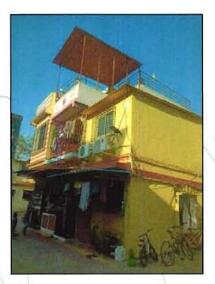
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of 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

Think.Innovate.Create

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





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

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Kandivali (West) Branch / Mr. Bal Kishun Gupta (6570/2304706)

Page 2 of 18

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

Open Plot East

Guru Kripa CHSL West

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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwa DN: cn=Sharadkumar Chalikwar, o=Vastuk Consultants (I) Pvt. Ltd., ou=Mumbai, Date: 2024,01.29 11:13:41 +05'30



Director

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

www.vastukala.org

Our Pan India Presence at :			
Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	🦞 Raipur
O Dolhi NCP	Nachik Q	Ahmadahad	Q lainur

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 区 mumbai@vastukala.org

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:

Purpose for which the valuation is made	To assess the Fair Market Value as on 29.01.2024 for Bank Loan Purpose
Date of inspection	25.01.2024
Name of the owner/ owners	Mr. Bal Kishun Gupta
If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Sole Ownership
Brief description of the property	Address: 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 Contact Person: Mrs. Kamaladevi Sharma (Owner's Wife)
Location street ward no	RSC Road No. 21
Survey/ Plot no. of land	Plot No. 903, RSC – 21, Sector – 9, Charkop, Kandivali (West), Mumbai
Is the property situated in residential/ commercial/ mixed area/ Residential area?	Resideritial Área
Classification of locality-high class/ middle class/poor class	Middle Class
Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
LAND	
Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft.: Ground Floor Area in Sq. Ft. = 271.00 First Floor Area in Sq. Ft. = 282.00 2nd Floor Area in Sq. Ft. = 132.00 Terrace Area in Sq. Ft. = 152.00 Total Carpet Area in Sq. Ft. = 837.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 323.00
	Date of inspection Name of the owner/ owners If the property is under joint ownership / coownership, share of each such owner. Are the shares undivided? Brief description of the property Location, street, ward no Survey/ Plot no. of land Is the property situated in residential/ commercial/ mixed area/ Residential area? Classification of locality-high class/ middle class/poor class Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. Means and proximity to surface communication by which the locality is served LAND Area of Unit supported by documentary proof.





		(Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 903, RSC - 21, Sector - 9, Charkop, Kandivali (West), Mumbai
14	If freehold or leasehold land	Leasehold
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	MHADA As per documents
	Lessor in the event of sale or transfer	R
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	1
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 reate
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / MCGM norms Percentage actually utilized - Details not available
26	RENTS	
	(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	₹ 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	of fix	parate amount being recovered for the use stures, like fans, geysers, refrigerators, ing ranges, built-in wardrobes, etc. or for ees 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		ump is installed, who is to bear the cost of tenance 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		any standard rent been fixed for the ises under any law relating to the control of:	N.A. Ite,Create
	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 Room. The rate is considered as composite rate.
40		e instances are not available or not relied , the basis of arriving at the land rate	N. A.
	cosi	OF CONSTRUCTION	
41	Year	of commencement of construction and	Year of Completion – 2004 - 2005





		year of completion	(As per Agreement for Sale)	
4	What was the method of construction, by contract/By employing Labour directly/ both?		N. A.	
4	43 For items of work done on contract, produce copies of agreements		N. A.	
4	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.		N. A.	
		Remark:		
		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 & extended 1st, 2nd		
		floor & Terrace covered with A.C. Sheet roofing. As there is no documentary evidence for the		
		ownership of this additional area, we are consider	ering area as per agreement for sale only for the	

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:

purpose of valuation.

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	Composition of Row House	
Ground Floor Living Room + Kitchen + W.C + Bath			
1st Floor	2 Bedrooms + Toilet		
2 nd 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

The Built-up Area of the Residential Room	-:/	323.00 Sq. Ft.
	1	

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) X 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.
Value of property as on 29.01.2024	no	₹ 323.00 Sq. Ft. X ₹ 16,500.00 = ₹ 53,29,500.00

(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	:	₹ 53,29,500.00 - ₹ 1,91,663.00 =
29.01.2024		₹ 51,30,000.00
Total Value of the property	:	₹ 51,30,000.00
The realizable value of the property	:	₹ 46,17,000.00
Distress value of the property	:	₹ 41,04,000.00
Insurable value of the property		₹ 6,65,000.00
Guideline value of the property	:	₹ 36,83,492.00





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

- 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 29th 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

Technical details

Main Building

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 a	nd Windows	Teak wood door frame with flush door with safety door, Powdered Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishin	g	Cement plastering
12	Roofing	and terracing	R.C.C. Structure with A. C. Sheet Roofing on Terrace
13	Special if any	architectural or decorative features,	No
14	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary	installations	- N
	(i)	No. of water closets	As per Requirement
	(ii)	No. of lavatory basins	7 /
	(iii)	No. of urinals	-/- /
	(iv)	No. of sink	/: /
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compou	nd wall	Not Provided
	Height and length		/ -
	Type of construction		/
18	No. of lif	ts and capacity	Not provided
19	Underg	ground sump – capacity and type of uction	As per Requirement
20	Over-head tank		Not Provided
	Location, capacity		
	Type of construction		
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		Chequred 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



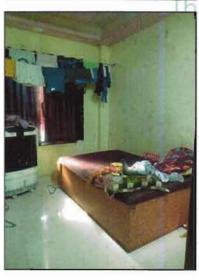
















Actual site photographs



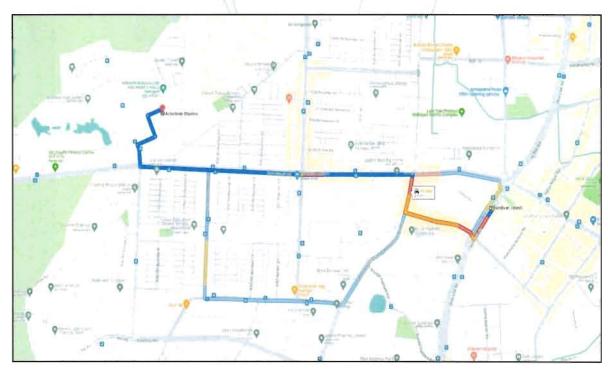




Think.Innovate.Create

Route Map of the property Site u/r





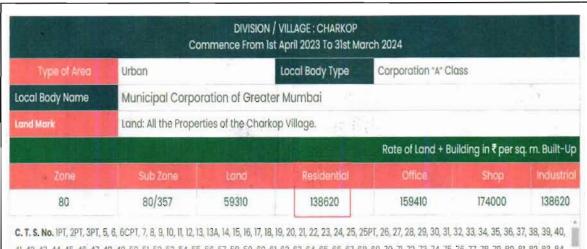
Latitude Longitude - 19°13'03.6"N 72°49'19.5"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali (West) – 2.4 Km.)

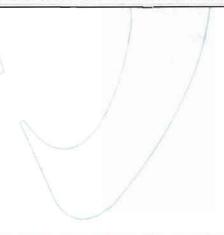




Ready Reckoner Rate



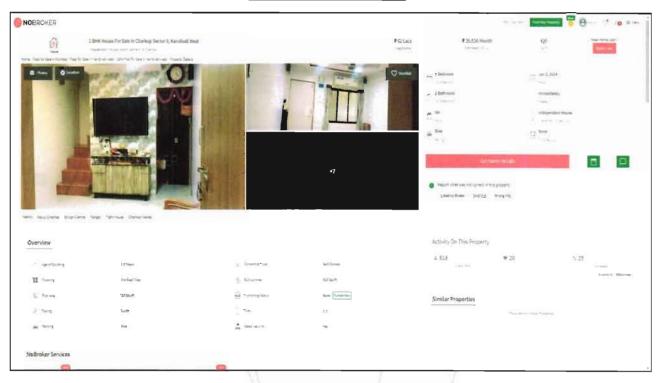
C. T. S. No. 1PT, 2PT, 3PT, 5, 6, 6CPT, 7, 8, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25PT, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 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,

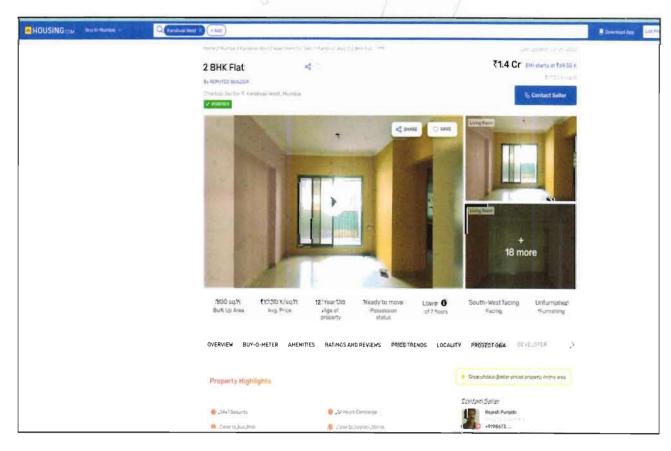


Think.Innovate.Create



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 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

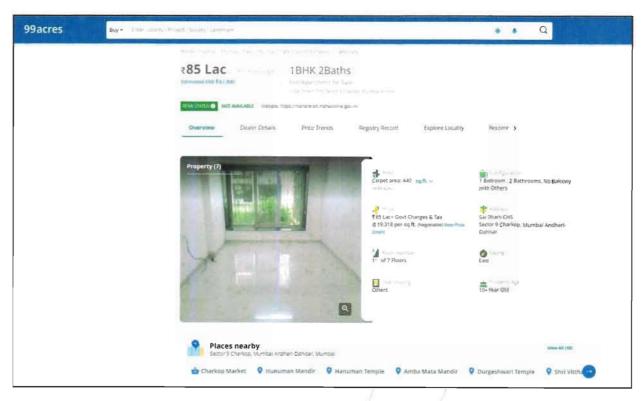
- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

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.



Price Indicators





Think.Innovate.Create



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 Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, email=cmd@vastukala.org, c=IN Date: 2024.01.29 11:13:51 +05'30'

Director

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

Think.Innovate.Create

