

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Pramod Raghunath Bagwe & Mrs. Priyal Pramod Bagwe**

Residential Flat No. 102, 1<sup>st</sup> Floor, Wing 'B', "Shri Vasant Deep Co-op. Hsg. Soc. Ltd.", Pakhadi, Kharegaon Village - Kalwa, Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude - 19°13'08.4"N 72°58'55.7"E

Think.Innovate.Create

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Branch**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,  
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](mailto:mumbai@vastukala.org)

Vastu/Mumbai/01/2024/006595/2304722

29/19-424-JABS

Date: 29.01.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Wing 'B', "Shri Vasant Deep Co-op. Hsg. Soc. Ltd.," Pakhadi, Kharegaon Village - Kalwa, Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Pramod Raghunath Bagwe & Mrs. Priyal Pramod Bagwe**.

### Boundaries of the property.

North : 'A' Wing of Shri Vasant Deep CHSL  
South : Internal Road  
East : Sanket Society  
West : Manogat Building

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 **₹ 43,96,350.00 (Rupees Forty-Three Lakh Ninety-Six Thousand Three 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: 2024.01.29 17:55:09 +05'30'

Auth. Sign.



### 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



13	Roads, Streets or lanes on which the land is abutting	Bhiwandi Road
14	If freehold or leasehold land	Freehold
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 TMC 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	₹ 9,000.00 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 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 – 1995 (As per Society



	year of completion	Registration)
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>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 29.01.2024 for Residential Flat No. 102, 1<sup>st</sup> Floor, Wing 'B', "Shri Vasant Deep Co-op. Hsg. Soc. Ltd.", Pakhadi, Kharegaon Village - Kalwa, Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country – India belongs to **Mr. Pramod Raghunath Bagwe & Mrs. Priyal Pramod Bagwe**.

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

1.	Copy of Sale Deed dated 22.08.2016 between Mr. Prashant Prakash Sawant (the Transferor) AND Mr. Pramod Raghunath Bagwe & Mrs. Priyal Pramod Bagwe (the Transferees)
----	---

### LOCATION:

The said building is located at bearing Survey No. 80/19A of Village - Kalwa, within the limits of Thane Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 6.3 km travelling distance from Thane Railway Station.

### BUILDING:

The building under reference is having Ground + 4th Upper Floors. It is a R.C.C. famed 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 chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 1<sup>st</sup> Floor is having 3 Residential Flats. The building is without lift.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of Living Room + 1 Bedroom + Kitchen + WC + Bath + Passage (i.e. **1 BHK with WC & Bath**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminium Sliding Windows, Concealed plumbing & electrification etc.

### Valuation as on 29<sup>th</sup> January 2024

The Built-up Area of the Residential Flat	:	395.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	1995 (As per Society Registration)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 years
Cost of Construction	:	395.00 Sq. Ft. X ₹ 2,000.00 = ₹ 7,90,000.00
Depreciation $\{(100-10) \times 29 / 60\}$	:	43.50%
Amount of depreciation		₹ 3,43,650.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 58,600.00 per Sq. M. i.e. ₹ 5,444.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 46,855.00 per Sq. M. i.e. ₹ 4,353.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,000.00 per Sq. Ft.
<b>Value of property as on 29.01.2024</b>	:	<b>395.00 Sq. Ft. X ₹ 12,000.00 = ₹ 47,40,000.00</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 18.10.2023</b>	:	<b>₹ 47,40,000.00 - 3,43,650.00 = ₹ 43,96,350.00</b>
<b>Total Value of the property</b>	:	<b>₹ 43,96,350.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 39,56,715.00</b>
<b>Distress value of the property</b>	:	<b>₹ 35,17,080.00</b>
<b>Insurable value of the property (395.00 X 2,000.00)</b>	:	<b>₹ 7,90,000.00</b>
<b>Guideline value of the property (395.00 X 4,353.00)</b>	:	<b>₹ 17,19,435.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 102, 1st Floor, Wing 'B', "Shri Vasant Deep Co-op. Hsg. Soc. Ltd.", Pakhadi, Kharegaon Village - Kalwa, Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 43,96,350.00 (Rupees Forty Three Lakh Ninety Six Thousand Three Hundred Fifty Only)** as on **29<sup>th</sup> January 2024**.





		Aluminium 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
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.
15	Sanitary installations	
	(i)	No. of water closets
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No lift
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	Paver Blocks 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



Think Innovate Create









## Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home ▾ Property in Thane ▾ Flats in Thane ▾ Flats in Kalwa ▾ 1 BHK Flats in Kalwa

Posted on Dec 03, 2023 | Ready to move

**₹63 Lac** @ 14,526 per sq.ft. **1BHK 1Bath**  
 Estimated EMR ₹50,318 **1BHK Apartment for Sale**  
 1 Bedroom, 1 Bathroom, No Balcony

**REERA STATUS** NOT AVAILABLE Website: <https://maharashtra.gov.in/>

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recomi

**Property (1)**

**Area**  
 Carpet area: 475 sq.ft.

**Price**  
 ₹63 Lac + Govt Charges & Tax @ 14,526 per sq.ft.

**Floor Number**  
 Ground of 4 Floors

**Configuration**  
 1 Bedroom, 1 Bathroom, No Balcony

**Address**  
 Vaishnavidham CHS, Kalwa, Thane

**Property Age**  
 10+ Year Old

Photos (1/4)

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home ▾ Property in Thane ▾ Flats in Thane ▾ Flats in Kalwa ▾ 2 BHK Flats in Kalwa

Posted on Oct 01, 2023 | Ready to move

**₹68 Lac** @ 8,923 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹54,212 **2BHK Apartment for Sale**  
 2 Bedrooms, 2 Bathrooms, No Balcony

**REERA STATUS** NOT AVAILABLE Website: <https://maharashtra.gov.in/>

Overview | Owner Details | Price Trends | Locality Reviews | Recommendations | Article

**Property (1)**

**Area**  
 Built Up area: 762 sq.ft.  
 Target area: 630 sq.ft.

**Price**  
 ₹68 Lac + Govt Charges & Tax @ 8,923 per sq.ft. (88 inclusive, Negotiable)

**Floor Number**  
 Ground of 1 Floors

**Configuration**  
 2 Bedrooms, 2 Bathrooms, No Balcony

**Address**  
 Anand Vihar Complex, Kalwa, Thane

**Overlook**  
 Park/Garden, Main Road

**Property Age**  
 10+ Year Old

Photos (1/4)

Places nearby



## Price Indicator

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Kalwa > 2 BHK Flats in Thane

Posted on Nov 21, 2023 | Ready to move

**₹55 Lac** @ 9,090 per sq.ft. **2BHK 1Bath**  
 Estimated EMR ₹43,929  
 Flat/Apartment for Sale  
 in Chetan CHS, Kalwa, Thane, Mumbai

**REBA STATUS:** NOT AVAILABLE. Website: <https://maharera.maharashtra.gov.in/>

Overview | Owner Details | Price Trends | Locality Reviews | Recommendations | Article >

**Property (14)**

**Area**  
 Built Up area: 605 sq.ft. (18.21 x 33.21)

**Price**  
 ₹ 55 Lac  
 @ 9,090 per sq.ft. (Negotiable)

**Floor Number**  
 3<sup>rd</sup> of 4 Floors

**Overlooking**  
 Main Road

**Configuration**  
 2 Bedrooms : 1 Bathroom, No Balcony

**Address**  
 Chetan CHS  
 Kalwa, Thane

**Locality**  
 West

**Property Age**  
 10+ Year Old

Photos (1/14)

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Kalwa > 2 BHK Flats in Kalwa

Posted on Jul 09, 2023 | Ready to move

**₹80 Lac** @ 10,257 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹63,896  
 Flat/Apartment for Sale  
 in Anand Vihar, Kalwa, Thane, Mumbai

**REBA STATUS:** NOT AVAILABLE. Website: <https://maharera.maharashtra.gov.in/>

Overview | Owner Details | Price Trends | Locality Reviews | Recommendations | Article >

**Property (14)**

**Area**  
 Built Up area: 780 sq.ft. (19.8 x 39.4)

**Price**  
 ₹ 80 Lac  
 @ 10,257 per sq.ft.

**Floor Number**  
 4<sup>th</sup> of 7 Floors

**Configuration**  
 2 Bedrooms : 2 Bathrooms, 1 Balcony

**Address**  
 Anand Vihar  
 Kalwa, Thane

**Property Age**  
 10+ Year Old

Photos (1/14)



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

This exercise is to assess **Fair Market Value** of the property under reference as on **29<sup>th</sup> 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:

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 **₹ 43,96,350.00 (Rupees Forty Three Lakh Ninety Six Thousand Three 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: 2024.01.29 17:55:21 +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

Think.Innovate.Create