

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Hema Ramesh Rangdal alias Miss. Hema Hariram Ramrakhiani**

Residential Flat No. 240, 1<sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, State – Maharashtra, Country – India.

Latitude Longitude - 19°05'03.9"N 72°52'47.6"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),  
Mumbai – 400 067, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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**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/12/2023/005604/2304014  
16/18-243-SBBS  
Date: 16.12.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 240, 1<sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, State – Maharashtra, Country – India belongs to **Mrs. Hema Ramesh Rangdal alias Miss. Hema Hariram Ramrakhiani.**

### Boundaries of the property.

North	:	Guru Krupa Society
South	:	Sharda Temple
East	:	Sheth Ishwardas Bhatia High School
West	:	Wadia Estate 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 **₹ 34,85,000.00 (Rupees Thirty-Four Lakh Eighty-Five 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: 2023.12.18 15:10:30 +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



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**Valuation Report of Residential Flat No. 240, 1<sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, 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 16.12.2023 for Bank Loan Purpose
2	Date of inspection	13.12.2023
3	Name of the owner/ owners	<b>Mrs. Hema Ramesh Rangdal alias Miss. Hema Hariram Ramrakhiani</b>
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	<b>Address:</b> Residential Flat No. 240, 1 <sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, State – Maharashtra, Country – India. <b>Contact Person:</b> Mrs. Rekha Ramrakhiani (Owner's mother)
6	Location, street, ward no	Wadia Estate, Bail Bazar, Kurla (West), Mumbai
	Survey/ Plot no. of land	CTS No. 150 of Village – Kurla 1
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 201.00 (Area as per actual site measurement) <b>Built Up Area in Sq. Ft. = 200.00</b> <b>(Area as per Gift Deed)</b>
13	Roads, Streets or lanes on which the land is abutting	Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070.
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.
	<b>IMPROVEMENTS</b>	
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 MCGM norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(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	₹ 7,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1981 (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.
<b>Remark:</b> At the time of site visit found only bath room is provided in the concern flat and not provided self-content toilet. The said building is common balcony & common toilet type building.		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 16.12.2023 for Residential Flat No. 240, 1<sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, State – Maharashtra, Country – India belongs to **Mrs. Hema Ramesh Rangdal alias Miss. Hema Hariram Ramrakhiani.**

**We are in receipt of the following documents:**

1	Copy of Gift Deed dated 27.09.2018 Between Mrs. Rekha Hariram Ramrakhiani (the Donor) & Mrs. Hema Ramesh Rangdal alias Miss. Hema Hariram Ramrakhiani (the Donee).
2	Copy of Occupancy Certificate No. CE / 1642 / KUII / AL dated 23.09.1981 issued by Brihanmumbai Municipal Corporation.
3	Copy of Society Share Certificate No. 24 transferred on 04.11.2018 in the name of Hema Ramesh Rangdal issued by Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.

**LOCATION:**

The said building is located at CTS No. 150 of Village – Kurla 1, Kurla (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 2.7 Km. from Kurla railway station.

**BUILDING:**

The building under reference is having Ground + 2nd 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 normal. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 10 Residential Flat. The building is common balcony without lift.

**Residential Flat:**

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of Living Room + Kitchen + Bathroom. (i.e. 1 RK with Bathroom). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & casing capping electrification & open plumbing etc.

**Valuation as on 16<sup>th</sup> December 2023**

The Built-Up Area of the Residential Flat	:	200.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1981 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	42 Years
Cost of Construction	:	200.00 X 2,500.00 = ₹ 5,00,000.00
Depreciation $\{(100-10) \times 42 / 60\}$	:	63.00%
Amount of depreciation	:	₹ 3,15,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 73,663.00 per Sq. M. i.e. ₹ 6,843.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 55,795.00 per Sq. M. i.e. ₹ 5,183.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft.
<b>Value of property as on 16.12.2023</b>	:	<b>200.00 Sq. Ft. X ₹ 19,000.00 = ₹ 38,00,000.00</b>

(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 16.12.2023	:	₹ 38,00,000.00 - ₹ 3,15,000.00 = ₹ 34,85,000.00
Total Value of the property	:	₹ 34,85,000.00
The realizable value of the property	:	₹ 31,36,500.00
Distress value of the property	:	₹ 27,88,000.00
Insurable value of the property (200 X 2,500.00)	:	₹ 5,00,000.00
Guideline value of the property (200 X 5,183.00)	:	₹ 10,36,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 240, 1<sup>st</sup> Floor, Building No. 7, "Om Shree Laxmikrupa Co-op. Hsg. Soc. Ltd.", Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070, State – Maharashtra, Country – India for this particular purpose at ₹ 34,85,000.00 (Rupees Thirty Four Lakh Eighty Five Thousand Only) as on 16<sup>th</sup> December 2023.

### 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 **16<sup>th</sup> December 2023 is ₹ 34,85,000.00 (Rupees Thirty Four Lakh Eighty Five 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**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2nd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3	Year of construction	1981 (As per occupancy certificate)
4	Estimated future life	18 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, Aluminum sliding windows
10	Flooring	Ceramic tiles flooring
11	Finishing	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	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	No 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

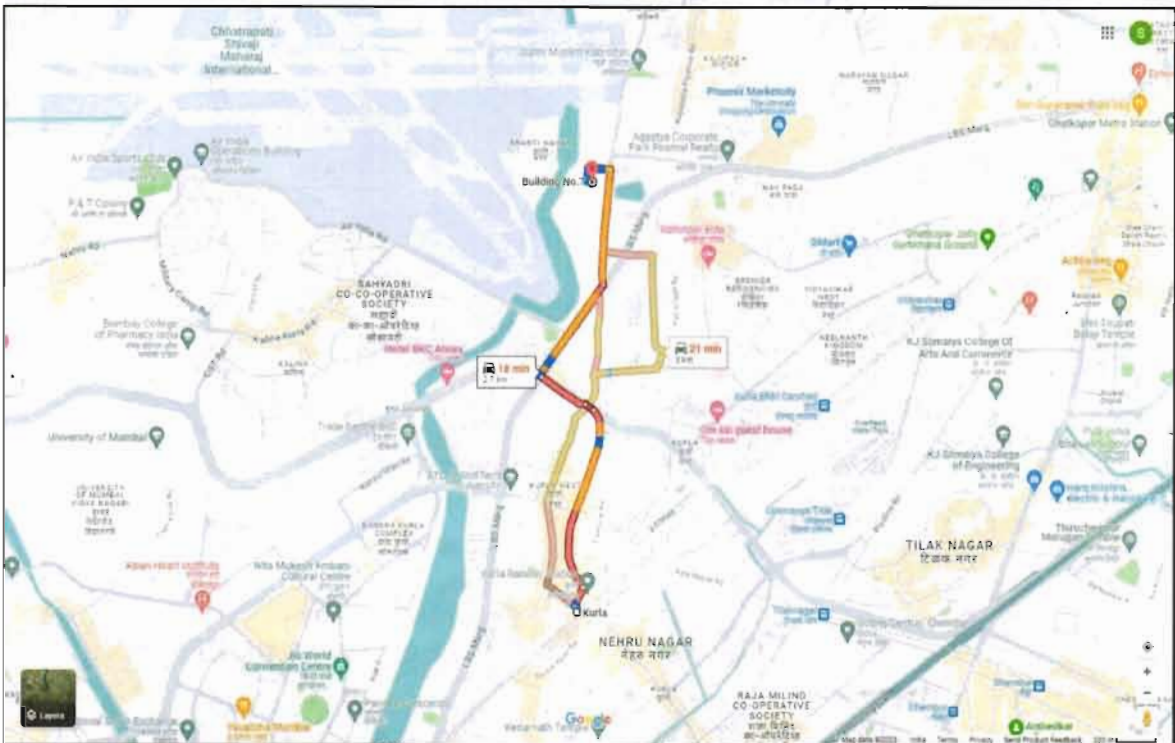
### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'03.9"N 72°52'47.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kurla – 2.7 Km.)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 वाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Year: 20232024
Annual Statement of Rates
Language: English

Selected District: मुंबई(उपनगर)

Select Village: कुर्ना - 1

Search By:  Survey No  Location

Enter Survey No: 150

वपविभाग	खुली जमीन	निवासी उपनिष्ठा	नोंदीय	कुफले	जीवोपिफ	एकक (Rs.)	Attribute
105/504 -पुभाग: उल्लरेस गावाची सीमा, पूर्वेस अंगत: पाव सीमा व साल बहादुर शाही मार्ग, दक्षिण व पश्चिमेस गावाची रूद.	31120	77540	89170	98000	77540	नोंदण सीटर	सि.टी.एस. नंवर

Stamp Duty Ready Reckoner Market Value Rate for Flat	77,540.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	3,877.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>73,663.00</b>	<b>Sq. Mtr.</b>	<b>6,843.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	31,120.00			
The difference between land rate and building rate (A – B = C)	42,543.00			
Depreciation Percentage as per table (D) [100% - 42%] (Age of the Building – 42 Years)	58%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>55,795.00</b>	<b>Sq. Mtr.</b>	<b>5,183.00</b>	<b>Sq. Ft.</b>

### 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	85%
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 Indicators

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Central Mumbai Suburbs / Sakinaka / Rani Royale Residences B And C Wing

**Rani Royale Residences B And C Wing** REAR

₹55.94 L - 1.63 Cr | ₹18.90 K/sq.ft  
EMI starts at ₹29,65 ₹

By RANI CREATORS CONSULTANT AND SERVICE PROVIDERS

Plot No. 18 At Kurla, Central Mumbai Suburbs, Mumbai

Project Images

1 RK, 1.2 BHK Apartments Configurations

Dec. 2020 Possession Starts

₹18.90 K/sq.ft Avg. Price

296.00 sq.ft. - 864.00 sq.ft. (Carpet Area) Sizes

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Home / Property for Sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Ball Bajar / 1 BHK Flats for Sale in Ball Bajar / 350 Sq.ft.

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**Special Price by Owner**

350 Sq.ft 1 BHK Flat For Sale in **Ball Bajar, Mumbai**

Tiled 1 Bath Furnished

Super Built-Up Area  
**350 sq.ft.**  
(₹174/sq.ft)

Floor  
**1 (Out of 3 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Furnished Status  
**Furnished**

Contact Owner

Get Phone No.

Last contact made 6 days ago

Contact Owner  
Bhavesh Padhiya  
+91 98000XXXXX



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **16<sup>th</sup> 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 neighbourhood 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 ₹ 34,85,000.00 (Rupees Thirty Four Lakh Eighty Five Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.18 15:10:43 +05'30'

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

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