</b>	<b>Sq. Ft.</b>

### 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 Indicator

**HOUSING.COM** | Buy in Mumbai | Search | Filter | Add | Download App | List Price

**PROJECT** | Price: ₹31.0 L | ₹12.27 K/sq.ft. | Interested →

**1 RK Flat** | ₹31.0 L (EM starts at ₹16.42 K) | ₹12.27 K/sq.ft.

Sangharsh Nagar, Chandivali, Powai, Mumbai

**2019** AVAILABLE 1 RK FLAT FOR SALE IN CHANDIVALI SANGHARSH NAGAR. [View More](#) | [Contact Seller](#)

**275 sq.ft** Built Up Area | **₹12.27 K/sq.ft** Avg Price | **13 Year Old** Age of property | **Ready to move** Possession status | **Higher of 7 floors** | **North-East facing** Facing | **Unfurnished** Furnishing

**OVERVIEW** | PROMOTIONS | POPULAR PROPERTIES NEARBY | FURNISHINGS | BUY-O-METER | AMENITIES | PRICETRENDS | LOCALITY

**Property Location**  
sangharsh nagar, Chandivali, Powai, Mumbai

**Great choice! Nice neighborhood around**

**Contact Seller**  
#WithNoBroker

**Around This Property**

**NOBROKER** | 1 RK Flat in Powai, Powai For Sale in Sangharsh Nagar | ₹31 Lacs | ₹20,800/sq.ft. | 240 sq.ft. | [View Details](#)

**1 RK Flat** | ₹31 Lacs | ₹20,800/sq.ft. | 240 sq.ft. | [View Details](#)

**13 Year Old** Age of property | **Ready to move** Possession status | **Higher of 7 floors** | **North-East facing** Facing | **Unfurnished** Furnishing

**Overview**

Age of Building	13 Year	Construction Type	Self-Done
Construction Charge	₹12.27 K/sq.ft	Flooring	Parquet Flooring
Carpet Area	275 sq.ft	Super Area	320 sq.ft
Furnishing Detail	None	Height	10ft
Price	₹31 Lacs	Height	10ft

**Activity On This Property**  
112 | 0 | 10

**Similar Properties**  
1 RK Flat in Sangharsh Nagar For Sale in Powai



## Price Indicator

**NOBROKER**  
 1 BHK Flat in Panchsheel City For Sale in Pune! | ₹ 25 Lacs | 20.30 sqm  
 1 Bedroom, 1 Bathroom, Carpet Area: 20.30 sqm  
 Price trends by NEA/Zone  
 Report what was not correct in this property

**Overview**

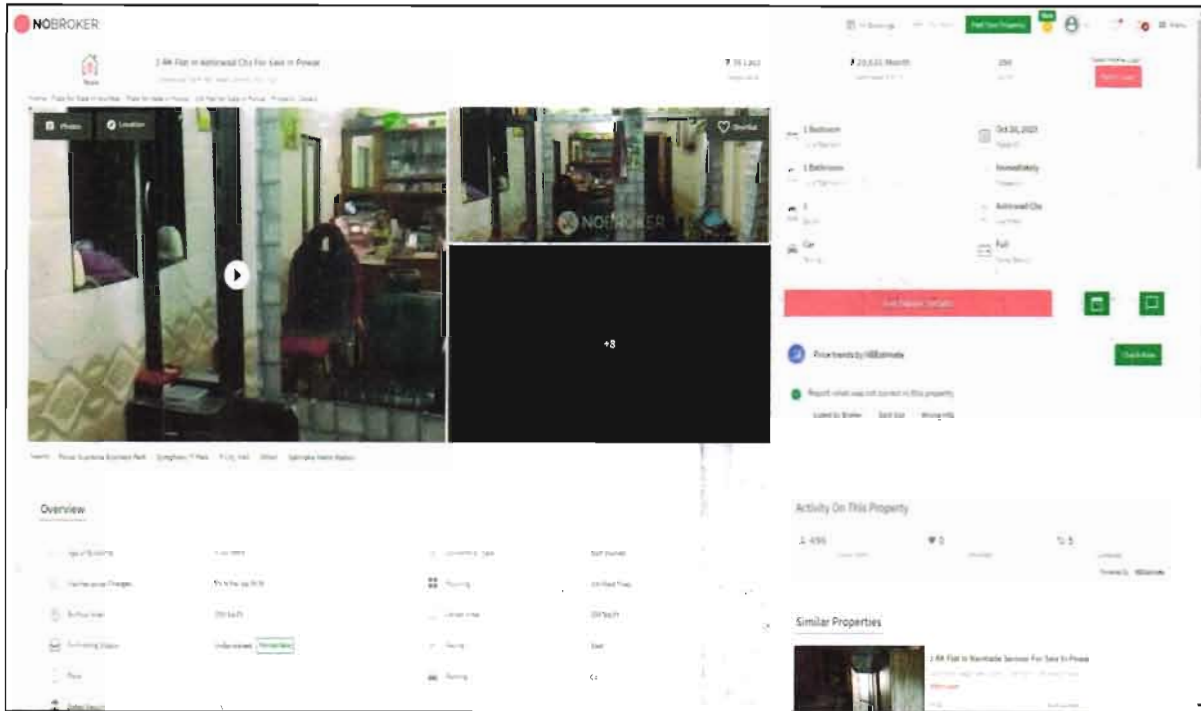
- Age of Building: 100 Years
- Construction Stage: P17 For Sale
- Orientation: East
- Flooring: Carpet Tiles

**NOBROKER**  
 1 BHK Flat in Anand Co-Op.Hs. Sec. Sangharsh Nagar, Chaudhali For Sale in Sangharsh Nagar, Chandivda... | ₹ 17 Lacs | 10.00 sqm  
 1 Bedroom, 1 Bathroom, Carpet Area: 10.00 sqm  
 Price trends by NEA/Zone  
 Report what was not correct in this property

**Overview**

- Age of Building: 100 Years
- Construction Stage: P17 For Sale
- Orientation: East
- Flooring: Carpet Tiles

## Price Indicator



Think.Innovate.Create

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01<sup>st</sup> December 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 ₹ 32,74,560.00 (Rupees Thirty Two Lakh Seventy Four Thousand Five Hundred Sixty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD

Manoj  
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 Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.01 15:58:23 +05'30'

Auth. Sign.

Think.Innovate.Create