

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.



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
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-  mumbai@vastukala.org

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**

Director

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

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 16:18:57 +05'30'



Auth. Sign.



Our Pan India Presence at :

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

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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, 1 st 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

	(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	₹ 10,000.00 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.
		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	N. A.

	up on, the basis of arriving at the land rate	
	<i>COST OF CONSTRUCTION</i>	
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:

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.
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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 $\{(100-10) \times 15 / 60\}$:	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	:	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 09.01.2024	:	₹ 52,32,000.00 - ₹ 2,45,250.00 = ₹ 49,86,750.00
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

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 **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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Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : GHODDEV 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 : M) All the Properties in Village Ghoddev.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/18	33300	95300	109600	119100	109600
<small>Survey 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, 121A, 121B</small>						
⇌ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,300.00			
Reduced by 5% on Flat Located on 1 st 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%] (Age of the Building – 15 Years)	85%			
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	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

Sagar Accord
1 Bedroom 419 Sq.Ft. Apartment in Mira Road East Mumbai
 Listing ID: #588845

₹ 55 L

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 419 Sq Ft - Carpet Area
- Garden View

Recent Registered Sale: ₹ 61.00 L

Valuation Report
 ₹ 999

Prime Member
 Dive Deeper, Save Bigger
 Benefits worth ₹ 74,999

1 BHK Residential Apartment 548 Sq.ft. for Sale in Mira Road East, Mumbai

Mira Road, Mumbai

1 Beds, 2 Baths, 3 Balcony, 548 Sq.ft.

₹ 66 Lac (₹ 8,900/sq.ft.)

Property Overview

- Location: Mira Road, Mumbai
- Bedrooms: 1 BHK
- Bathrooms: 2 Baths
- Built Up Area: 548 Sq.ft.
- Carpet Area: 405 Sq.ft.
- Super Area: 750 Sq.ft.
- Ownership: Builder
- Age of Property: New
- Furnishing: Semi-Furnished
- Project & Society: Sanghvi Ecocity
- Booking Amount: 1 Lac

Shubham Properties
 Agent: +91-98202xxxx

Please share your contact info:

Name: _____
 Email Address: _____
 WhatsApp: _____
 Mobile Number: _____

I agree to be contacted through WhatsApp, SMS & email for Real Estate related queries.

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**
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: 2024.01.09 16:19:27 +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

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