

41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per Occupancy 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.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 28.11.2023 for Residential Flat No. 304, 3rd Floor, “**Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd.**” Takoli Mohalla, Near Kalwa Prabhad Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India belongs to **Smt. Hirabai Sakharam Kamble**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.01.2003 (9 Pages from documents) Between M/s. Prathamesh Developers (the Builders) and Smt. Hirabai Sakharam Kamble (the Purchaser/s)
2	Copy of Occupancy Certificate V. P. 94 / 189 / TMC / TDD / 70 dated 11.04.2000 issued by Thane Municipal Corporation.
3	Copy of Share Certificate No. 14 dated 27.06.2010 in the name of Mrs. Hirabai Sakharam Kamble issued by Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Pardi No. 11, Hissa No. 2, Survey No. 11, Hissa No. 3 of Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at a travel distance of 1.2 KM. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 4 Upper Floor. 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 is used for residential purpose. 3rd Floor is having 4 Residential Flats. The building is having no lifts. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e., 1 BHK with Bath + WC). The residential flat is finished with Ceramic flooring, Teak Wood door with safety door, Aluminum sliding windows & Open plumbing & Casing Capping electrification.

Valuation as on 28th November 2023

The Built Up Area of the Residential Flat	:	425.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	425.00 X 2,500.00 = ₹ 10,62,500.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation		₹ 7,77,150.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,280.00 per Sq. M. i.e. ₹ 6,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 56,315.00 per Sq. M. i.e. ₹ 5,232.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
Value of property as on 28.11.2023	:	₹ 425.00 Sq. Ft. X ₹ 8,500.00 = ₹ 36,12,500.00

(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)

Depreciated fair value of the property as on 28.11.2023	:	₹ 36,12,500.00 - ₹ 3,66,563.00 = ₹ 32,45,937.00
Total Value of the property	:	₹ 32,45,937.00
The realizable value of the property	:	₹ 29,21,343.00
Distress value of the property	:	₹ 25,96,750.00
Insurable value of the property (425 X 2,500.00)	:	₹ 10,62,500.00
Guideline value of the property (425.00 X 5,232.00)		₹ 22,23,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 304, 3rd Floor, "Jay Shreekrupa Apartment Co-op. Hsg. Soc. Ltd." Takoli Mohalla, Near Kalwa Prabhag Samiti Office, Old Belapur Road, Budhaji Nagar, Village - Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State - Maharashtra, Country – India. for this particular purpose at ₹ 32,45,937.00 (Rupees Thirty Two Lakh Forty Five Thousand Nine Hundred Thirty Seven Only). as on 28th November 2023.