

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Thaseen S.**

Residential Flat No. 605, 6<sup>th</sup> Floor, "**Garnet**", Nirmal Lifestyle, L.B.S. Road, Village – Nahur,  
Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'58.3"N 72°56'07.5"E

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### Valuation Done for:

**Cosmos Bank**

**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080,  
State - Maharashtra, Country - India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
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**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivati Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax: +91 22 28371325/24  
mumbai@vastukala.org

Vastu/Mumbai/11/2023/005144/2303589  
22/08-285-PANI  
Date: 22.11.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 605, 6<sup>th</sup> Floor, "**Garnet**", Nirmal Lifestyle, L.B.S. Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Thaseen S.**

### **Boundaries of the property.**

North	:	Piramal Revanta - Under Construction Building
South	:	Onyx Building
East	:	Podium Parking & Nirmal Lifestyle Road
West	:	Nirmal Turquoise Apartments

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 **₹ 1,71,19,520.00 (Rupees One Crore Seventy One Lakh Nineteen Thousand Five 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.**

**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: 2023.11.22 12:48:49 +05'30'

  
Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer




Chartered Engineer (India)

Reg. No. CAT-i-F-1763



### **Our Pan India Presence at :**

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13	Roads, Streets or lanes on which the land is abutting	L.B.S. Road, Village – Nahur, Mulund (West), Mumbai
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	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.
	<b>IMPROVEMENTS</b>	
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 MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 35,500.00 Excepted 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.
		<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 Commencement of Construction – 2002

	year of completion	(As per Commencement Certificate) Year of Completion – 2003 (As per Agreement)
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.
	Remarks:	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 22.11.2023 for Residential Flat No. 605, 6<sup>th</sup> Floor, "**Garnet**", Nirmal Lifestyle, L.B.S. Road, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Thaseen S.**

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

1	Copy of Articles of Agreement dated 21.07.2003 (5 Pages from document) b/w Nirmal Lifestyle Ltd. (The Developer) and Thaseen S. & Prakash K. (The Purchaser)
2	Copy of Deed of Gift dated 23.01.2005 (3 Pages from document) b/w Mr. Prakash K. (The Donor) and Mrs. Thaseen S. (The Donee)
3	Copy of Commencement Certificate Document No. CE / 4601 / BPES / AT dated 31.08.2002 issued by Municipal Corporation of Greater Mumbai

### LOCATION:

The said building is located at C.T.S. No. 491/A (Part) of Village – Nahur, Taluka – Kurla, Mumbai Suburban District. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Nahur railway station.

### BUILDING:

The building under reference is having Stilt + 18 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 6<sup>th</sup> Floor is having 3 Residential Flats (Flat No. 601 & 602 and Flat No. 603 & 604 are amalgamated flats). 2 Lifts were provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 6<sup>th</sup> Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony Area + Dry Balcony Area. (**i.e. 2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows & concealed electrification & concealed plumbing.



### **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 **22<sup>nd</sup> November 2023 is ₹ 1,71,19,520.00 (Rupees One Crore Seventy One Lakh Nineteen Thousand Five 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:

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	construction	
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

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### Actual site photographs

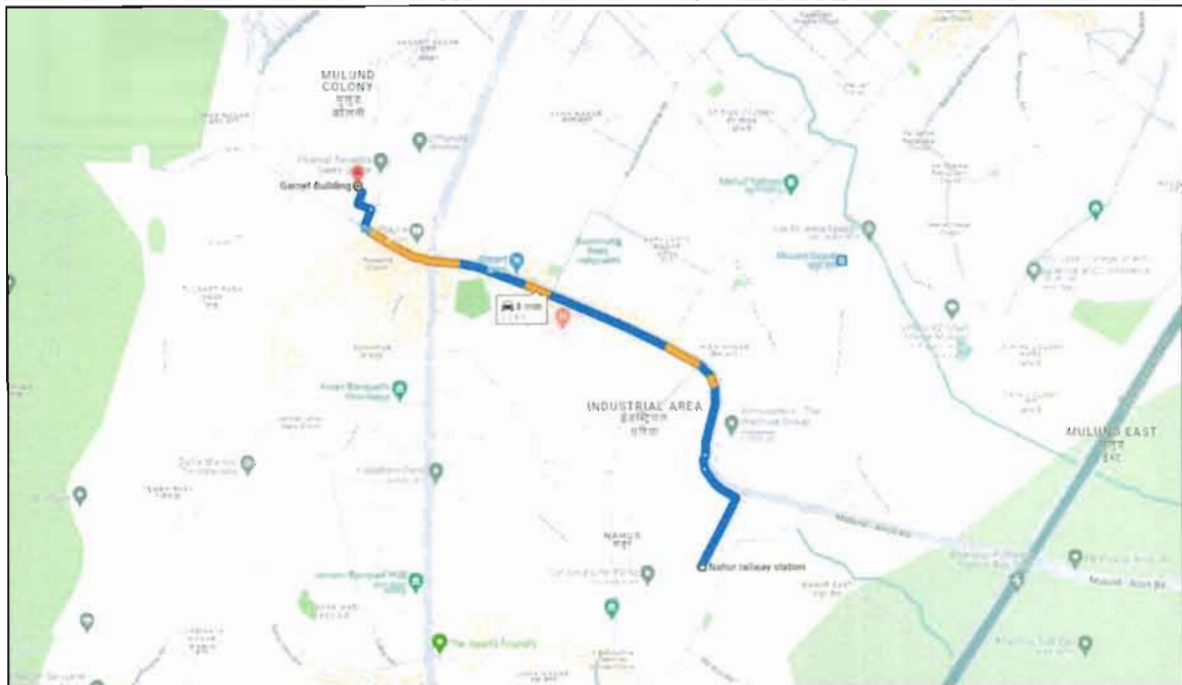


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## Route Map of the property

Site u/r



**Latitude Longitude - 19°09'58.3"N 72°56'07.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nahur – 2.6 Km.)



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# Price Indicators

**magicbricks** City: Mumbai Area: Mulund West Property Type: Flat for Sale in Mulund West

**₹110 Cr** (₹11.75 Cr) [View Photo Gallery](#)

1BHK Flat For Sale in Nirmal Lifestyle, Mulund West, Mumbai

**1 Bed** **1 Bath** **Unfurnished**

**Carpet Area** 455 sqft - 4,24,78 sqft

**Developer** Nirmal Life Style

**Project** Nirmal Lifestyle

**Floor** 10 (Out of 16 Floors)

**Transaction Type** Resale

**Status** Ready to Move

**Facing** North - East

**Unit** 2

**Furnished Status** Unfurnished

**Contact Agent** **Get Phone No.**

**Download Brochure**

**More Details**

**Price Breakup** ₹11 Cr | ₹15,50,000 Approx. Registration Charges | ₹5,460 Monthly

**Booking Amount** ₹50 Lac

**Address** Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra

**Landmarks** The property is Located at LBS Marg Mulund west

**Furnishing** Unfurnished

**magicbricks** City: Mumbai Area: Mulund West Property Type: Flat for Sale in Mulund West

**₹170 Cr** **₹1.53 Cr** (₹1.77 Cr) [View Photo Gallery](#) **Special Price by Owner**

2 Bed Flat For Sale in Nirmal Lifestyle, Mulund West, Mumbai

**2 Bed** **2 Bath** **Furnished**

**Carpet Area** 650 sqft - 6,24,78 sqft

**Developer** Nirmal Life Style

**Project** Nirmal Lifestyle

**Floor** 2 (Out of 16 Floors)

**Transaction Type** Resale

**Status** Ready to Move

**Furnished Status** Furnished

**Age of Construction** 15 to 20 years

**Contact Owner** **Get Phone No.**

**Download Brochure**

**More Details**

**Price Breakup** ₹1.53 Cr | ₹8,50,000 Approx. Registration Charges

**Booking Amount** ₹10 Lac

**Address** nirmal lifestyle, Mulund West, Mumbai - Central Mumbai, Maharashtra

**Furnishing** Furnished

## Price Indicators

magicbricks
Buy Rent Sell Home Loans
Post Property

**₹1.80 Cr** EMI: ₹ 4.5k [Get the approved loan](#)

2 BHK (950 Sq Ft) Flat For Sale Mulund West, Mumbai

3 Beds • 2 Baths • Unfurnished

Carpet Area: **725 sqft** • ₹ 2,483/sqft

Floor: **6 (Out of 8 Floors)**

Facing: **East**

Developer: **Nirmal Life Style**

Project: **Nirmal Lifestyle**

Transaction Type: **Resale**

Units: **2**

Project: **Nirmal Lifestyle**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

**Contact Agent**

Girish Punjani - 9148911111

Get Phone No.

**Download Brochure**

Contact Agent
Get Phone No.
Last contact made 27 days ago

**More Details**

Price Breakup	₹1.8 Cr   ₹9,00,000	Approx. Registration Charges   ₹3,500	Monthly
Booking Amount	₹5.0 Lac		
Address	kasturba road, Mulund West, Mumbai - Central Mumbai, Maharashtra		
Landmarks	near by station		
Furnishing	Unfurnished		

magicbricks
Buy Rent Sell Home Loans
Post Property

**₹98 Lac** EMI: ₹ 2.5k [Get the approved loan](#) Special Price by Owner

1 BHK Flat For Sale in Nirmal Lifestyle Mulund West, Mumbai

1 Bed • 2 Baths • 1 Balcony • Unfurnished

Carpet Area: **406 sqft** • ₹ 2,410/sqft

Floor: **4 (Out of 16 Floors)**

Furnished Status: **Unfurnished**

Developer: **Nirmal Life Style**

Project: **Nirmal Lifestyle**

Transaction Type: **Resale**

Type Of Ownership: **Freehold**

Age Of Construction: **15 to 20 years**

**Contact Owner**

Avj - 9199111111

Book Site Visit

**Download Brochure**

Contact Owner
Book Site Visit
Last contact made 5 days ago

**Why buy in this project?**

- Pooja Hospital 0.29 km
- Runjal Heights 1.66 km
- Citizen Credit Cooperative Bank 0.14 km

**More Details**

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **22<sup>nd</sup> 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.



