

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Trupti Sunil Agre & Sunil Kashinath Agre**

Residential Flat No. 1703, 17<sup>th</sup> Floor, Wing – C-2, " **Casa Treetops**", Upper Thane Treetops A - C, C1, C2, D - F,  
Near Lodha Dham, Mumbai Nashik Highway, Village – Anjur, Taluka - Bhiwandi, District - Thane,  
Bhiwandi, PIN Code - 421 302, State - Maharashtra, India.

Latitude Longitude - 19°13'47.7"N 73°03'01.1"E

### Valuation Prepared for:

**Cosmos Bank**

**IMCS Thane Branch**

IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Uplab Company, Wagle Estate,  
Thane (West), Thane – 400 604, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |             |              |             |          |
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| 📍 Delhi NCR | 📍 Nashik     | 📍 Ahmedabad | 📍 Jaipur |

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1703, 17<sup>th</sup> Floor, Wing – C-2, "Casa Treetops", Upper Thane Treetops A - C, C1, C2, D - F, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN Code - 421 302, State - Maharashtra, India belongs to **Trupti Sunil Agre & Sunil Kashinath Agre.**

Boundaries of the property.

North : Wing – E  
South : Wing – C -1  
East : Wing – D  
West : Internal Road

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 **₹ 54,84,000.00 (Rupees Fifty Four Lakh Eighty Four Thousand 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: 2023.11.24 17:00:15 +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

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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,  
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Valuation Report of Residential Flat No. 1703, 17<sup>th</sup> Floor, Wing – C-2, "Casa Treetops", Upper Thane Treetops A - C, C1, C2, D - F, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN Code - 421 302, State - Maharashtra, 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 24.11.2023 for Bank Loan Purpose
2	Date of inspection	20.11.2023
3	Name of the owner/ owners	<b>Trupti Sunil Agre &amp; Sunil Kashinath Agre</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1703, 17 <sup>th</sup> Floor, Wing – C-2, "Casa Treetops", Upper Thane Treetops A - C, C1, C2, D - F, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN Code - 421 302, State - Maharashtra, India.  <b>Contact Person:</b> Mr. Nehansh Sharma (Tenant)
6	Location, street, ward no	Upper Thane Treetops A - C, C1, C2, D - F, Near Lodha Dham, Mumbai Nashik Highway, Village - Surai, Taluka - Bhiwandi, District - Thane, Bhiwandi
	Survey/ Plot no. of land	Survey No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 of Village – Anjur
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





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?	Tenant Occupied - Mr. Nehansh Sharma
	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 MMRDA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Nehansh Sharma – Tenant
	(ii) Portions in their occupation	Fully
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000.00 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	N. A.



**LOCATION:**

The said building is located at 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 of Village – Anjur, Taluka - Bhiwandi, District - Thane, Bhiwandi. The property falls in Residential Zone. It is at a travelling distance 6.6 Km. from Bhiwandi Railway Station.

**BUILDING:**

The building under reference is having Ground + 19<sup>th</sup> 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. 17<sup>th</sup> Floor is having 6 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 17<sup>th</sup> Floor. It consists of 1 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Dry Balcony + Cupboard Area (i.e. **1 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, POP finishing etc.

**Valuation as on 24<sup>th</sup> November 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>457.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	2 Years
Cost of Construction	:	503.00 X 2,700.00 = ₹ 13,58,100.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation	:	N. A
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 23,850.00 per Sq. M. i.e. ₹ 2,216.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,000.00 per Sq. Ft.
<b>Value of property as on 24.11.2023</b>	<b>:</b>	<b>457.00 Sq. Ft. X ₹ 12,000.00 = ₹ 54,84,000.00</b>

(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)

<b>Total Value of the property</b>	<b>:</b>	<b>₹ 54,84,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 49,35,600.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 43,87,200.00</b>
<b>Insurable value of the property (503.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 13,58,100.00</b>

<b>Guideline value of the property (503.00 X 2,216.00)</b>	<b>:</b>	<b>₹ 11,14,648.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1703, 17<sup>th</sup> Floor, Wing – C-2, "Casa Treetops", Upper Thane Treetops A - C, C1, C2, D - F, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN Code - 421 302, State - Maharashtra, India for this particular purpose at **₹ 54,84,000.00 (Rupees Fifty Four Lakh Eighty Four Thousand Only)** as on **24<sup>th</sup> November 2023**.

#### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24<sup>th</sup> November 2023 is ₹ 54,84,000.00 (Rupees Fifty Four Lakh Eighty Four 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:





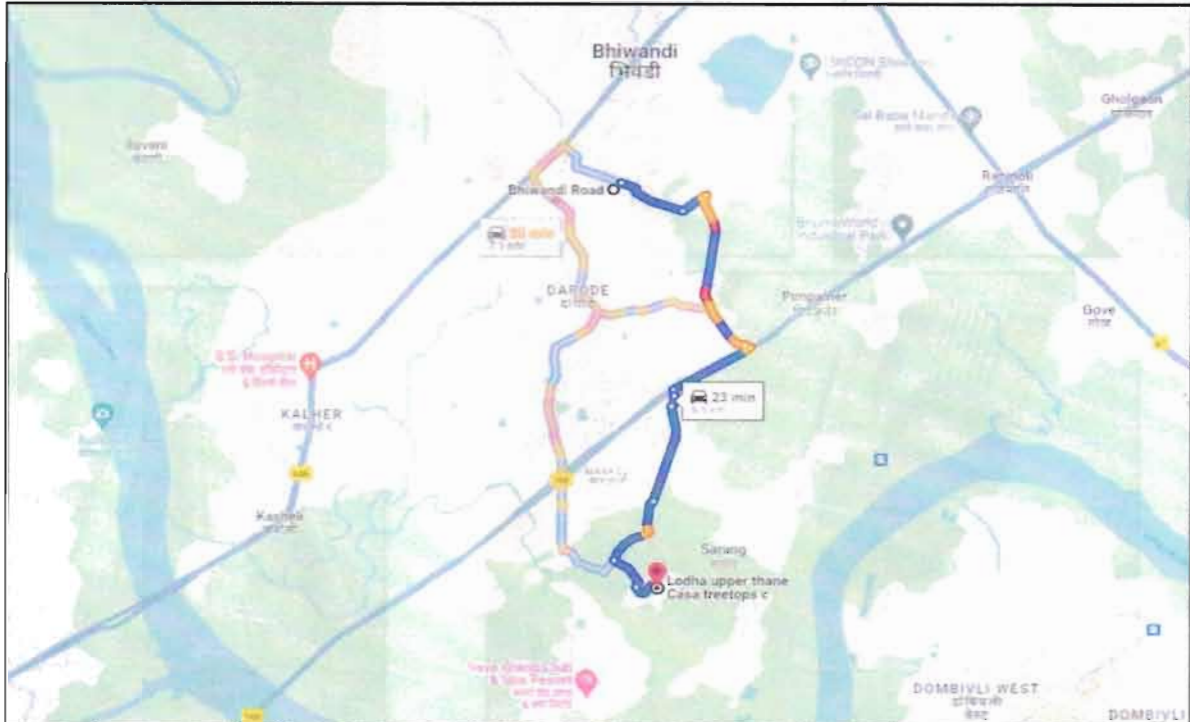
### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'47.7"N 73°03'01.1"E**

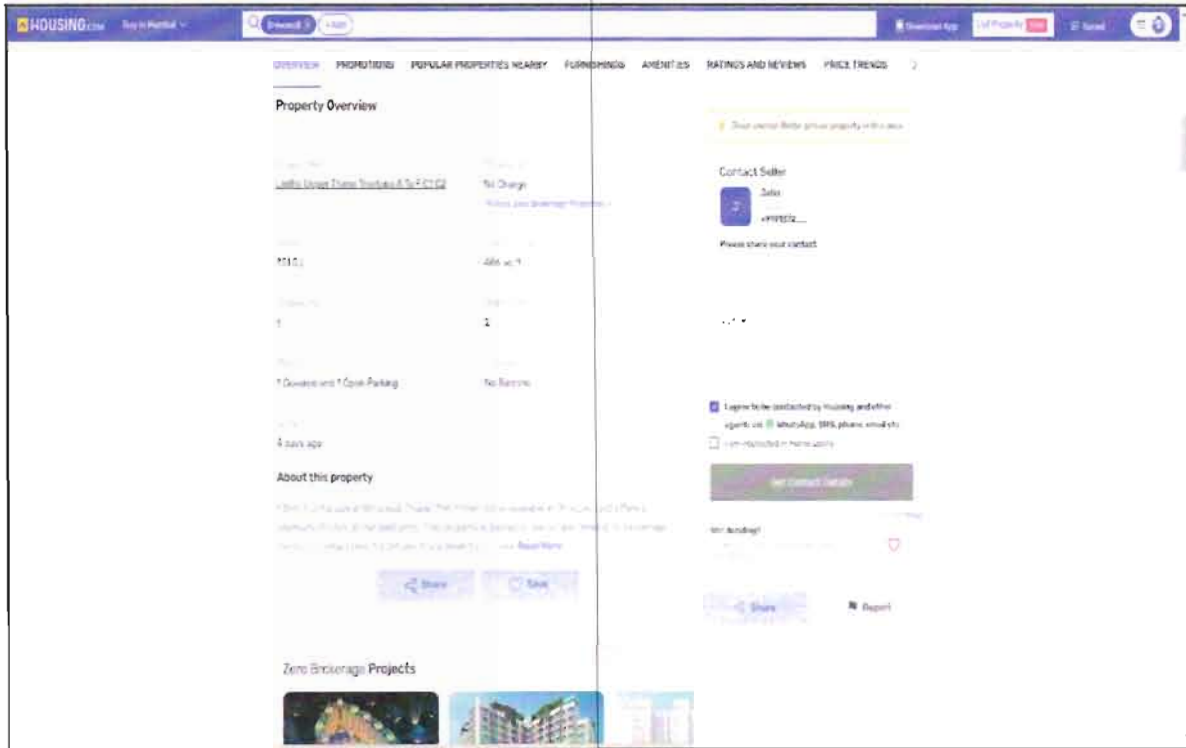
**Note:** The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 6.6 Km.)







## 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 as on **24<sup>th</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.

**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 ₹ 54,84,000.00 (Rupees Fifty Four Lakh Eighty Four Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.11.24 17:00:29 +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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