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: Mrs. Rhea Kamal Sangtani

Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'48.5"N 72°57'15.3"E

Valuation Prepared for: Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602 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

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Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mrs. Rhea Kamal Sangtani (005196/2303643) Page 2 of 16

Vastu/Mumbai/11/2023/005196/2303643 25/2-339-SBBS Date: 25.11.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to Mrs. Rhea Kamal Sangtani.

Boundaries of the property.

North : Internal Road & Gala Complex

South : Takshashila Lane
East : Navjeevan Hostel

West : Deen Dayal Upadhyay 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 ₹ 51,36,000.00 (Rupees Fifty-One Lakh Thirty-Six 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 BABURAO CHALIKWAR

Digitally Algorid by MANOL BABURNO CHALIKWAP

PK - CHI, ~WASTUKIA CONSULTANTS (I) PRIVATE LIMITED,

JOHN CHALIFORNI CHALISACTION CONSULTANTS (I) PRIVATE LIMITED,

25 A 20-98/27866 FAMILSACTION CONSULTANTS (I) PRIVATE LIMITED,

25 A 20-98/27866 FAMILSACTION CONSULTANTS (I) PRIVATE PRIVA

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

Encl. Valuation Report





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 Report of Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080,

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 25.11.2023 for Bank Loan Purpose	
2	Date of inspection	23.11.2023	
3	Name of the owner/ owners	Mrs. Rhea Kamal Sangtani	
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	Address: Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Amit (Owner's Representative) Contact No. 9773529250	
6	Location, street, ward no	Deen Dayal Upadhyay Road, Mulund (West), Mumbai	
	Survey/ Plot no. of land	CTS No. 746(P) & 747(P) of Village – Mulund (West)	
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	
	LAND		
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 306.00 (Area as per actual site measurement)	
		Carpet Area in Sq. Ft. = 321.00 (Area as per Agreement for sale)	
		Built Up Area in Sq. Ft. = 385.00	



		(Carpet Area + 20%)		
13	Roads, Streets or lanes on which the land is abutting	Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080.		
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 increased payable to the	R		
	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.	No		
21	Attach a dimensioned site plan	N.A.		
	IMPROVEMENTS	1.2		
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?	Vacant		
	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 SRA norms Percentage actually utilized — Details not available		
26	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	₹ 10,500.00 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?	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. ate.Create
	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.	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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and	Year of Completion - 2022 (As per occupancy





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mrs. Rhea Kamal Sangtani (005196/2303643) Page 6 of 16

	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.
	Remark:	

PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 25.11.2023 for Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to Mrs. Rhea Kamal Sangtani.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 30.11.2022 Between M/s. Morphosis Realtors India Private Limted (the	
	Promoters) and Mrs. Rhea Kamal Sangtani (the Allotees).	
2	Copy of Occupancy Certificate No. SRA / ENG / 2687 / T / STGL / AP / OC dated 08.07.2022 issued by	
	Slum Rehabilitation Authority.	

LOCATION:

The said building is located at CTS No. 746(P) & 747(P) of Village – Mulund (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 1.5 Km, from Mulund railway station.

BUILDING:

The building under reference is having Ground + 10 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. 9th Floor is having 14 Residential Flats. The building having 3 Lifts.

Residential Flat:

The residential flat under reference is situated on the 9th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (i.e., 1BHK with WC & Bath). 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 etc.





Valuation as on 25th November 2023

The Carpet Area of the Residential Flat	:	321.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2022 (As per occupancy certificate)
Expected total life of building		60 Years
Age of the building as on 2023	:	1 Year
Cost of Construction		385.00 X 2,800.00 = ₹ 10,78,000.00
Depreciation {(100-10) X 1 / 60}	:	N.A., as the property age is below 5 years.
Amount of depreciation	:/	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Guideline rate obtained from the Stamp Duty Ready	1	₹ 1,39,314.00 per Sq. M.
Reckoner for new property		i.e., ₹12,943.00 per Sq. Ft.
Guideline rate (after depreciate)	:\	N.A., as the property age is below 5 years.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 25.11.2023	:	321.00 Sq. Ft. X₹ 16,000.00 =₹ 51,36,000.00

(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 25.11.2023	:	₹ 51,36,000.00	
Total Value of the property	:	₹ 51,36,000.00	
The realizable value of the property	:	₹ 46,22,400.00	
Distress value of the property	:	₹ 41,08,800.00	
Insurable value of the property (385 X 2,800.00)	:	₹ 10,78,000.00	
Guideline value of the property (385 X 12,943.00)) V C	₹ 49,83,055.00	

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 914, 9th Floor, Rehab Building No. 1, "Shahid Bhagat Singh Nagar SRA Co-op. Hsg. Soc. Ltd.", Deen Dayal Upadhyay Road, Mulund (West), Mumbai − 400 080, State − Maharashtra, Country − India for this particular purpose at ₹ 51,36,000.00 (Rupees Fifty One Lakh Thirty Six Thousand Only) as on 25th November 2023.





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mrs. Rhea Kamal Sangtani (005196/2303643) Page 8 of 16

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 25th November 2023 is ₹ 51,36,000.00 (Rupees Fifty-One Lakh Thirty-Six 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:

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ANNEXURE TO FORM 0-1

Main Building

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 7th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat
	·	situated on 9th Floor
3	Year of construction	2022 (As per occupancy certificate)
4	Estimated future life	59 Years Subject to proper, preventive periodic
		maintenance & structural repairs
5	Type of construction- load bearing	R.C.C. Framed Structure
	walls/RCC frame/ steel frame	
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 flush shutters,
	\ \	Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features,	Yes
	if any	/
14	(i) Internal wiring – surface or	Concealed electrification
	conduit	Concorled alumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	7
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	1 1
16	(iv) No. of sink Class of fittings: Superior colored / superior	Ordinani
10	white/ordinary.	Ordinary
17	Compound wall	R.C.C. Framed Structure with 9" thick external
	Height and length	walls and 6" thick internal brick walls
	Type of construction	
18	No. of lifts and capacity	3 Lifts
19	Underground sump – capacity and type of	R.C.C tank
-	construction	7001
20	Over-head tank	R.C.C tank on terrace
	Location, capacity Type of construction	
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound	Cement concrete in open spaces, etc.
	approximate area and type of paving	Summer of the state of the stat
23	Sewage disposal – whereas connected to	Connected to Municipal Sewerage System
	public sewers, if septic tanks provided, no.	
	and capacity	



Actual site photographs



















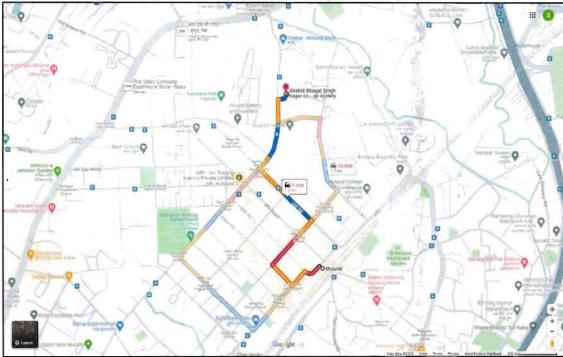




Route Map of the property

Site u/r





Latitude Longitude - 19°10'48.5"N 72°57'15.3"E

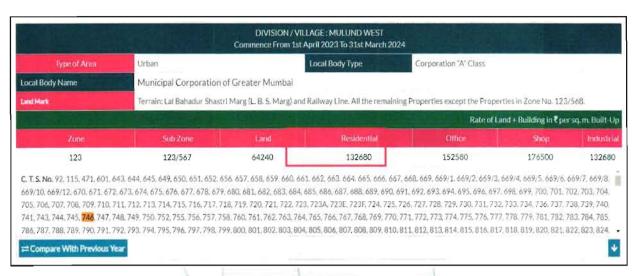
Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.5 Km.)







Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,680.00			
Increase by 5% on Flat Located on 9th Floor	6,634.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,39,314.00	Sq. Mtr.	12,943.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 1%]	/ 00%			
(Age of the Building – 1 Years)	/			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	Sq. Ft.

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

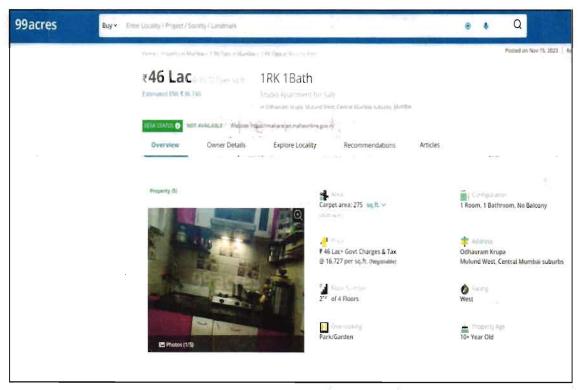
Table - D: Depreciation Percentage Table

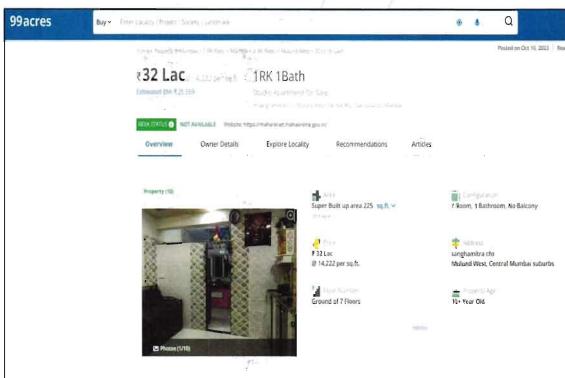
Completed Age of Building in Years	Value in percent after depreciation			
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.		
0 to 2 Years	100%	100%		
Above 2 & up to 5 Years	95%	95%		
Above 5 Years	After initial 5 year for every year 1% depreciation 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 Indicators

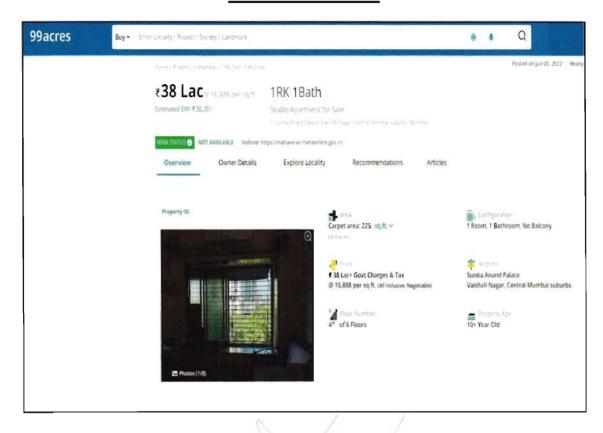








Price Indicators



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 25th 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.
- 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 ₹ 51,36,000.00 (Rupees Fifty One Lakh Thirty Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO Decidio signedi Decidio signedi

Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

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