

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss. Ragini Indradev Mishra**

Residential Flat No. 3-303 & 3-304, 3rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401 107,
State – Maharashtra, Country – India

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Latitude Longitude - 19°16'15.6"N 72°52'17.0"E

Valuation Done for:

Cosmos Bank


Borivali West Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai - 400 092, State - Maharashtra, Country - India.



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

Vastu/Mumbai/01/12/5322/2303778

01/07-07-PANI

Date: 01.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 3-303 & 3-304, 3rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Miss. Ragini Indradev Mishra**.

Boundaries of the property.

| | | |
|-------|---|--------------------|
| North | : | Internal Road |
| South | : | Royal College |
| East | : | Building No. 1 & 2 |
| West | : | Building No. 4 & 5 |

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 **₹ 84,76,223.00 (Rupees Eighty Four Lakh Seventy Six Thousand Two Hundred Twenty Three 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.

Sharadkumar

Chalikwar

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.01 16:08:03 +05'30'

Auth. Sign.



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01



Our Pan India Presence at :

| | | | |
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| Mumbai | Aurangabad | Pune | Rajkot |
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Valuation Report of Residential Flat No. 3-303 & 3-304, 3rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401107, 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 01.12.2023 for Banking Purpose | | | | | | | | | | | | |
|--------------|--|--|----------|------------------------|--------------------------|-------|--------|--------|-------|--------|--------|--------------|---------------|---------------|
| 2 | Date of inspection | 01.12.2023 | | | | | | | | | | | | |
| 3 | Name of the owner/ owners | Miss. Ragini Indradev Mishra | | | | | | | | | | | | |
| 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 | Residential Flat No. 3-303 & 3-304, 3 rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India | | | | | | | | | | | | |
| 6 | Location, street, ward no | Shanti-Graden Road | | | | | | | | | | | | |
| | Survey/ Plot no. of land | Old Survey No. 149, 150 (p), New Survey No. 20, 21(p) of Village - Mira | | | | | | | | | | | | |
| 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 | <p>Carpet Area in Sq. Ft. = 496.00 Balcony Area in Sq. Ft. = 61.00 Duct Area in Sq. Ft. = 25.00 (Area as per Actual Site Measurement)</p> <p>Area as per Agreement for Sale area as under:</p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>3-303</td> <td>259.00</td> <td>311.00</td> </tr> <tr> <td>3-304</td> <td>267.00</td> <td>320.00</td> </tr> <tr> <td>Total</td> <td>526.00</td> <td>631.00</td> </tr> </tbody> </table> | Flat No. | Carpet Area in Sq. Ft. | Built Up Area in Sq. Ft. | 3-303 | 259.00 | 311.00 | 3-304 | 267.00 | 320.00 | Total | 526.00 | 631.00 |
| Flat No. | Carpet Area in Sq. Ft. | Built Up Area in Sq. Ft. | | | | | | | | | | | | |
| 3-303 | 259.00 | 311.00 | | | | | | | | | | | | |
| 3-304 | 267.00 | 320.00 | | | | | | | | | | | | |
| Total | 526.00 | 631.00 | | | | | | | | | | | | |

| | | |
|----|--|---|
| 13 | Roads, Streets or lanes on which the land is abutting | Shanti Graden Road |
| 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. |
| | 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 | Fully Occupied |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Owner Occupied |
| | (ii) Portions in their occupation | N.A. |

| | | | |
|----|-------|---|--|
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 17,500.00 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? | 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. |
| | | 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 – 2009 (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. |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali West Branch to assess fair market value as on 01.12.2023 for Residential Flat No. 3-303 & 3-304, 3rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Miss. Ragini Indradev Mishra**.

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement for Sale dated 07.07.2016 for Flat No. 3-303 & 3-304 |
| 2 | Copy of Occupancy Certificate No. MB / MNP / NR / 655 / 09-10 dated 29.05.2009 issued by Mira Bhayander Municipal Corporation |
| 3 | Copy of Commencement Certificate No. MB / MNP / NR / 2094 / 2004-05 dated 31.01.2005 issued by Mira Bhayander Municipal Corporation. |

LOCATION:

The said building is located at Old Survey No. 149, 150 (p), New Survey No. 20, 21(p) of Village – Mira, Mira Road (East), Thane. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Stilt + 7 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 external condition is normal. The building is used for residential purpose. 3rd Floor is having 4 Residential Flats. 1 Lift is provided in the building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Duct Area. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering with POP false ceiling, Powder coated Aluminium Sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 01st December 2023

The Built Up Area of the Residential Flat : 631.00 Sq. Ft.

Deduct Depreciation:

| | |
|---|--|
| Year of Construction of the building | : 2009 (As per Occupancy Certificate) |
| Expected total life of building | : 60 Years |
| Age of the building as on 2023 | : 14 years |
| Cost of Construction | : 631.00 Sq. Ft. X ₹ 2,700.00 = ₹ 17,03,700.00 |
| Depreciation $\{(100-10) \times 14 / 60\}$ | : 21.00% |
| Amount of depreciation | ₹ 3,57,777.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : ₹ 97,700.00 per Sq. M. i.e. ₹ 9,077.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : ₹ 88,040.00 per Sq. M. i.e. ₹ 8,179.00 per Sq. Ft. |
| Prevailing market rate | : ₹ 14,000.00 per Sq. Ft. |
| Value of property as on 01.12.2023 | : ₹ 631.00 Sq. Ft. X ₹ 14,000.00 = ₹ 88,34,000.00 |

(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 01.12.2023 | : ₹ 88,34,000.00 - ₹ 3,57,777.00 = ₹ 84,76,223.00 |
| Total Value of the property | : ₹ 84,76,223.00 |
| The realizable value of the property | : ₹ 76,28,601.00 |
| Distress value of the property | : ₹ 67,80,978.00 |
| Insurable value of the property | : ₹ 17,03,700.00 |
| Guideline value of the property | : ₹ 51,60,949.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 3-303 & 3-304, 3rd Floor, Building No. 3, "Shanti Sector – 6 Building No. 1 to 5 Co-op. Hsg. Soc. Ltd.", Opp. Surya Shopping Centre, Srushti, Mira Road (East), Thane – 401107, State – Maharashtra, Country – India for this particular purpose at **₹ 84,76,223.00 (Rupees Eighty Four Lakh Seventy Six Thousand Two Hundred Twenty Three Only)** as on **01st December 2023**.

NOTES

1. I, Sharad 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 **01st December 2023 is ₹ 84,76,223.00 (Rupees Eighty Four Lakh Seventy Six Thousand Two Hundred Twenty Three 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

| Technical details | | Main Building |
|-------------------|---|---|
| 1. | No. of floors and height of each floor | Stilt + 7 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 3 rd Floor |
| 3. | Year of construction | 2009 (As per Occupancy Certificate) |
| 4. | Estimated future life | 46 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 doors, Powder coated Aluminum sliding windows |
| 10. | Flooring | Vitrified tiles flooring |
| 11. | Finishing | Cement plastering, POP false ceiling |
| 12. | Roofing and terracing | R.C.C. Slab |
| 13. | Special architectural or decorative features, if any | No |
| 14. | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 15. | Sanitary installations | As per Requirement |
| | (i) No. of water closets | |
| | (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 | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18. | No. of lifts and capacity | 1 Lift |

| | | |
|----|--|--|
| 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 |

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Actual site photographs



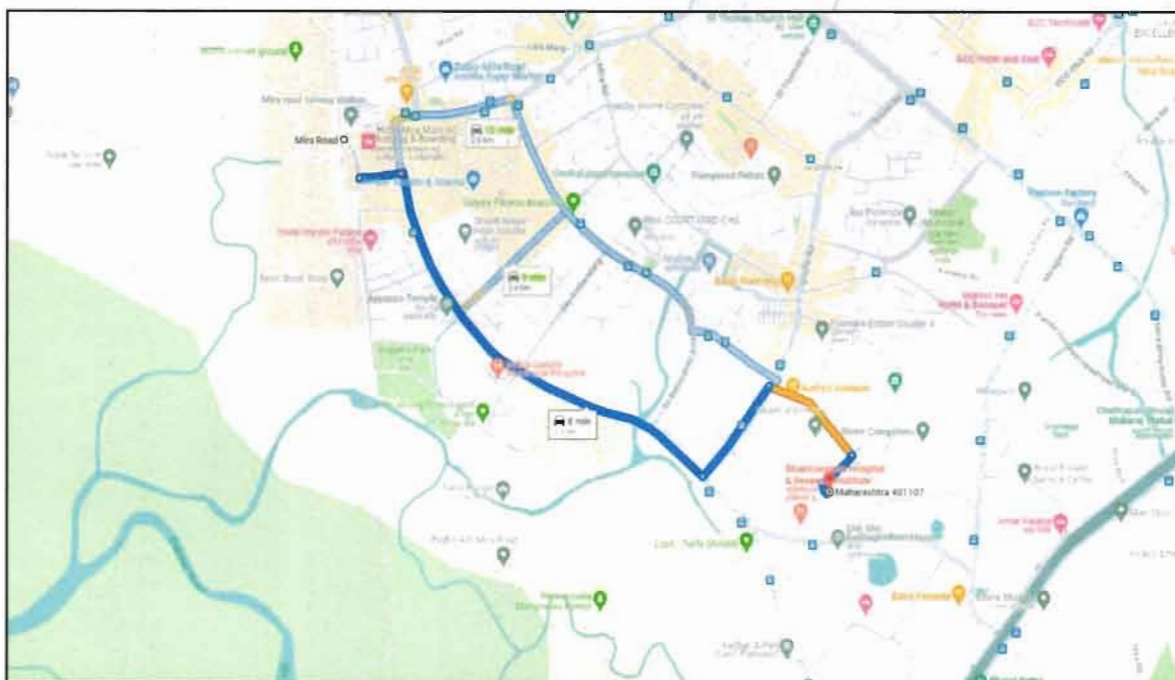
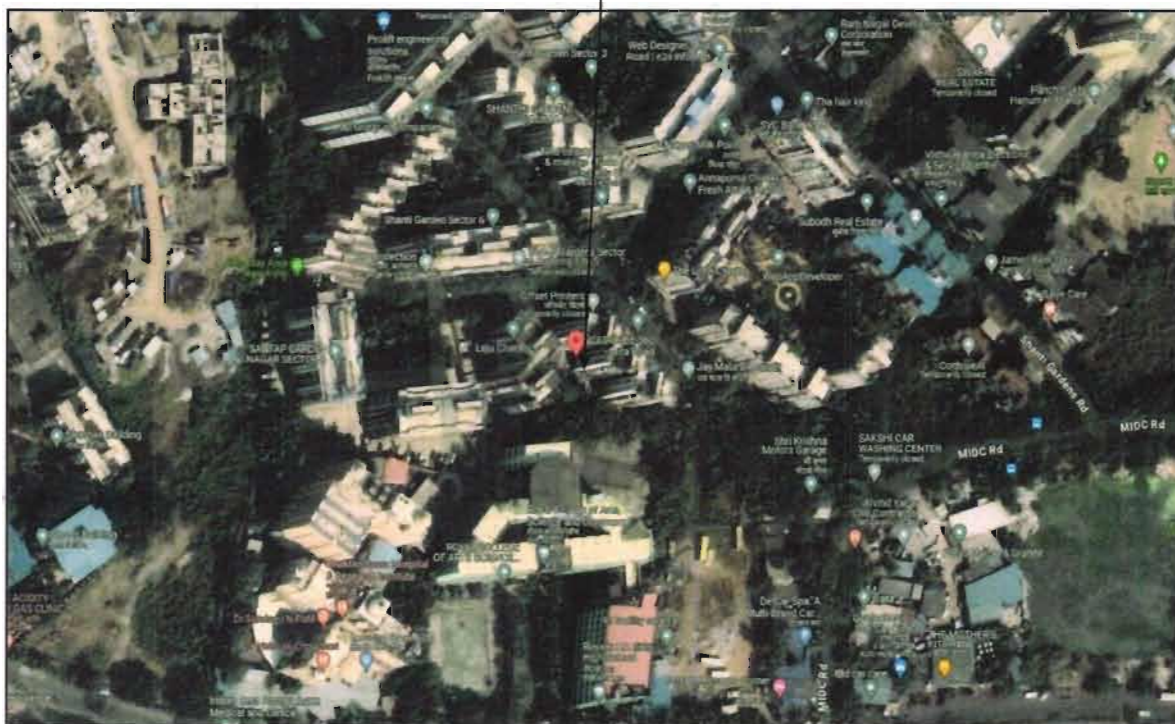
Actual site photographs



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Route Map of the property

Site:u/r



Latitude Longitude - 19°16'15.6"N 72°52'17.0"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.5 Km.)

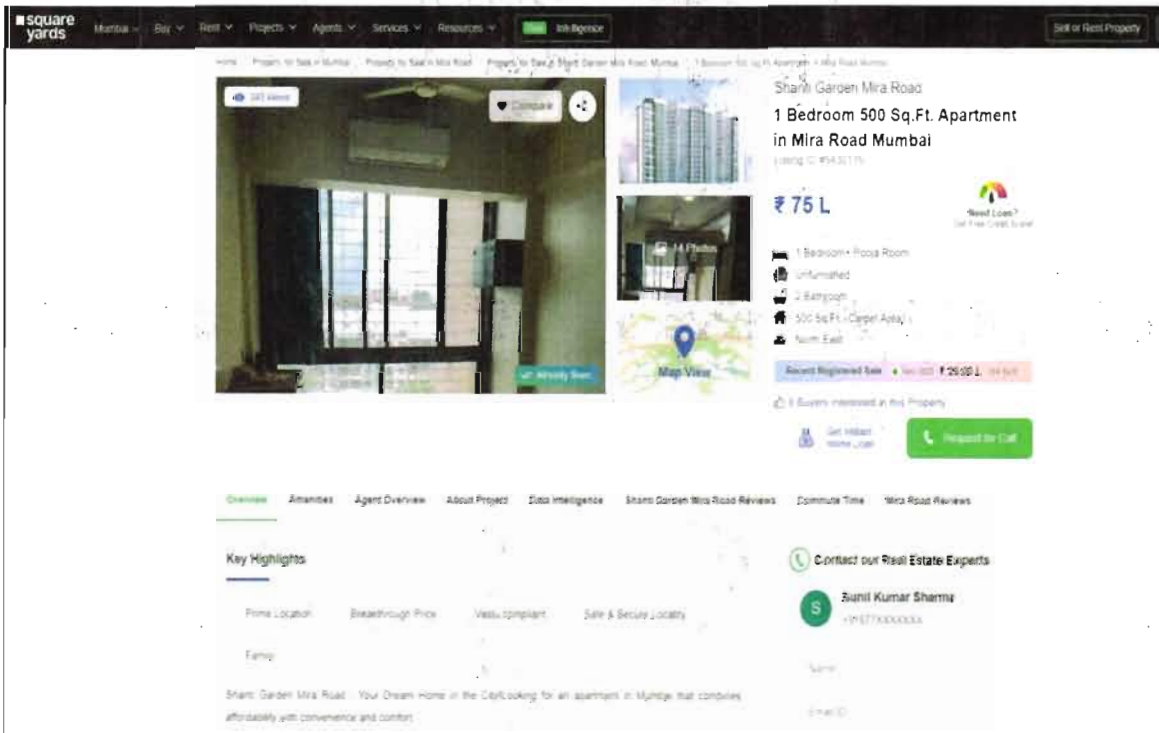
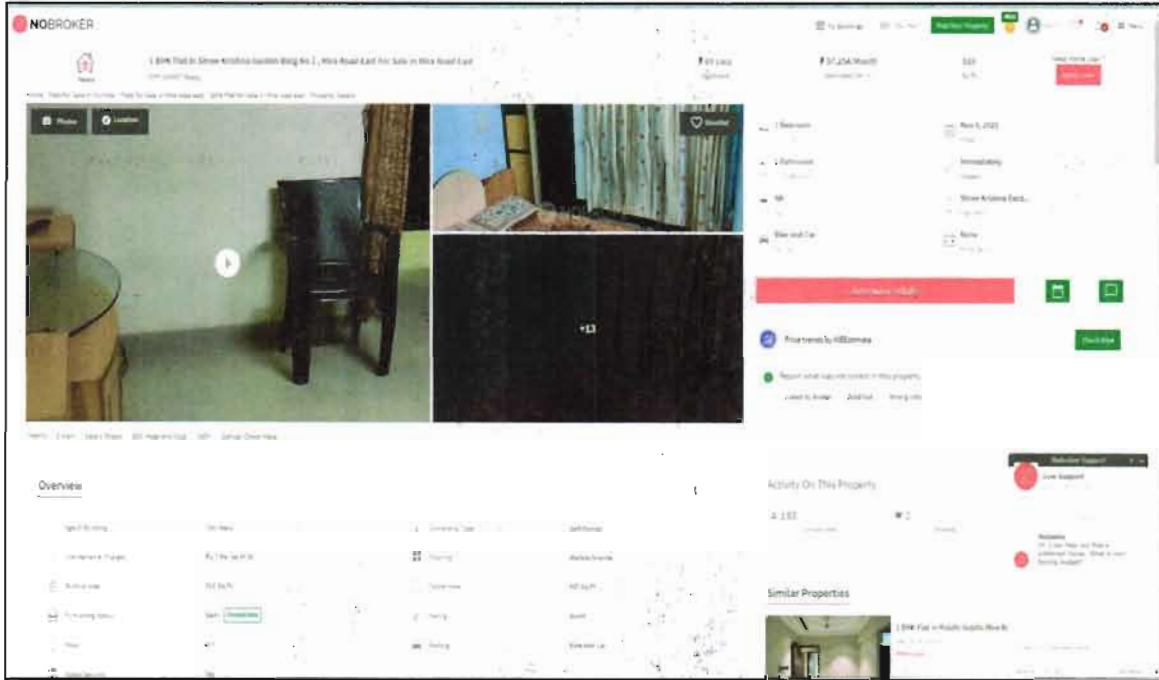
Ready Reckoner Rate

| DIVISION / VILLAGE : MIRA | | | | | | |
|---|--------------------------------------|-------|-----------------|-------------------------|--------|------------|
| Commence From 1st April 2023 To 31st March 2024 | | | | | | |
| Type of Area | Urban | | Local Body Type | Corporation - Class "D" | | |
| Local Body Name | Mira Bhayander Municipal Corporation | | | | | |
| Land Mark | Land : Q) Mira Village | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 5 | 5/22 | 28700 | 97700 | 111980 | 122100 | 111980 |
| <p>C.T.S.No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186.</p> | | | | | | |

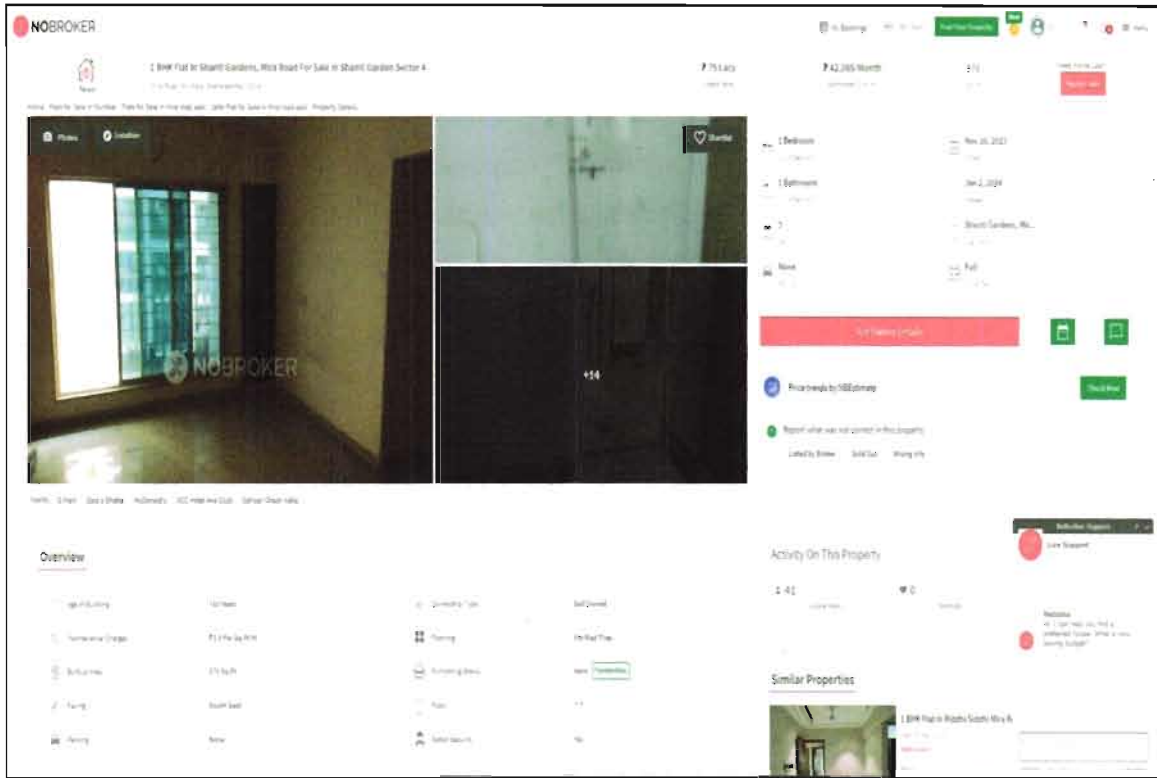
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Price Indicators



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 **01st December 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 **₹ 84,76,223.00 (Rupees Eighty Four Lakh Seventy Six Thousand Two Hundred Twenty Three Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.01 16:08:16 +05'30'

Auth. Sign.

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