

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Vidya Kisansingh Rajput**

Residential Flat No. 602, 6th Floor, Building No. 15A, Wing - H, "Shree Sadgurukurpa Co-op. Hsg. Soc. Ltd.",
Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai – 400 072,
State – Maharashtra, Country – India.

Latitude Longitude: 19°06'22.5"N 72°54'08.2"E

Valuation Done for:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop No 7, Dhanashree Heights Building No 42, Off Veera Desai Road, Andheri (West),
Mumbai - 400053, State - Maharashtra, Country - India.



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| 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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 602, 6th Floor, Building No. 15A, Wing - H, "Shree Sadgururkupa Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Vidya Kisansingh Rajput**.

Boundaries of the property:

| | |
|-------|---------------------------------------|
| North | Durga Temple & Dadasaheb Phalke Road |
| South | Building No. 15A, A-1 |
| East | Internal Road & Building No. 15A, J-1 |
| West | Dadasaheb Phalke Road |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 29,91,240.00 (Rupees Twenty Nine Lakh Ninety One Thousand Two Hundred Forty 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 report.

Hence certified

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: 2024.02.07 18:03:38 +05'30'

Auth. Sign.



Sharadkumar 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 in Form – 01



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Valuation Report of Residential Flat No. 602, 6th Floor, Building No. 15A, Wing - H, "Shree Sadgurukurpa Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East),
Mumbai – 400 072, 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 07.02.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 02.02.2024 |
| 3 | Name of the owner/ owners | Mrs. Vidya Kisansingh Rajput |
| 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 | Residential Flat No. 602, 6 th Floor, Building No. 15A, Wing - H, " Shree Sadgurukurpa Co-op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India. Contact Person: Mr. Vikas Dhotre (Tenant) Contact No. 9773265239 |
| 6 | Location, street, ward no | Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai |
| 7 | Survey/ Plot no. of land | C.T.S. No. 11A (Part) 11A-191-402, 11D(Part) of Village Chandivali |
| 8 | Is the property situated in residential/ commercial/ mixed area/ industrial area? | Residential |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class |
| 10 | Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc. | All available at near by |
| 11 | Means and proximity to surface communication by which the locality is served | Served by BEST Buses, Auto, Taxies and Private cars |
| | LAND | |
| 12 | Area of land supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 225.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Sale Deed) Built up Area in sq. Ft. = 270.00 (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is | Chandivali Farm Road |

| | | |
|-------|---|---|
| | abutting | |
| 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. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase 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. | N.A. |
| 21 | Attach a dimensioned site plan | N.A. |
| | IMPROVEMENTS | |
| 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? | Tenant Occupied |
| 25 | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Occupied |
| 26 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per MCGM / SRA norms Percentage actually utilized – Details not available |
| | RENTS | |
| (i) | Names of tenants/ lessees/ licensees, etc | Mr. Vikas Bhaguram Dhotre |
| (ii) | Portions in their occupation | Fully Occupied |
| (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 7,500.00 Present rental income per month |
| (iv) | Gross amount received for the whole property | Information not available |
| 27 | Are any of the occupants related to, or close to business associates of the owner? | Details not available |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking | N.A. |

| | | |
|----|---|--|
| | ranges, built-in wardrobes, etc. or for services charges? If so, give details | |
| 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. | N.A. |
| 39 | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential Flat in an apartment. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied upon, the basis of arriving at the land rate | N.A. |
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Construction – 2010 (As per Full Occupancy Certificate) |
| 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. |
| 45 | Remarks | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch, we have valued Residential Flat No. 602, 6th Floor, Building No. 15A, Wing - H, "**Shree Sadgurukurpa Co-op. Hsg. Soc. Ltd.**", Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Vidya Kisansingh Rajput**.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Sale Deed dated 23.12.2022 b/w Mr. Shreerang Eknath Dhainje (The Vendor / Seller) and Mrs. Vidya Kisansingh Rajput (The Purchaser) |
| 2 | Copy of Amended cum Full Occupancy Certificate Document No. SRA / DDTP / 178 / L / PL / AP / OCC dated 06.08.2010 issued by Slum Rehabilitation Authority |
| 3 | Copy of Transfer Letter dated 08.11.2023 in the name of Mrs. Vidya Kisansingh Rajput issued by Slum Rehabilitation Authority |

LOCATION:

The said building is located C.T.S. No. 11A (Part) 11A-191-402, 11D(Part) of Village Chandivali, Andheri (East), Mumbai, State – Maharashtra, Country – India. It is at a travel distance of 2.0 Km. from Jagruti Nagar Metro station. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground + 7 upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 6th floor is having 6 Residential flats. 1 Lift is provided in the building.

Residential Flat:

The Residential flat under reference is situated on the 6th Floor. The Composition of Residential Flat is Living + Kitchen + Bath + W.C. (i.e. **1RK Flat**). The Residential Flat is finished with Ceramic Tile Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & Partly Concealed & Partly Casing Capping electrification, Concealed & Open Plumbing.

Valuation as on 07th February 2024

| | |
|---|------------------|
| The Carpet Area of the Residential Flat | : 225.00 Sq. Ft. |
|---|------------------|

Deduct Depreciation:

| | |
|---|--|
| Year of Construction of the building | : 2010 (As per Full Occupancy Certificate) |
| Expected total life of building | : 60 Years |
| Age of the building as on 2024 | : 14 Years |
| Cost of Construction | : 270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00 |
| Depreciation | : $\{(100-10) \times 14\} / 60.00 = 21.00\%$ |
| Amount of depreciation | : ₹ 1,58,760.00 |
| Ready Reckoner | ₹ 1,89,920.00 Sq. M. i.e. |
| Guideline rate obtain from the stamp Duty | : ₹ 17,644.00 Sq. Ft. |
| Ready Reckoner after Depreciate | ₹ 1,77,137.00 Sq. M. i.e. ₹ 16,456.00 Sq. Ft. |
| Value of property as on 07.02.2024 | : 225.00 Sq. Ft. X ₹ 14,000.00 = ₹ 31,50,000.00 |

(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 07.02.2024 | : ₹ 31,50,000.00 - ₹ 1,58,760.00 = ₹ 29,91,240.00 |
| Value of the property | : ₹ 29,91,240.00 |
| The realizable value of the property | : ₹ 26,92,116.00 |
| Distress value of the property | : ₹ 23,92,992.00 |
| Insurable value of the property | : ₹ 7,56,000.00 |

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 602, 6th Floor, Building No. 15A, Wing - H, "Shree Sadgurukurpa Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali Farm Road, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India for this particular purpose at **₹ 29,91,240.00 (Rupees Twenty Nine Lakh Ninety One Thousand Two Hundred Forty Only)**.

NOTES

1. I, Sharadkumar 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 **07th February 2024** is at **₹ 29,91,240.00 (Rupees Twenty Nine Lakh Ninety One Thousand Two Hundred Forty 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

| | | |
|----|--|---|
| 1 | No. of floors and height of each floor | Ground + 7 upper floors |
| 2 | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat on 6 th floor |
| 3 | Year of construction | 2010 (As per Full Occupancy Certificate) |
| 4 | Estimated future life | 46 years Subject to proper, preventive periodic maintenance and 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 doors, Aluminium sliding windows |
| 10 | Flooring | Ceramic Tile Flooring |
| 11 | Finishing | Cement Plastering |
| 12 | Roofing and Terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No. |
| 15 | (i) Internal wiring: surface/conduit | Partly Concealed & Partly Casing Capping wiring |
| | (ii) Class of fittings: Superior/Ordinary/Poor. | Ordinary |
| 15 | Sanitary installations | |
| | (i) No. of water closets | As per requirement |
| | (ii) No. of lavatory basins | |
| | (iii) No. of urinals | |
| | (iv) No. of sinks | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | Ordinary |
| 17 | Compound wall Height and length Type of construction | 5'.6" High, R.C.C. columns with B. B. Masonry wall. |
| 18 | No. of lifts and capacity | 1 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 provide as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Open car parking. Chequered tile 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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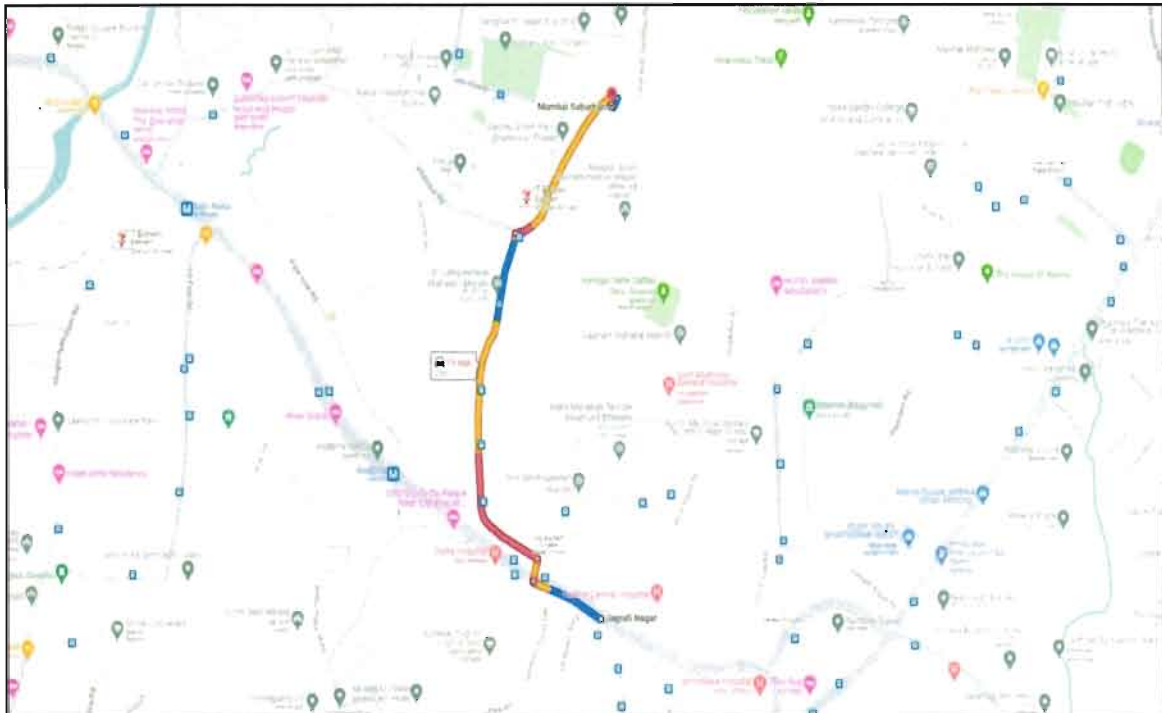
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Route Map of the property

Site u/r



Latitude Longitude: 19°06'22.5"N 72°54'08.2"E

Note: The Blue line shows the route to site from nearest Metro station (Jagruti Nagar – 2.0 Km.)

Ready Reckoner

| DIVISION / VILLAGE : CHANDIVALI Commence From 1st April 2021 To 31st March 2022 | | | | | | |
|--|--|-----------------|---------------------|--------|--------|------------|
| Type of Area | Urban | Local Body Type | Corporation Class A | | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: All the Properties of Chandivali Village. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 115 | 115/542 | 98610 | 189920 | 210860 | 229810 | 189920 |
| C.T.S.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 | | | | | | |
| <div style="display: flex; justify-content: space-between; align-items: center;"> ≡ Compare With Previous Year ↓ </div> | | | | | | |

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Price Indicators

HOUSING.COM Buy in Mumbai

Home / Mumbai / Powai / Apartment for Sale in Powai / 1 RK Flat

1 RK Flat ₹29.0 L EMI starts at ₹15.36 K

Swarna SafalayTI Chandrahar Powai, Mumbai

1 RK flat available in chandivali Sangharsh nagar near by Market D-... Know More

Contact Seller

Living Room

Living Room

Living Room

310 sq.ft Built up Area ₹9.35 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Lower of 7 floors North facing Facing Unfurnished Furnishing

HOUSING.COM Buy in Mumbai

Overview Promotions Amenities Price Trends Locality Calculator

Property Overview

Awesome! Better priced property in this area

Contact Seller

Krishna Pandey

9187676...

Please share your contact

+91

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?

Share this property to your WhatsApp

Share

Share

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Property Overview

Building Name: Swarna SafalayTI Brokerage: ₹58,000 (Access Zero Brokerage Properties)

Price: ₹29.0 L Carpet Area: 225 sq.ft

Bedrooms: 1 Bathrooms: 1

Parking: No Parking Balcony: No Balcony

Sublet: 12 days ago

About this property

Looking for a good 1 RK Flat in Powai, Mumbai? This property is in one of Mumbai's most popular locations. The property is on floor 1. Total number of floors is 7. Maintenance charges of this property is ₹x. This flat is available for ₹x 29.0 L. [Read More](#)

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **07th February 2024**

The term Fair Market 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.

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 neighbourhood 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 is at **₹ 29,91,240.00 (Rupees Twenty Nine Lakh Ninety One Thousand Two Hundred Forty 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: 2024.02.07 18:03:21 +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

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