

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **Mr. Bal Kishun Gupta**

Residential Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.", Plot No. 903, RSC – 21,  
Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India

Latitude Longitude - 19°13'03.6"N 72°49'19.5"E

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### Valuation Done 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 :

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/01/2024/6570/2304706  
29/03-408-PANI  
Date: 29.01.2024

## VALUATION OPINION REPORT

The property bearing Residential Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.", Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Bal Kishun Gupta**.

### Boundaries of the property.

North : Road  
South : Sai Krupa CHSL  
East : Open Plot  
West : Guru Kripa CHSL

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 ₹ 51,30,000.00 (Rupees Fifty One Lakh Thirty 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

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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=cmdi@vastukala.org, c=IN  
Date: 2024.01.29 11:13:41 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
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TeleFax : +91 22 28371325/24  
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Valuation Report of Residential Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.",  
Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067,  
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 29.01.2024 for Bank Loan Purpose
2	Date of inspection	25.01.2024
3	Name of the owner/ owners	<b>Mr. Bal Kishun Gupta</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 Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.", Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India <b>Contact Person:</b> Mrs. Kamaladevi Sharma (Owner's Wife)
6	Location, street, ward no	RSC Road No. 21
7	Survey/ Plot no. of land	Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai
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	<b>Carpet Area in Sq. Ft.:</b> Ground Floor Area in Sq. Ft. = 271.00 First Floor Area in Sq. Ft. = 282.00 2 <sup>nd</sup> Floor Area in Sq. Ft. = 132.00 Terrace Area in Sq. Ft. = 152.00 <b>Total Carpet Area in Sq. Ft. = 837.00</b> (Area as per Actual Site Measurement) <b>Built-up Area in Sq. Ft. = 323.00</b>



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 13,000.00 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?	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.
		<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 Room. 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 – 2004 - 2005



	year of completion	(As per Agreement for Sale)
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.
<p><b>Remark:</b>  <i>As per the agreement provided, the Built up area of the room is 323.00 Sq. Ft. but as per site inspection, the total Carpet area is 837.00 Sq. Ft. comprising of ground floor &amp; extended 1st, 2<sup>nd</sup> floor &amp; Terrace covered with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we are considering area as per agreement for sale only for the purpose of valuation.</i></p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 29.01.2024 for Residential Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.", Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to Mr. Bal Kishun Gupta.

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

1	Copy of Agreement for Sale dated 23.01.2024 b/w. Mr. Chhotelal Shivpujan Sharma (The Vendor) and Mr. Bal Kishun Gupta (The Purchaser)
2	Copy of Society NOC Letter dated 10.11.2023
3	Copy of Society Registration Certificate dated 18.11.2004

### LOCATION:

The said building is located at Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Kandivali (West) Metro station.

### BUILDING:

The building under reference is having Ground + 2 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 marble floor finish. The Rooms external condition is normal. The property is used for residential purpose. Ground Floor is having 3 Residential Rooms.

**Residential Room:**

The residential room under reference is situated on Ground + 2 upper Floor.

The composition of Row House is mentioned below:

Particulars	Composition of Row House
Ground Floor	Living Room + Kitchen + W.C + Bath
1 <sup>st</sup> Floor	2 Bedrooms + Toilet
2 <sup>nd</sup> floor	1 Bedroom & Open Terrace

The residential room is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

**Valuation as on 29th January 2024**

<b>The Built-up Area of the Residential Room</b>	<b>:</b>	<b>323.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2004 - 2005 (As per Documents)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 years
Cost of Construction	:	323.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,65,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%.
Amount of depreciation		₹ 1,99,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,620.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,22,758.00 per Sq. M. i.e. ₹ 11,404.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,500.00 per Sq. Ft.
<b>Value of property as on 29.01.2024</b>	<b>:</b>	<b>₹ 323.00 Sq. Ft. X ₹ 16,500.00 = ₹ 53,29,500.00</b>

(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)

<b>Depreciated fair value of the property as on 29.01.2024</b>	<b>:</b>	<b>₹ 53,29,500.00 - ₹ 1,91,663.00 = ₹ 51,30,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 51,30,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 46,17,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 41,04,000.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 6,65,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 36,83,492.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Room No. C/6, "Charkop Datta Digambara Co-op. Hsg. Soc. Ltd.", Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ 51,30,000.00 (Rupees Fifty One Lakh Thirty Thousand Only) as on 29th January 2024.

### 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 29<sup>th</sup> January 2024 is ₹ 51,30,000.00 (Rupees Fifty One Lakh Thirty 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;

### **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 2 upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground + 2 upper Floor
3.	Year of construction	2004 - 2005 (As per Documents)
4.	Estimated future life	40 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 door with safety door, Powdered Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Structure with A. C. Sheet Roofing on Terrace
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	
	(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	Not provided
19	Underground sump – capacity and type of construction	As per Requirement
20	Over-head tank Location, capacity Type of construction	Not Provided
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	Chequered tiles 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



## Actual site photographs



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## Ready Reckoner Rate

DIVISION / VILLAGE : CHARKOP Commance From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Land: All the Properties of the Charkop Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
80	80/357	59310	138620	159410	174000	138620
C. T. S. No. 1PT, 2PT, 3PT, 5, 6, 6CPT, 7, 8, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25PT, 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, 85PT, 86PT, 87, 88, 89, 90PT, 91, 92PT, 93PT, 94PT, 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, 123PT, 124, 125, 126, 127, 128, 129PT, 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, 184PT, 184, 185, 186PT, 187, 188, 189, 190, 191, 192,						

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## Price Indicators

**NOBROKER**

1 BHK House For Sale in Charkop Sector 6, Kandivali West

₹ 35,536 Month

1 Bedroom, 2 Bathrooms, 100 sq ft

12 Year Old

Ready to Move

By Reputed Builder

Charkop Sector 6, Kandivali West, Mumbai

Overview

- Age of Building: 12 Years
- Area: 100 sq ft
- Construction: Ready to Move
- Orientation: South-West Facing
- Floor: 1st Floor
- Number of Floors: 12
- Number of Rooms: 1 Bedroom, 2 Bathrooms
- Number of Balconies: 1
- Number of Car Parks: 1
- Number of Stairs: 1
- Number of Lifts: 1
- Number of Power Cables: 1
- Number of Water Cables: 1
- Number of Gas Cables: 1
- Number of Telephone Cables: 1
- Number of Fire Alarm Cables: 1
- Number of Security Cables: 1
- Number of CCTV Cables: 1
- Number of Intercom Cables: 1
- Number of Other Cables: 1

Activity On This Property

Similar Properties

**HOUSING**

2 BHK Flat

₹ 1.4 Cr

800 sq ft

12 Year Old

Ready to Move

By Reputed Builder

Charkop Sector 6, Kandivali West, Mumbai

Overview

- Area: 800 sq ft
- Age of Building: 12 Years
- Construction: Ready to Move
- Orientation: South-West Facing
- Floor: 1st Floor
- Number of Floors: 12
- Number of Rooms: 2 Bedrooms, 2 Bathrooms
- Number of Balconies: 1
- Number of Car Parks: 1
- Number of Stairs: 1
- Number of Lifts: 1
- Number of Power Cables: 1
- Number of Water Cables: 1
- Number of Gas Cables: 1
- Number of Telephone Cables: 1
- Number of Fire Alarm Cables: 1
- Number of Security Cables: 1
- Number of CCTV Cables: 1
- Number of Intercom Cables: 1
- Number of Other Cables: 1

Property Highlights

- 24x7 Security
- 24 Hours Concierge
- Close to Bus Stop
- Close to Grocery Stores

Contact Seller

Rajesh Purohit

+9196673...

## Price Indicators

**NOBROKER**  
 4 BHK House For Sale in Kandivali West  
 ₹ 1.6 Crores  
 ₹ 16,700/Month  
 875 Sq Ft

**Overview**

Age of Building	100 Years	Construction Type	Self-Built
Flooring	Marble Tiles	Bathrooms	4.5 Bath
Carpet Area	882 Sq Ft	Top Floor	100 Sq Ft
Spanning Status	Unspanned	Facing	East
Pool	Yes	Water Facing	None
Basic Security	Yes		

**Activity On This Property**  
 251 Views, 0 Favourites, 1 Enquiry

**Similar Properties**

**NOBROKER**  
 4 BHK House For Sale in Kandivali West  
 ₹ 1.6 Crores  
 ₹ 16,700/Month  
 875 Sq Ft

**Overview**

Age of Building	100 Years	Construction Type	Self-Built
Flooring	Marble	Bathrooms	4.5 Bath
Top Floor	100 Sq Ft	Spanning Status	Fully Spanned
Pool	Yes	Water Facing	None
Basic Security	Yes		

**Activity On This Property**  
 251 Views, 0 Favourites, 1 Enquiry

**Similar Properties**



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

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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 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 ₹ 51,30,000.00 (Rupees Fifty One Lakh Thirty Thousand Only).

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: 2024.01.29 11:13:51 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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