

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashish Arun Chodhary**

Residential Flat No. 1804, 18th Floor, "Dosti Desire", Brahmand, Village – Kolshet,
Thane (West), Thane – 400 607, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'36.7"N 72°58'50.0"E

Valuation Prepared for **Cosmos Bank**

Fort Branch

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,
Maharashtra 400001, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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

Vastu/Mumbai/11/2023/5317/2303771
30/38-467-PRRJ
Date: 30.11.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1804, 18th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India belongs to **Mr. Ashish Arun Chodhary**.

Boundaries of the property.

North : Dosti Perl
South : Dosti Desire – Sale Office
East : Dosti Desire – Phase II
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 **₹ 45,15,000.00 (Rupees Forty-Five Lakh Fifteen 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: 2023.12.01 10:34:27 +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

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. 1804, 18th Floor, "Dosti Desire", Brahmand, Village – Kolshet,
Thane (West), Thane – 400 607, 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 30.11.2023 for Bank Loan Purpose
2	Date of inspection	29.11.2023
3	Name of the owner/ owners	Mr. Ashish Arun Chodhary
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. 1804, 18 th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India. Contact Person: Mr. Ashish Arun Chodhary (Owner) Contact No. 9769057067
6	Location, street, ward no	Brahmand, Village – Kolshet, Thane (West), Thane – 400 607
	Survey/ Plot no. of land	Survey No. 85/1B, 85/1C, 86/1/1/C, 87/17B & others
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. = 266.00 Balcony Area in Sq. Ft. = 15.00 Total Carpet Area in Sq. Ft. = 281.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 301.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is	Brahmand, Village – Kolshet, Thane (West),

	abutting	Thane – 400 607
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 (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.
	IMPROVEMENTS	
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC 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	₹ 9,500.00 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.
		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 – 2020 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 30.11.2023 for Residential Flat No. 1804, 18th Floor, "**Dosti Desire**", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India belongs to **Smt. Jyoti Gangaprasad Mudiraj**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 01.08.2022.
2	Copy of Occupancy Certificate V. P. No. S05 / 0079 / 14 / TMC / TDD / OC / 0223 / 20 dated 05.03.2020 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate V.P. No. S05 / 0079 / 14 / TMC / TDD / 2152 / 17 dated 12.04.2017 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 85/1B, 85/1C, 86/1/1/C, 87/17B & others of Village – Kolshet, Thane (West), Thane. The property falls in Residential Zone. It is at a travelling distance 10 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 23rd 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 external condition is good. The building is used for residential purpose. 18th Floor is having 3 Residential Flats. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 18th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath + Passage + Balcony Area (i.e., **1BHK with W.C. + 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 30th November 2023

The Built-Up Area of the Residential Flat	:	301.00 Sq. Ft.
---	---	----------------



Deduct Depreciation:

Year of Construction of the building	:	2020 (As Per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	03 Years
Cost of Construction	:	301.00 X 2,600.00 = ₹ 7,82,600.00
Depreciation $\{(100-10) \times 03 / 65\}$:	N.A. Building age is below 5 years.
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,04,060.00 per Sq. M. i.e., ₹ 9,667.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
Value of property as on 30.11.2023	:	301.00 Sq. Ft. X ₹ 15,000.00 = ₹ 45,15,000.00

(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 30.11.2023	:	₹ 45,15,000.00
Total Value of the property	:	₹ 45,15,000.00
The realizable value of the property	:	₹ 40,63,500.00
Distress value of the property	:	₹ 36,12,000.00
Insurable value of the property (301 X 2,600.00)	:	₹ 7,82,600.00
Guideline value of the property (301 X 9,667.00)	:	₹ 29,09,767.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1804, 18th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India for this particular purpose at **₹ 45,15,000.00 (Rupees Forty-Five Lakh Fifteen Thousand Only)**, as on **30th November 2023**.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org



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 **30th November 2023 is ₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen 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:

Think.Innovate.Create

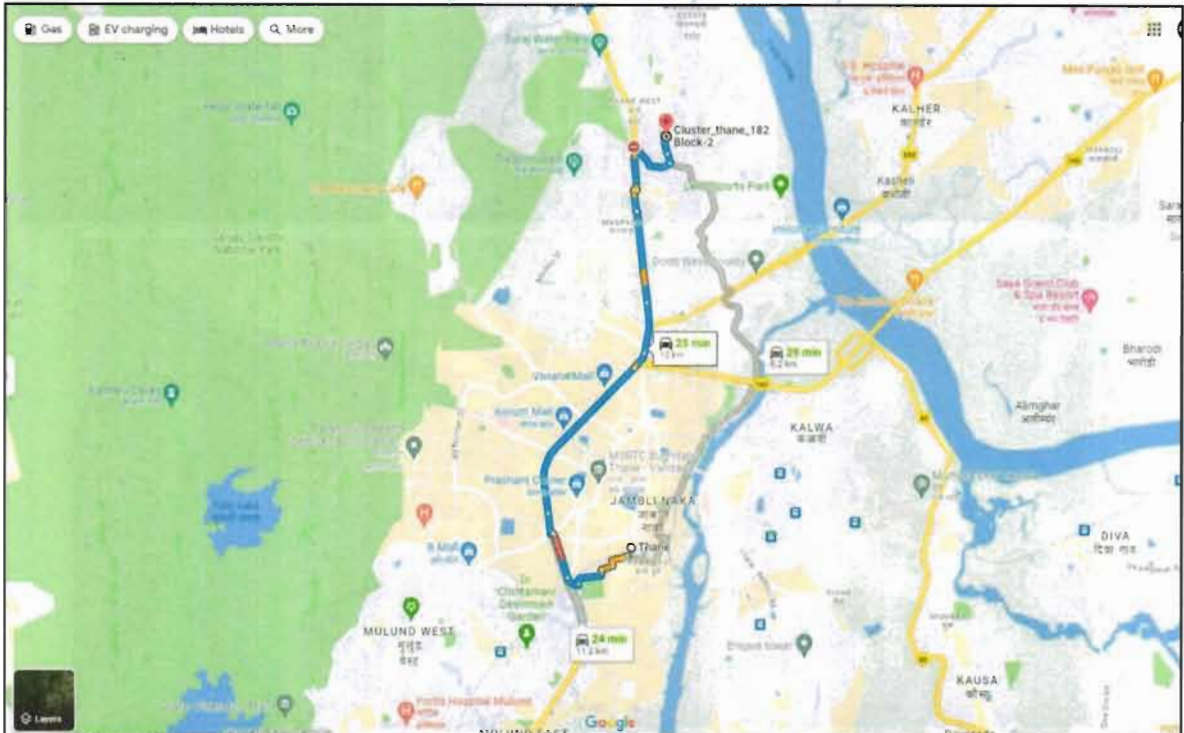
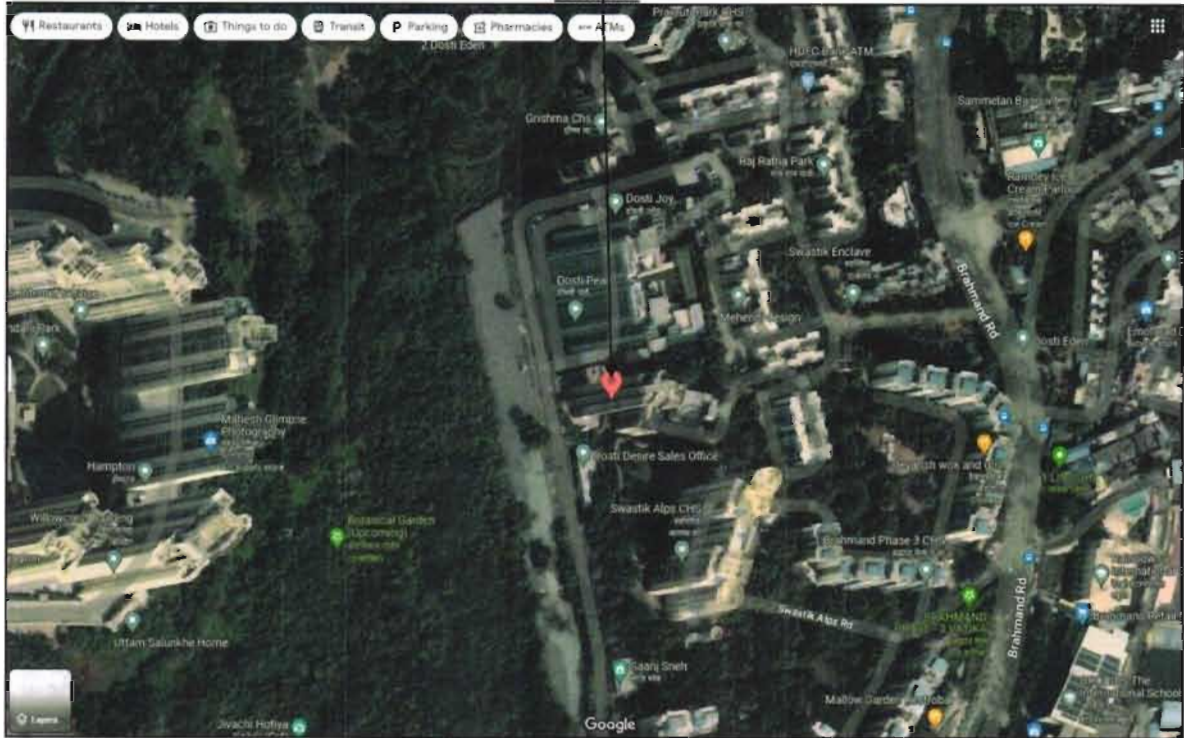
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 23 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 18 th Floor
3.	Year of construction	2020 (As Per Occupancy Certificate)
4.	Estimated future life	57 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 flush shutters, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18.	No. of lifts and capacity	2 Lifts
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°14'36.7"N 72°58'50.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 10 Km.)

Ready Reckoner Rate

The screenshot shows the Maharashtra Department of Registration & Stamps website. The 'Ready Reckoner Rate' section is visible, with the 'Residence' category selected and highlighted in red. The rate for 'Residence' is 94,600 per square meter. Other categories include Open Land (18500), Office (100500), Shop (118300), and Industry (100500). The unit is 'Square Meter'.

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,600.00			
Increased by 10% on Flat Located on 18 th Floor	9,460.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,04,060.00	Sq. Mtr.	9,667.00	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

99acres Buy Enter locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Brahmnd > 1 BHK Flats in Brahmnd

Posted on Aug 18, 2023 | Ready to move

₹54 Lac @ 18,620 per sq.ft. **1BHK 1Bath**

Estimated EMI ₹43,130 Flat/Apartment for Sale in Dosti Desire, Brahmnd, Thane, Mumbai

REMA STATUS REGISTERED Registration No. P51700028896 Website: <http://maharashtra.mahagoni.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (11) Society (24)

Area
Carpet area: 290 sq.ft.

Configuration
1 Bedroom, 1 Bathroom, No Balcony

Price
₹ 54 Lac + Govt Charges & Tax @ 18,620 per sq.ft. (negotiable)

Address
Dosti Desire Brahmnd, Thane

Floor Number
6th of 26 Floors

Property Age
1 to 5 Year Old [View Construction Status](#)

Photos (1/11)

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Ghodbunder Road > 1 BHK Flats for Sale in Ghodbunder Road > 433 Sq.ft

Posted on Jun 11, 23 Property ID: 56764973

Save Time & Money with MB Prime Find the right Property by calling Upto 35 Owners directly [Join Prime 50% OFF](#)

₹54.0 Lac EMI - ₹24K [Get pre-approved loan](#)

Contact Owner HEMANT MOHAPATRA HEMANT MOHAPATRA -91-98100000000

1 BHK Flat For Sale in Dosti Desire, **Ghodbunder Road, Thane**

1 Bed 1 Bath 1 Balcony 1 Covered Parking

Carpet Area
290 sqft * ₹18,620/sqft

Developer
Dosti Realty

Project
Dosti Desire

Floor
5 (Out of 17 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Semi-Furnished

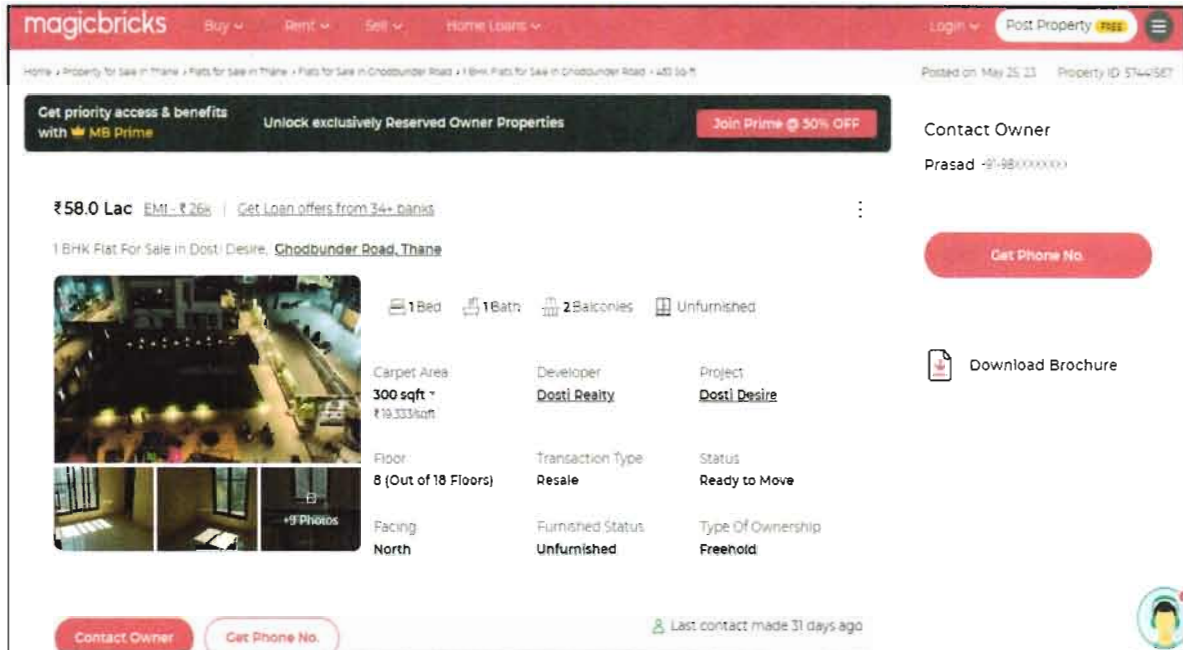
Car Parking
1 Covered

Age Of Construction
New Construction

Download Brochure

Contact Owner Get Phone No. Less contact made 7 days ago

Price Indicators



magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Chodbunder Road > 1 BHK Flats for sale in Chodbunder Road > 483 sq.ft

Posted on May 25, 23 Property ID: 5744567

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties [Join Prime @ 50% OFF](#)

Contact Owner
Prasad 9198XXXXXX

[Get Phone No.](#)

₹58.0 Lac EMI - ₹ 26k | [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in Dosti Desire, **Chodbunder Road, Thane**

1 Bed 1 Bath 2 Balconies Unfurnished

Carpet Area: **300 sqft** ₹ 19,333/sqft

Floor: **8 (Out of 18 Floors)**

Facing: **North**

Developer: **Dosti Realty**

Project: **Dosti Desire**

Transaction Type: **Resale**

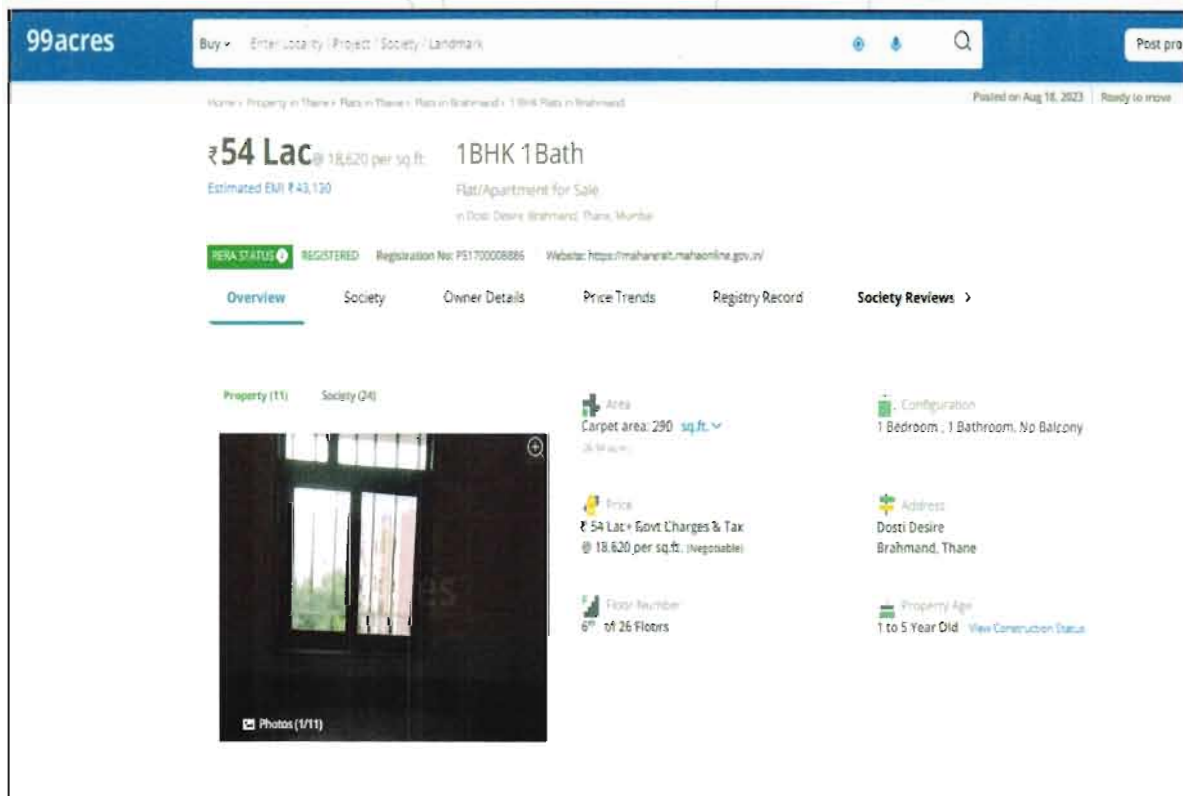
Furnished Status: **Unfurnished**

Status: **Ready to Move**

Type Of Ownership: **Freehold**

[Download Brochure](#)

[Contact Owner](#) [Get Phone No.](#) Last contact made 31 days ago



99acres Buy Enter Locality / Project / Society / Landmark Post pro

Home > Property in Thane > Flats in Thane > Flats in Brahmand > 1 BHK Flats in Brahmand

Posted on Aug 18, 2023 | Ready to move

₹54 Lac @ 18,620 per sq. ft. **1BHK 1Bath**

Estimated EMI ₹ 43,120

Flat/Apartment for Sale

in Dosti Desire, Brahmand, Thane, Mumbai

REERA STATUS REGISTERED Registration No: PS1700008886 Website: <https://mahaneerit.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Registry Record **Society Reviews**

Property (11) Society (24)

Area: Carpet area: **290 sq.ft.** 26.14 sq.m.

Configuration: **1 Bedroom, 1 Bathroom, No Balcony**

Price: **₹ 54 Lac + Govt Charges & Tax** @ 18,620 per sq.ft. (negotiable)

Address: **Dosti Desire, Brahmand, Thane**

Floor Number: **6th** of 26 Floors

Property Age: **1 to 5 Year Old** [View Construction Status](#)

Photos (1/11)

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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 knowledgeable 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 ₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand Only).

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 10:34:39 +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

Think.Innovate.Create