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 Proposed Purchaser: Sameer Anilkumar Pandey, Pratibha Sameer Pandey & Manju Anil Pandey

Name of Owner: Mr. Suryakant Maruti Dagade

Residential Flat No. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

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Latitude Longitude - 19°17'45.2"N 72°51'46.0"E

Valuation Prepared for: Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India.



🧧 mumbai@vastukala.org

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





Valuation Report Prepared For: Cosmos Bank / Santacruz (East) Branch / Sameer Anilkumar Pandey (006178/2304420)

Page 2 of 16

Vaslu/Mumbai/01/2024/006178/2304420 09/8-122-SBBS Date: 09.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to Mr. Suryakant Maruti Dagade. Name of Proposed Purchaser is Sameer Anilkumar Pandey, Pratibha Sameer Pandey & Manju Anil Pandey.

Boundaries of the property.

North : Internal Road & Om Sai Regency
South : Internal Road & Dreamland Society
East : Internal Road & NG Valencia
West : Internal Road & Dolphin Apartment

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 ₹ 49,86,750.00 (Rupees Forty-Nine Lakh Eighty-Six Thousand Seven Hundred Fifty 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 Digitally signed by Manoj Chalikwar and Consultants (i) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.09 16:18:57 +05'30'



Director

or 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





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. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, 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 09.01.2024 for Bank Loan Purpose | | |
|----|---|--|--|--|
| 2 | Date of inspection | 08.01.2024 | | |
| 3 | Name of the owner/ owners | Name of Proposed Purchaser: Sameer Anilkumar Pandey, Pratibha Sameer Pandey & Manju Anil Pandey Name of Owner: Mr. Suryakant Maruti Dagade | | |
| 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. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India. Contact Person: Mr. Sameer Pandey (Proposed Purchaser) | | |
| 6 | Location, street, ward no | Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane | | |
| | Survey/ Plot no. of land | Ward – 'M', Old Survey No. 335, New Survey No. 25, Hissa No. 3(P) of Village – Goddev | | |
| 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. = 353.00 Balcony Area in Sq. Ft. = 29.00 | | |



| | | Total Carpet Area in Sq. Ft. = 382.00 |
|----|--|---|
| | | (Area as per Actual Site Measurement) |
| | | (Tod do por Todadi eno modali emeny |
| | | Built Up Area in Sq. Ft. = 436.00 |
| | | (Area as per Agreement for sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107. |
| 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. | R |
| | (i) Initial Premium | N. A. |
| | (ii) Ground Rent payable per annum | 1 |
| | (iii) Unearned increased payable to the | |
| | Lessor in the event of sale or transfer | |
| 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 | ne.Credie |
| 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? | Occupied by Proposed Purchaser |
| | 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 MBMC norms |
| | | Percentage actually utilized – Details not available |
| 26 | RENTS | |





| | etc | | N.A. |
|----|---|---|--|
| | (ii) | Portions in their occupation | N.A. |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 10,000.00 Expected rental income per month |
| | (iv) | Gross amount received for the whole property | N.A. |
| 27 | | ny of the occupants related to, or close to ess associates of the owner? | Information not available |
| 28 | of fix | coarate amount being recovered for the use stures, like fans, geysers, refrigerators, ang ranges, built-in wardrobes, etc. or for each charges? If so, give details | N. A. |
| 29 | | details of the water and electricity charges, , to be borne by the owner | N. A. |
| 30 | | the tenant to bear the whole or part of the repairs and maintenance? Give particulars | N. A. |
| 31 | | ft is installed, who is to bear the cost of tenance 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 | | ny dispute between landlord and tenant ding rent pending in a court of rent? | IN.A. Create |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | | N. A. |
| | SALE | ES | |
| 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 | e instances are not available or not relied | N. A. |





| | up on, the basis of arriving at the land rate | |
|----|--|---|
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2009 (As per site information) |
| 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, Santacruz (East) Branch to assess fair market value as on 09.01.2024 for Residential Flat No. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to Mr. Suryakant Maruti Dagade. Name of Proposed Purchaser is Sameer Anilkumar Pandey, Pratibha Sameer Pandey & Manju Anil Pandey.

We are in receipt of the following documents:

| | 10 (D 0 10 1 H 0 10 10 1 D 1 D H 0 1 D 1 0 1 1 1 1 H | | | |
|---|---|--|--|--|
| 1 | Copy of Pan Card & Aadhar Card Sameer Anilkumar Pandey, Pratibha Sameer Pandey & Manju Anil | | | |
| | Pandey (the Proposed Buyer). | | | |
| 2 | Copy of Agreement for Sale dated 31.03.2009 Between M/s. Neelkamal Construction Co. (the Builder) | | | |
| | and Mr. Suryakant Maruti Dagade (the Purchaser). | | | |
| 3 | Copy of Society Share Certificate No. 025 dated 15.03.2022 in the name of Mr. Suryakant Maruti Dagade | | | |
| | issued by "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd. | | | |
| 4 | Copy of Approved Plan No. MB / MNP / NR / 241 / 2005-2006 dated 02.05.2005 issued by Mira | | | |
| | Bhayander Municipal Corporation. | | | |
| 5 | Copy of Commencement Certificate No. MB / MNP / NR / 1622 / 2008-2009 dated 20.07.2008 issued by | | | |
| | Mira Bhayander Municipal Corporation. | | | |

LOCATION:

The said building is located at Ward – 'M', Old Survey No. 335, New Survey No. 25, Hissa No. 3(P) of Village – Goddev, Mira Road (East), Thane. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Ground + 4th 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. 1st Floor is having 4 residential flats. The building is having no Lifts.







Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Balcony. The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 09th January 2024

| The Built-Up Area of the Residential Flat | : | 436.00 Sq. Ft. |
|---|---|----------------|
|---|---|----------------|

Deduct Depreciation:

| Year of Construction of the building | : , | 2009 (As per site information) |
|---|------|---|
| Expected total life of building | : // | 60 Years |
| Age of the building as on 2024 | :/ | 15 Years |
| Cost of Construction | : | 436.00 X 2,500.00 = ₹ 10,90,000.00 |
| Depreciation {(100-10) X 15 / 60} | 1 | 22.50% |
| Amount of depreciation | : | ₹ 2,45,250.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 90,535.00 per Sq. M. i.e. ₹ 8,411.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 81,950.00 per Sq. M. i.e. ₹ 7,613.00 per Sq. Ft. |
| Prevailing market rate | ; | ₹ 12,000.00 per Sq. Ft. |
| Value of property as on 09.01.2024 | 1 | 436.00 Sq. Ft. X ₹ 12,000.00 = ₹ 52,32,000.00 |
| | | |

(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 | : ₹ 52,32,000.00 - ₹ 2,45,250.00 = |
|--|---|
| 09.01.2024 Inink.Inn | ↑ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ |
| Total Value of the property | : ₹49,86,750.00 |
| The realizable value of the property | : ₹ 44,88,075.00 |
| Distress value of the property | : ₹ 39,89,400.00 |
| Insurable value of the property (436 X 2,500.00) | : ₹ 10,90,000.00 |
| Guideline value of the property (436 X 7,613.00) | : ₹ 33,19,268.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Wing – J, "Mansarovar Regency I, J, K, L Co-op. Hsg. Soc. Ltd.", Meditya Nagar Phase 1, Near Seven Square School, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India for this particular purpose at ₹ 49,86,750.00 (Rupees Forty Nine Lakh Eighty Six Thousand Seven Hundred Fifty Only) as on 09th January 2024.





NOTES

- 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 09th January 2024 is ₹ 49,86,750.00 (Rupees Forty Nine Lakh Eighty Six Thousand Seven Hundred Fifty 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

| | | | 9 | |
|-----|--|---|---|--|
| 1. | No. of floors and height of each floor | | Ground + 4th Upper Floors | |
| 2. | Plinth are | ea 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 | | 2009 (As per site information) | |
| 4 | Estimated | d future life | 45 Years Subject to proper, preventive periodic | |
| | | | maintenance & structural repairs | |
| 5 | Type of c | onstruction- load bearing | R.C.C. Framed Structure | |
| | 1 . | C frame/ steel frame | | |
| 6 | | oundations | R.C.C. Foundation | |
| 7 | Walls | (| All external walls are 9" thick and partition walls | |
| | | | are 6" thick. | |
| 8 | Partitions | <u> </u> | 6" thick brick wall | |
| 9 | | d Windows | Teak wood door frame with flush shutters, | |
| 3 | D0013 a11 | a vviildows | Aluminum sliding windows | |
| 10 | Flooring | _ \ | Vitrified flooring | |
| 11 | | \ | | |
| | Finishing | and towns in a | Cement plastering R.C.C. Slab | |
| 12 | | and terracing | | |
| 13 | | rchitectural or decorative features, | No | |
| 14 | if any (i) | Internal wiring – surface or | Concealed electrification | |
| 17 | | conduit | Concealed electrification | |
| | (ii) | Class of fittings: Superior/ | Concealed plumbing | |
| | | Ordinary/ Poor. | 1 1 1 | |
| 15 | Sanitary i | nstallations | | |
| | (i) | No. of water closets | As per Requirement | |
| | (ii) | No. of lavatory basins | 1 | |
| | (iii) | No. of urinals | | |
| 10 | (iv) | No. of sink | | |
| 16 | | ittings: Superior colored / superior inary | Ordinary | |
| 17 | white/ord Compour | | Not Provided | |
| '' | Height ar | | TYOU TOVIDED | |
| | Type of construction | | | |
| 18 | | s and capacity | No Lifts | |
| 19 | | und sump – capacity and type of | R.C.C tank | |
| | construct | | | |
| 20 | Over-hea | | R.C.C tank on terrace | |
| | Location, capacity | | | |
| 0.1 | Type of construction | | | |
| 21 | | no. and their horse power | May be provided as per requirement | |
| 22 | | nd paving within the compound ate area and type of paving | Cement concrete in open spaces, etc. | |
| 23 | Sewage disposal – whereas connected to | | Connected to Municipal Sewerage System | |
| | public sewers, if septic tanks provided, no. | | | |
| | and capacity | | | |



Actual site photographs

























Route Map of the property

Site u/r





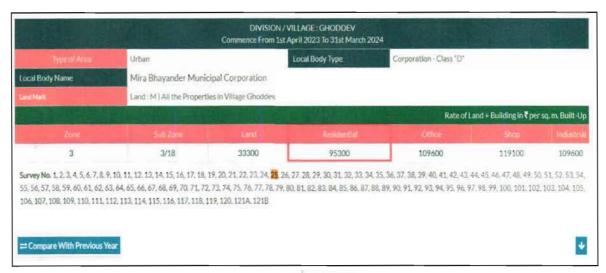
Latitude Longitude - 19°17'45.2"N 72°51'46.0"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.4 Km.)





Ready Reckoner Rate



| Stamp Duty Ready Reckoner Market Value Rate for Flat | 95,300.00 | | | |
|---|-----------|----------|----------|---------|
| Reduced by 5% on Flat Located on 1st Floor | 4,765.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 90,535.00 | Sq. Mtr. | 8,411.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 33,300.00 | | | |
| The difference between land rate and building rate (A – B = C) | 57,235.00 | | | |
| Depreciation Percentage as per table (D) [100% - 15%] | 85% | | | |
| (Age of the Building – 15 Years) | | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 81,950.00 | Sq. Mtr. | 7,613.00 | 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.

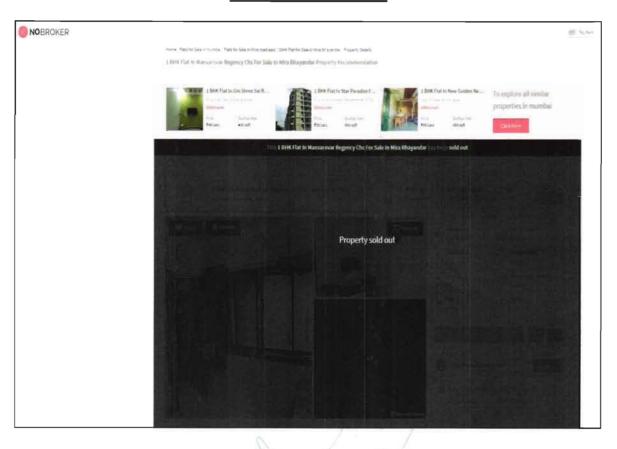
| | Floor on which flat is | Located | Rate to be adopted |
|----|------------------------------|---------|--------------------|
| a) | Ground Floor / Stilt / Floor | | 100% |
| b) | First Floor | | 95% |
| c) | Second Floor | Think | 90% |
| d) | Third Floor | HIIIK | |
| e) | Fourth Floor and above | | 80% |

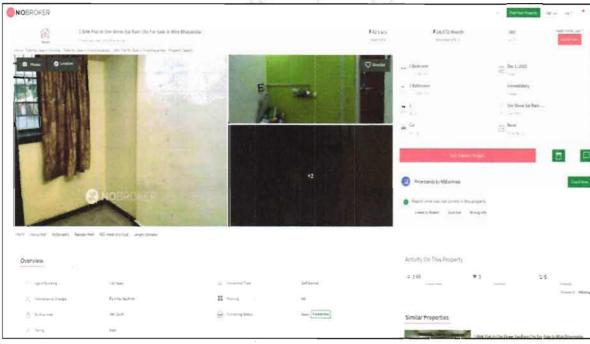
Table - D: Depreciation Percentage Table

| 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 | | |



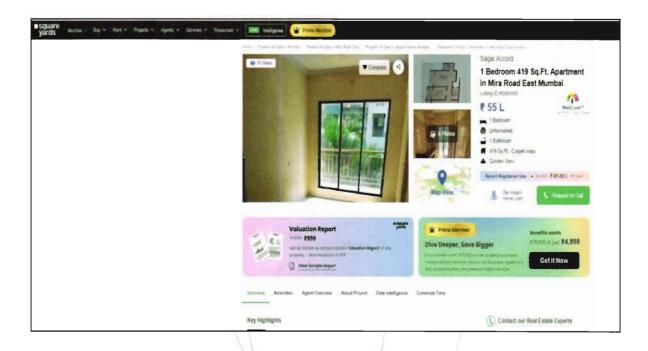
Price Indicators

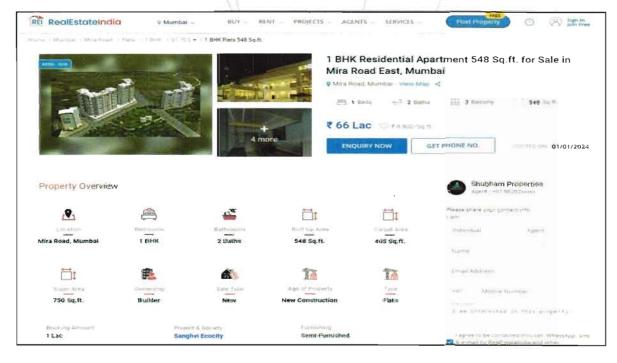






Price Indicators





DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 09th January 2024.

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:

- 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 ₹ 49,86,750.00 (Rupees Forty Nine Lakh Eighty Six Thousand Seven Hundred Fifty 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: 2024.01.09 16:19:27 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Director

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

Cosmos Emp. No. H.O./Credit/67/2019-20

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