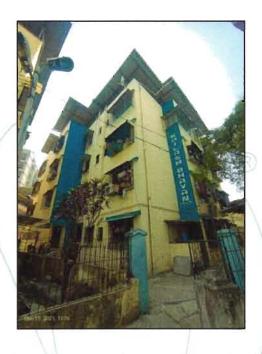
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Shri. Ram Devsi Kambaria & Smt. Vanita Ram Kambaria

Residential Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd.," Off. Chulna Road, Diwanman, Vasai (West), 401202, State – Maharashtra, Country – India.

Latitude Longitude - 19°22'34.3"N 72°49'27.4"E

Valuation Done for: Cosmos Bank

Vasai (West) Branch

Morya Shopping Centre, Survey No. 16, Hissa No. 10 & 11, Navghar, Ambadi Road, Vasai (West), Palghar - 401 202, State – Maharashtra, Country – India.



Our Pan India Presence at:

Mumbai Parangabad 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

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Valuation Report Prepared For: Cosmos Bank / Vasai (West) BRANCH / Shri. Ram Devsi Kambaria (5554/2303970)

Page 2 of 15

Vastu/Mumbai/01/2023/5554/2303970 14/15-199-KPSK

Date: 14.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd." Off. Chulna Road, Diwanman, Vasai (West), 401202, State - Maharashtra, Country - India belongs to Shri. Ram Devsi Kambaria & Smt. Vanita Ram Kambaria.

Boundaries of the property.

North Internal Road

South Bablubhai Niwas

East Sheetal Chhaya Building West Pitruchhaya Bungalow

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 ₹ 21,93,912.00 (Rupees Twenty One Lakh Ninety Three Thousand Nine Hundred Twelve 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.

Digitally signed by Manoi Chalikwai Manoj Chalikwar Consultants (1) Pvr. Ltd., ou-Mumb email-manoj@vastukala.org, c=lN Date: 2023.12.14 17:48:02 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01





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

Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd." Off. Chulna Road, Diwanman, Vasai (West), 401202, 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 14.12.2023 for Banking Purpose		
2	Date of inspection	13.12.2023		
3	Name of the owner/ owners	Shri, Ram Devsi Kambaria & Smt. Vanita Ram Kambaria.		
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	Address: Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd." Off. Chulna Road, Diwanman, Vasai (West), 401202, State – Maharashtra, Country – India. Contact Person: Mr. Kunjumon P. Samuel (Seller) Contact No. Not Provided		
6	Location, street, ward no	Diwanman, Vasai (West)		
	Survey/ Plot no. of land	Survey No. 148, Hissa No. 13 of Village – Diwanman		
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. = 249.00 (Area as per actual site measurement)		
		Carpet Area in Sq. Ft. = 350.00 (Area as per Index II)		
		Built Up Area in Sq. Ft. = 299.00 (Measured Carpet Area + 20%)		
13	Roads, Streets or lanes on which the land is abutting	Diwanman, Vasai (West)		
14	If freehold or leasehold land	Free hold		





15	of le		
	(i	,	N. A.
		i) Ground Rent payable per annum	
	(i	ii) Unearned increased payable to the	ı
10	l	Lessor in the event of sale or transfer	
16		ere any restriction covenant in regard to of land? If so, attach a copy of the nant.	As per documents
17		nere any agreements of easements? If so, na copy of the covenant	Information not available
18	Town Plan	the land fall in an area included in any Planning Scheme or any Development of Government or any statutory body? If ve 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.
	IMPR	POVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.		Information not available
23		sh technical details of the building on a rate sheet (The Annexure to this form may ed)	Attached
24	Is the	building owner occupied/ tenanted/ both?	Seller 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 VVCMC norms Percentage actually utilized - Details not available
26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	N.A.
	(ii)	Portions in their occupation	Details not provided
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details not provided





	(iv) Gross amount received for the whole property	Details not provided	
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	to Crosto	
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		
	Year of commencement of construction and	Year of Completion – 1992 (As per Letter from Navghar Manickpur Council)	
41	year of completion	Navghar Manickpur Council)	





43	For items of work done on contract, produce copies of agreements	N. A.
For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.		N. A.
	Ft. mentioned in the documents.	249.00 Sq. Ft. is less than Carpet Area 350.00 Sq. idered the least area i.e., Built Up Area is 299.00 urement.

PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Vasai (West) Branch to assess fair market value as on 14.12.2023 for Residential Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd.," Off. Chulna Road, Diwanman, Vasai (West), 401202, State – Maharashtra, Country – India belongs **Shri. Ram Devsi Kambaria & Smt. Vanita Ram Kambaria**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 05.12.2023.
2	Copy of Letter from Navghar Manickpur Council.

LOCATION:

The said building is located at Survey No. 148, Hissa No. 13 of Village – Diwanman, Taluka – Vasai & District – Palghar. The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Vasai Road railway station.

BUILDING:

The building under reference is having Ground + 3 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 1st Floor is having 4 Residential Flat. The building is having No lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath (i.e. 1 BHK + WC & Bath) The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing. The flat condition is good.





Valuation as on 14th December 2023

The Built Up Area of the Residential Flat	:	299.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	;	1992 (As per Letter from Navghar Manickpur Council)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	31 years
Cost of Construction	:	299.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,47,500.00
Depreciation {(100-10) X 15 / 60}	:	46.5%
Amount of depreciation		₹ 3,47,588.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	1	₹ 62,795.00 per Sq. M. i.e., ₹ 5,834.00 per Sq. Ft.
Guideline rate (after depreciate)		₹ 48,905.00 per Sq. M. i.e., ₹ 4,543.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
Value of property as on 14.12.2023	:	299.00 Sq. Ft. X ₹ 8500.00 = ₹ 25,41,500.00

(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 14.12.2023		₹ 25,41,500.00 - ₹ 3,47,588.00 = ₹ 21,93,912.00
Total Value of the property	1 2.	₹ 21,93,912.00
The realizable value of the property	7	₹ 19,74,521.00
Distress value of the property	/ :	₹ 17,55,130.00
Insurable value of the property		₹ 7,47,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. C-104, 1st Floor, C - Wing, "Kailash Bhavan Co-Op. Hsg. Soc. Ltd.," Off. Chulna Road, Diwanman, Vasai (West), 401202, State − Maharashtra, Country − India for this particular purpose at ₹ 21,93,912.00 (Rupees Twenty One Lakh Ninety Three Thousand Nine Hundred Twelve Only).





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 14th December 2023 is ₹ 21,93,912.00 (Rupees Twenty One Lakh Ninety Three Thousand Nine Hundred Twelve 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1st Floor
3	Year of construction	1992 (As per Letter from Navghar Manickpur Council)
4	Estimated future life	29 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 with Ms safety door
10	Flooring		Vitrified tiles flooring
11	Finishin	g	Cement plastering
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	E1 - 1 - 1
	(i)	No. of water closets	As per Requirement
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	A .
	(iv)	No. of sink	1
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		No 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	s- no. and their horse power	May be provided as per requirement
22		and paving within the compound timate area and type of paving	Chequred tiles in open spaces, etc.
23	public	ne disposal – whereas connected to sewers, if septic tanks provided, d capacity	Connected to Municipal Sewerage System



Actual site photographs

















Route Map of the property Site,u/r





Latitude Longitude - 19°22'34.3"N 72°49'27.4"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 1.2 Km.)





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	66,100.00			
Reduced by 5% on Flat Located on 1st Floor	3,305.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	62,795.00	Sq. Mtr.	5,834.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,990.00			
The difference between land rate and building rate (A – B = C)	44,805.00			
Depreciation Percentage as per table (D) [100% - 31%]	69%			
(Age of the Building – 31 Years)	/			
Rate to be adopted after considering depreciation [B + (C x D)]	48,905.00	Sq. Mtr.	4,543.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	innovate.Cr85%te
e)	Fourth Floor and above	80%

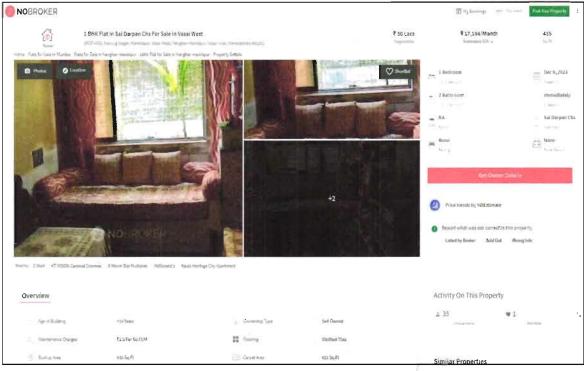
Table - D: Depreciation Percentage Table

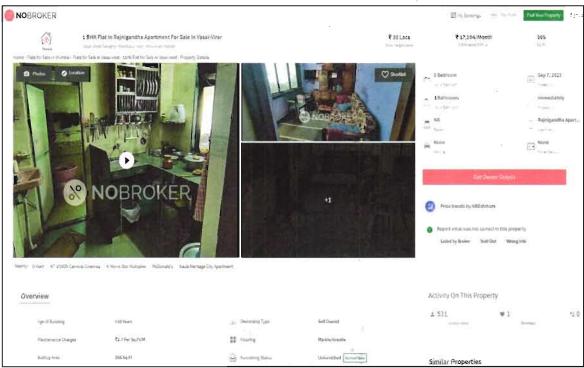
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation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







DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 14th 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 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 ₹ 21,93,912.00 (Rupees Twenty One Lakh Ninety Three Thousand Nine Hundred Twelve Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Consultants (I) Pvt. Ltd., ou=Mumbai,

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vāstukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org. c=IN Date: 2023.12.14 17:48:14 +05'30'

Director

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

X . /

Auth. Sign.

Think.Innovate.Create

