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 Owner: Mr. Vijaykumar Prajapati & Mrs. Janki Prajapati

Residential Flat No. 21, 2nd Floor, Wing – C, "**Gitanjali**", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'42.5"N 72°51'23.2"E

Valuation Prepared for:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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

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Valuation Report Prepared For: Cosmos Bank / Vile Parle (East) Branch / Mr. Vijaykumar Prajapati (6852/2304900)

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Vastu/Mumbai/02/2024/6852/2304900 10/05-122-PANI Date: 10.02.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 21, 2nd Floor, Wing – C, "**Gitanjali**", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India belongs to **Mr. Vijaykumar Prajapati & Mrs. Janki Prajapati**.

Boundaries of the property.

North : Panchsheel Building

South : Road

East : SBI Quarters & Road

West : Road

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 ₹ 1,06,61,040.00 (Rupees One Crore Six Lakh Sixty One Thousand 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar

B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar o=Vastukala Consultants (I) Pvt. Lfd, ou=CMD, email=cmd@vastukala.prg, c=

Auth. Sign

Date: 2024.02.10 11:58:47 +05'30

Manual A Application of the Control of the Control

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl. Valuation Report



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<u>Valuation Report of Residential Flat No. 21, 2nd Floor, Wing – C, "Gitanjali", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India.</u>

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 10.02.2024 for Bank Loan Purpose				
2	Date of inspection	09.02.2024				
3	Name of the owner/ owners	Mr. Vijaykumar Prajapati & Mrs. Janki Prajapati				
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. 21, 2nd Floor, Wing – C, "Gitanjali", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India. Contact Person: Mrs. Janki Prajapati (Owner) Contact No.: 9820891041				
6	Location, street, ward no	Off Western Express Highway, Laxmandas Raheja Marg				
7	Survey/ Plot no. of land	Plot No. 17, Survey No. 287, CTS No. 581/A/16 of village Malad (East), P – North Ward				
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	2				
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 378.00 Flowerbed Area in Sq. Ft. = 51.00 Total Carpet Area in Sq. Ft. = 429.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 510.00 (Area as per Agreement for Sale)				
13	Roads, Streets or lanes on which the land is abutting	Off Western Express Highway, Laxmandas Raheja Marg				
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	N. A.				





	(ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer			
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?	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 MCGM norms Percentage actually utilized - Details not available		
26	RENTS	7		
	(i) Names of tenants/ lessees/ licensees, etc	N.A.		
	(ii) Portions in their occupation	dn.e. Create		
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 22,000.00 Expected rental income per month		
	(iv) Gross amount received for the whole property	N.A.		
27				
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
	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.	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.
	COST OF CONSTRUCTION	/
41	Year of commencement of construction and year of completion	Year of Completion – 1986 (As per Agreement)
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.	ina.Create
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess Fair Market Value as on 10.02.2024 for Residential Flat No. 21, 2nd Floor, Wing – C, "**Gitanjali**", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India belongs to **Mr. Vijaykumar Prajapati** & **Mrs. Janki Prajapati**.





We are in receipt of the following documents:

1	Copy of Agreement for sale dated 15.10.2005 b/w Mrs. Sushila M. Gidwani (The Transferor) and Mr.
	Vijaykumar Prajapati & Mrs. Janki Prajapati (The Transferee)
2	Copy of Society NOC letter dated 15.09.2005
3	Copy of Society Registration Certificate dated 05.11.1988
4	Copy of Electricity Bill CA No. 151867961 issued by Adani Electricity in the name of Vijaykumar Shyamlal
	Prajapati & Janki Vijaykumar Prajapati

LOCATION:

The said building is located at Plot No. 17, Survey No. 287, CTS No. 581/A/16 of village Malad (East), P – North Ward, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India. It is at a walking distance of 450 Mts. from Dindoshi Metro station. The surrounding locality is Residential

BUILDING:

The building under reference is having Ground + 3 upper floors. It is a R.C.C. Framed Structure framed Structure 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. 2nd floor is having 4 Residential Flats. No Lift is provided in the building.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. 1 BHK flat). The Residential Flat is finished with vitrified tile flooring, Teak Wood door frame with Flush doors, Cement paint type, Acrylic OBD painting, Powder Coated Aluminium Sliding windows & Concealed electrification and concealed plumbing.

Valuation as on 10th February 2024

The Puilt up Area of the Posidential Elet			
The Built up Area of the Residential Flat	The Built up Area of the Residential Flat	: 51	0.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building		1986 (As per Agreement)	
Expected total life of building	11	60 Years	
Age of the building as on 2024	;	38 Years	
Cost of Construction		510.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,28,000.00	
Depreciation {(100-10) X 38 / 60}		57.00%	
Amount of depreciation	:	₹ 8,13,960.00	
Guideline rate obtained from the Stamp Duty Ready	:	₹ 1,19,178.00 per Sq. M.	
Reckoner for new property		i.e. ₹ 11,072.00 per Sq. Ft.	
Guideline rate (after depreciate)		₹ 97,804.00 per Sq. M.	
		i.e. ₹ 9,086.00 per Sq. Ft.	
Prevailing market rate	:	₹ 22,500.00 per Sq. Ft.	
Value of property as on 10.02.2024	:	510.00 Sq. Ft. X ₹ 22,500.00 = ₹ 1,14,75,000.00	





(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	:	₹ 1,14,75,000.00 - ₹ 8,13,960.00 =
10.02.2024		₹ 1,06,61,040.00
Total Value of the property	:	₹ 1,06,61,040.00
The Realizable value of the property	:	₹ 95,94,936.00
Distress value of the property	:	₹ 85,28,832.00
Insurable value of the property	:	₹ 14,28,000.00
Guideline value of the property		₹ 46,33,860.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 21, 2nd Floor, Wing – C, "Gitanjali", New Gitanjali Co-op. Hsg. Soc. Ltd., Raheja Township, Malad (East), Mumbai, PIN – 400 097, State – Maharashtra, Country – India for this particular purpose at ₹ 1,06,61,040.00 (Rupees One Crore Six Lakh Sixty One Thousand Forty Only) as on 10th February 2024.

NOTES

- I, Sharad Chalikwar with my experience and ability to judgment | am of the considered opinion that the fair market value of the property as on 10th February 2024 is ₹ 1,06,61,040.00 (Rupees One Crore Six Lakh Sixty One Thousand 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.

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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

			<u> </u>		
1.	No. of floors and height of each floor		Ground + 3 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 co	onstruction	1986 (As per Agreement)		
4	Estimated future life		22 Years Subject to proper, preventive periodic		
			maintenance & structural repairs		
5	Type of c	onstruction- load bearing	R.C.C. Framed Structure		
-		C frame/ steel frame			
6	Type of fo	oundations	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 an	d Windows	Teak Wood door frame with Flush doors, Powder		
•			Coated Aluminium Sliding windows		
10	Flooring		Vitrified tiles flooring		
11	Finishing	X 1	Cement Plastering + POP finish		
12		and terracing	R.C.C. Slab		
13		rchitectural or decorative features,	No.		
13	if any	remitectural of decorative realtines,	No		
14	(i)	Internal wiring – surface or	Concealed electrification		
	(')	conduit			
	(ii)	Class of fittings: Superior/	Concealed plumbing		
		Ordinary/ Poor.	1 1		
15		installations	/ _ /		
	(i)	No. of water closets	As per Requirement		
	(ii)	No. of lavatory basins	1		
	(iii)	No. of urinals			
10	(iv)	No. of sink	Ordinary		
16	white/ord	fittings: Superior colored / superior	Ordinary		
17	Compour		Provided		
	Height ar		6'.0" High, R.C.C. column with B. B. masonry		
		construction	wall		
18	No. of lift	s and capacity	Not Provided		
19		und sump – capacity and type of	R.C.C tank		
	construct				
20	Over-head tank		R.C.C tank on terrace		
	Location, capacity				
21	Type of construction Pumps- no. and their horse power		May be provided as per requirement		
22		nd paving within the compound	Cement concrete in open spaces, etc.		
44		ate area and type of paving	Sometic ontorote in open spaces, etc.		
23		disposal – whereas connected to	Connected to Municipal Sewerage System		
		wers, if septic tanks provided, no.			
	and capa				





Actual site photographs



















Actual site photographs





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Route Map of the property Site u/r





Latitude Longitude - 19°10'42.5"N 72°51'23.2"E

Note: The Blue line shows the route to site from nearest metro station (Dindoshi – 450 Mts.)





Ready Reckoner Rate

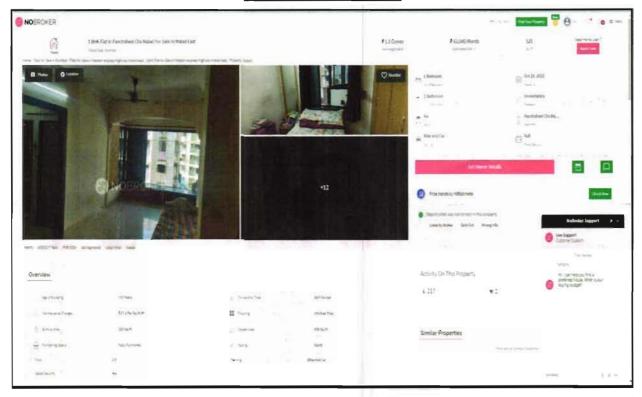


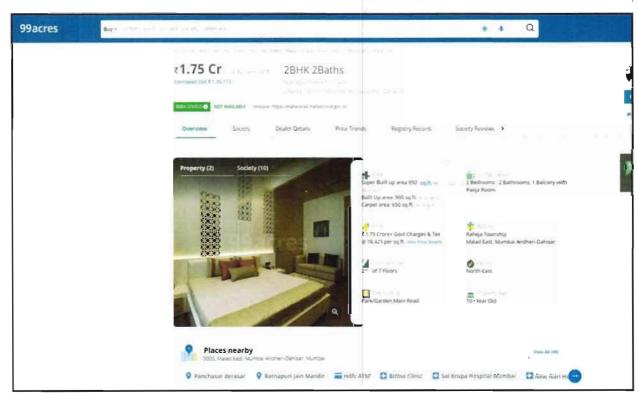
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Price Indicators

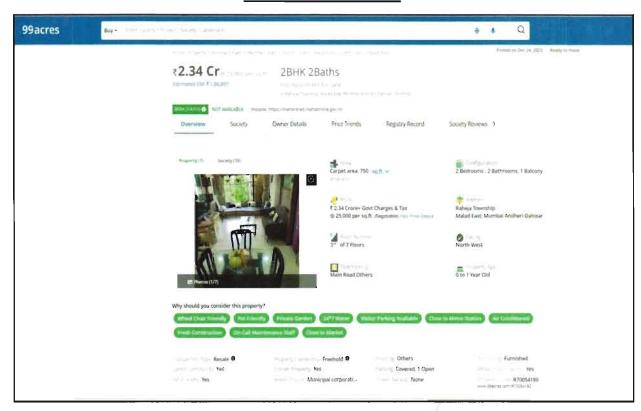


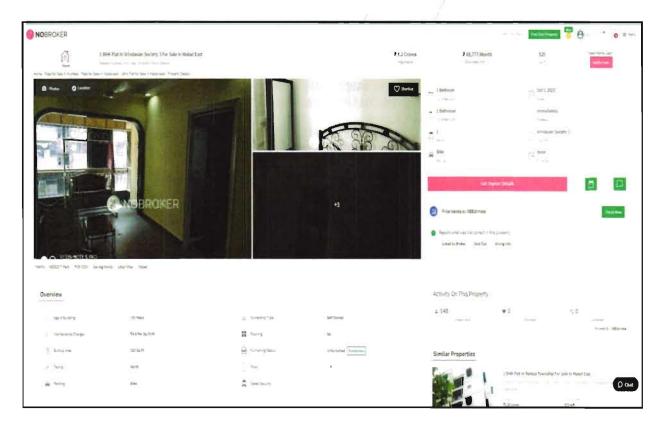






Price Indicators









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 10th 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:

- 1. Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- The property is exposed for a reasonable time on the open market. 3.
- 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.
- There is no direct/ indirect interest in the property valued. 5.
- 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 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 ₹ 1,06,61,040.00 (Rupees One Crore Six Lakh Sixty One Thousand Forty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD

Classification of the property of the

Sharadkumar B. Chalikwar

Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd.. ou=CMD, email=cmd@vastukala.ord Date: 2024.02.10 11:59:09 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India)

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

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