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. Nandaji Hanmant Shinde & Mrs. Sunita Nandaji Shinde

Residential Flat No. 205, 2nd Floor, **"Shree Ramkrishna Residency"**, Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PlN Code - 410 206, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude - 18°59'10.6"N 73°05'45.2"E

Valuation Prepared 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





uation Report Prepared For: Cosmos Bank / Kandivali (West) / Mr. Nandaji Hanmant Shinde (006837/2305171)

Page 2 of 16

Vastu/Mumbai/02/2024/006837/2305171 27/02-393-PANI Date: 27.02.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 205, 2nd Floor, "Shree Ramkrishna Residency", Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PlN Code - 410 206, State - Maharashtra, Country - India belongs to Mr. Nandaji Hanmant Shinde & Mrs. Sunita Nandaji Shinde.

Boundaries of the property.

North : Road & Ganesh Krupa CHSL

South ; Open Plot

East : Road

West : Under Construction 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 ₹ 39,52,000.00 (Rupees Thirty Nine Lakh Fifty Two 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar lat DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I Pvt Ltd, ou= Mumbai, email=manoj@vastukala.org, <=IN Date: 2024.02.27 18:01:27 +05'30'



Manoj B. Chalikwar

Director

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



Our Pan India Presence at :

Very Mambai Aurangabad Plune Rajkat

Very Thone Nanded Indore Rajpur

Delhi NCR Nashik Ahmedabad Jajpur

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@vastukała.org

Valuation Report of Residential Flat No. 205, 2nd Floor, "Shree Ramkrishna Residency", Plot No. 254, Sector No.

R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka - Panvel, District - Raigad,

PIN Code - 410 206, 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 27.02.2023 for Bank Loan Purpose
2	Date of inspection	24.02.2024
3	Name of the owner/ owners	Mr. Nandaji Hanmant Shinde & Mrs. Sunita Nandaji Shinde
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 205, 2 nd Floor, "Shree Ramkrishna Residency", Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country - India. Contact Person: Mr. Adwin Pal (Tenant)
6	Location, street, ward no	Off Uran - Panvel Road
	Survey/ Plot no. of land	Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 334.00 Flowerbed Area in Sq. Ft. = 19.00 Total Carpet Area in Sq. Ft. = 353.00 (Area as per Actual Site Measurements) Carpet Area in Sq. Ft. = 263.00 Enclosed Balcony Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 304.00 (Area as per Agreement for Sale)





		Built Up Area in Sq. Ft. = 334.40 (Carpet Area as per Agreement + 10%)	
		Off Uran – Panvel Road	
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 Lessor in the event of sale or transfer	Leasehold CIDCO As per Agreement to Lease	
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		
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 - Mr. Adwin Pal	
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully	
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized - Details not available	
26	RENTS		
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Adwin Pal	





	(ii)	Portions in their occupation	Fully Occupied	
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 Expected rental income per month	
	(iv)	Gross amount received for the whole property	Details not available	
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		details of the water and electricity charges, , to be borne by the owner	N. A.	
30	1	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		nump is installed, who is to bear the cost of tenance and operation- owner or tenant?	N. A.	
33	for lig	has to bear the cost of electricity charges ghting of common space like entrance hall, s, passage, compound, etc. owner or nt?	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	1	any standard rent been fixed for the ises under any law relating to the control nt?	N.A. Create	
	SAL	ES		
38	in the	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration 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		e instances are not available or not relied t, 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 commencement of construction – 2020 (As per Commencement Certificate)
		Year of Completion - 2023 (As per 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.
	Remark:	\

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 27.02.2023 for Residential Flat No. 205, 2nd Floor, **"Shree Ramkrishna Residency"**, Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India belongs to **Mr. Nandaji Hanmant Shinde & Mrs. Sunita Nandaji Shinde**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 29.10.2021 between M/s. Ambika Group (the Promoter) And Mr.
	Nandaji Hanmant Shinde & Mrs. Sunita Nandaji Shinde (the Allotee).
2	Copy of RERA Certificate No. P52000027300 dated 08.09.2021 issued by Maharashtra Real Estate
	Regulatory Authority
3	Copy of Commencement Certificate Document No. CIDCO / BP - 17574 / TPO (NM & K) / 2020 / 7543
	dated 16.10.2020 issued by CIDCO
4	Copy of Occupancy Certificate Document No. CIDCO / BP-17574 / TPO (NM & K) / 2020 / 10525 Unique
	Code: 20200402102289602 dated 20.03.2023 issued by CIDCO

LOCATION:

The said building is located at Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka – Panvel, District – Raigad, PlN Code – 410 206, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at a walking distance of 3.4 Km. from Panvel railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 6 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. 2nd Floor is having 5 Residential Flats. The building is having 1 lift.





Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Flowerbed Area (i.e. 1 BHK + WC + Bath). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with safety doors, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing, Cement plastering with POP Finished.

Valuation as on 27th February 2024

The Carpet Area of the Residential Flat	304.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building		2023 (As per Occupancy Certificate)
Expected total life of building		60 Years
Age of the building as on 2024	1	1 Year
Cost of Construction	:	334.40 Sq. Ft. X₹ 2,800.00 = ₹ 9,36,320.00
Depreciation	:	N.A. as the age of the building below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,400.00 per Sq. M. i.e. ₹ 4,589.00 per Sq. Ft.
Prevailing market rate	1	₹ 13,000.00 per Sq. Ft.
Value of property as on 27.02.2023	3	304.00 Sq. Ft. X ₹ 13,000.00 = ₹ 39,52,000.00

(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)

Total Value of the property as on 27.02.2023	1:	₹ 39,52,000.00
The realizable value of the property	:	₹ 35,56,800.00
Distress value of the property	1	₹ 31,61,600.00
Insurable value of the property (334.40 Sq. Ft. X 2,800.00)	:	₹ 9,36,320.00
Guideline value of the property (334.40 Sq. Ft. X 4,589.00)	:	₹ 15,34,562.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 205, 2nd Floor, "Shree Ramkrishna Residency", Plot No. 254, Sector No. R3, Pushpak Node, Village - Vadghar, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State - Maharashtra, Country - India for this particular purpose at ₹ 39,52,000.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Only) as on 27th February 2024.





NOTES

- 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 27th February 2024 is ₹ 39,52,000.00 (Rupees Thirty Nine
 Lakh Fifty Two 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.
- 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:

Think.Innovate.Create





ANNEXURE TO FORM 0-1

Technical details

Main Building

		100111110011101010	main building
1.	No. of floors and height of each floor		Part Ground + Part Stilt + 6 Upper Floors.
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat
			situated on 2 nd Floor.
3	Year of construction		Year of Completion - 2023 (As per
			Occupancy Certificate)
4	Estimated future life		59 Years Subject to proper, preventive
·	Lottinato	Tutal o mo	periodic maintenance & structural repairs
5	Type of co	onstruction- load bearing walls/RCC	R.C.C. Framed Structure
•	frame/ ste		N.O.O. Framed Structure
6		pundations	R.C.C. Foundation
7	Walls	7	All external walls are 9" thick and partition
'	****alio		walls are 6" thick.
8	Partitions		6" thick brick wall
9		d Windows	
9	Doors and	u vvindows	Teak wood door frame with safety door,
40	Et		Powder Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP Finished
12		nd terracing	R.C.C. Slab
13	Special a	rchitectural or decorative features, if any	No
14	(i)	Internal wiring – surface or	Concealed electrification
		conduit	
	(ii)	Class of fittings: Superior/	Concealed plumbing
15	0	Ordinary/ Poor.	
15	Sanitary installations		As now Descriptions and
	(i) (ii)	No. of water closets No. of lavatory basins	As per Requirement
	(iii)	No. of urinals	
	(iv)	No. of sink	
16		ittings: Superior colored / superior	Ordinary
10	white/ordi		ate Create
17	Compound wall		Provided
	Height and length		6'.0" High, R.C.C. column with B. B. masonry
	Type of co	onstruction	wall
18	No. of lifts and capacity		1 Lift
19		and sump – capacity and type of	R.C.C tank
	construction		
20	Over-head tank		R.C.C tank on terrace
	Location, capacity		
24	Type of construction		May be provided as not sociations of
21			May be provided as per requirement Cement concrete in open spaces, etc.
22	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public		Connected to Municipal Sewerage System
20	sewers, if septic tanks provided, no. and capacity		Commedica to Manielpan Cowerage Cystem
	30,7010, 11	espite taring provided, not and outparty	

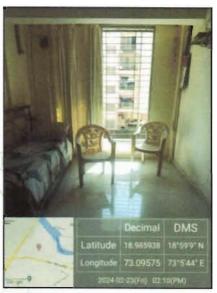




Actual site photographs

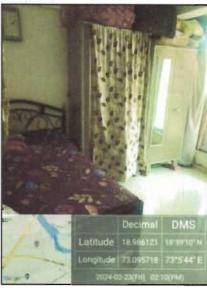


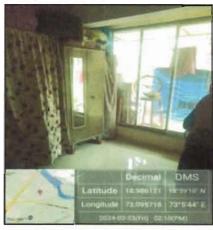


















Route Map of the property Site u/r





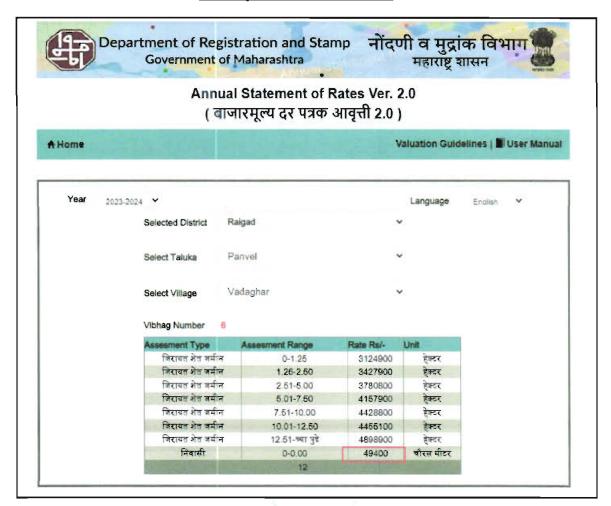
Latitude Longitude - 18°59'10.6"N 73°05'45.2"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 3.4 Km.)





Ready Reckoner Rate

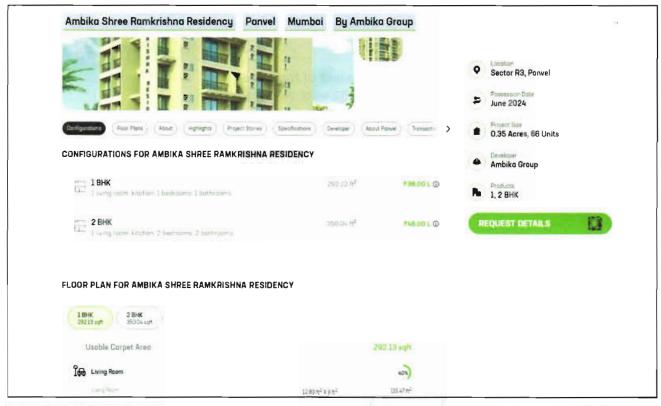


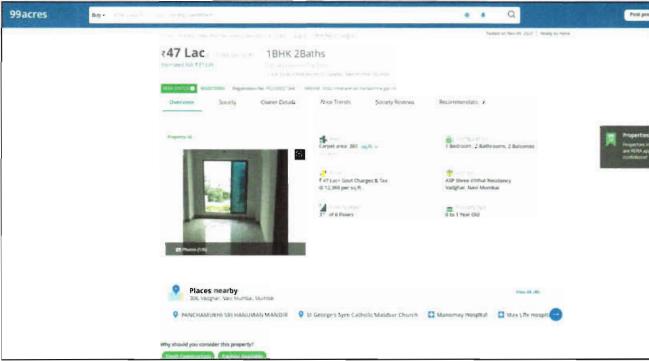
Think.Innovate.Create



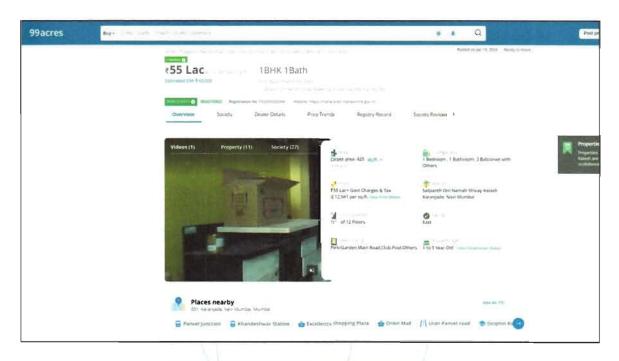


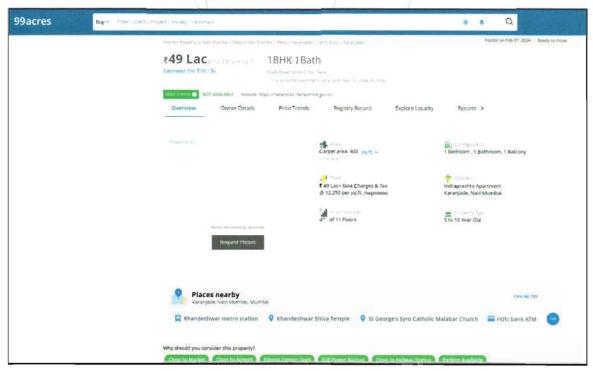
Price Indicators





Price Indicators







DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 27th February 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.
- 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.
- 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 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 ₹ 39,52,000.00 (Rupees Thirty Nine Lakh Fifty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Director Digitally signed by Mano; Chalikwar DN: cn::Mano; Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=mano;@vastukala.org, c=IN Date: 2024,02,27 18:01:46 +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

