

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Gopal Krishna Ramdular Bina**

Residential Flat No. 303, 3rd Floor, Wing – H, "**Gurukrupa Complex**", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.

Latitude Longitude: 19°11'04.8"N 73°02'42.7"E

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Valuation Done for:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai - 400 086, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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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. 303, 3rd Floor, Wing – H, "Gurukrupa Complex", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612, State – Maharashtra, Country – India belongs to **Mr. Gopal Krishna Ramdular Bina**.

Boundaries of the property:

North	Astagandha Apartment
South	Wing – F
East	Internal Road
West	Ayush Apartment

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 **₹ 11,81,600.00 (Rupees Eleven Lakh Eighty One Thousand Six Hundred 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.**

**Sharadkumar
B. Chalikwar**

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.13 12:34:05 +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. 303, 3rd Floor, Wing – H, "Gurukrupa Complex", Diva – Dativli Road,
Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612,
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 13.03.2024 for Bank Loan Purpose
2	Date of inspection	10.02.2024
3	Name of the owner/ owners	Mr. Gopal Krishna Ramdular Bina
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	Address: Residential Flat No. 303, 3 rd Floor, Wing – H, "Gurukrupa Complex", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612, State – Maharashtra, Country – India. Contact Person Mr. Ravishankar Bina (Owner's Representative) Contact No. 7906168430
6	Location, street, ward no	Divia – Dativli Road
7	Survey/ Plot no. of land	Survey No. 140, Hissa No. 2 of Village - Dativali
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. = 250.00 (Area as per Actual site measurement) Built up Area in Sq. Ft. = 350.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Divia – Dativli Road
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of	N.A.

	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	
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?	Owner Occupied
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
26	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
	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	₹ 2,500.00 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	Give details of the water and electricity charges, if	N.A.

	any, to be borne by the owner	
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 – 2007 (As per Possession Letter)
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, Ghatkopar (West) Branch, we have valued Residential Flat No. 303, 3rd Floor, Wing – H, "**Gurukrupa Complex**", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612, State – Maharashtra, Country – India belongs to **Mr. Gopal Krishna Ramdular Bina**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 15.11.2005
2	Copy of Possession Letter dated 04.12.2007

LOCATION:

The said building is located Survey No. 140, Hissa No. 2 of Village – Dativali, Diva (East). It is at a travel distance of 750 Mts. from Diva Railway station. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground + 4 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. 3rd floor is having 5 Residential flats. Lift is not provided in the building.

Residential Flat:

The Residential flat under reference is situated on the 3rd Floor. The Composition of Residential flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (**i.e. 1 BHK**). The Residential Flat is finished with Vinyl Carpet Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & Casing Capping electrification, Open Plumbing.

Valuation as on 13th March 2024

The Built up Area of the Residential Flat	: 350.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2007 (As per Possession Letter)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 16 Years
Cost of Construction	: 350.00 Sq. Ft. X ₹ 2,600.00 = ₹ 9,10,000.00
Depreciation	: $\{(100-10) \times 16\} / 60.00 = 24.00\%$
Amount of depreciation	: ₹ 2,18,400.00
Ready Reckoner	₹ 34,300.00 Sq. M. i.e.
Guideline rate obtain from the stamp Duty	: ₹ 3,187.00 Sq. Ft.
Ready Reckoner rate after Depreciation	₹ 29,964.00 Sq. M. i.e. ₹ 2,784.00 Sq. Ft.
Value of property as on 13.03.2024	: 350.00 Sq. Ft. X ₹ 4,000.00 = ₹ 14,00,000.00

(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 13.03.2024	: ₹ 14,00,000.00 ₹ - ₹ 2,18,400.00 = ₹ 11,81,600.00
Value of the property	: ₹ 11,81,600.00
The realizable value of the property	: ₹ 10,63,440.00
Distress value of the property	: ₹ 9,45,280.00
Insurable value of the property	: ₹ 9,10,000.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 303, 3rd Floor, Wing – H, "Gurukrupa Complex", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativli, Diva (East), Thane – 400 612, State – Maharashtra, Country – India for this particular purpose at **₹ 11,81,600.00 (Rupees Eleven Lakh Eighty One Thousand Six Hundred Only.) as on 13th March 2024.**

NOTES

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 **13th March 2024** is at **₹ 11,81,600.00 (Rupees Eleven Lakh Eighty One Thousand Six Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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 + 4 upper floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 3 rd floor
3	Year of construction	2007 (As per Possession Letter)
4	Estimated future life	44 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	Vinyl Carpet 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	Concealed
	(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	Not Provided
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



Route Map of the property

Site u/r



Latitude Longitude: 19°11'04.8"N 73°02'42.7"E

Note: The Blue line shows the route to site from nearest Diva Railway station (Diva – 750 Mts.)

Ready Reckoner



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rates
User Manual
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Year 20232024 **Language** English

Annual Statement of Rates

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : दिवा

Search By Survey No Location

Enter Survey No 140

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.S.)	Attribute
35/126-21अ) दिवा गावठाण व्यक्तिरीक्त इतर सर्व मिळकती सर्वे नंबर	7200	34300	39500	43100	39500	चौ. मीटर	सर्वे नंबर

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Price Indicators

This screenshot shows a NOBROKER listing for a 1 BHK flat in Sand Apartment, Thane. The listing includes an interior photo of the apartment, a price of ₹ 7,45,61,000, and a monthly rent of ₹ 7,45,610. The listing is for a 1 BHK unit with 1 bathroom, 1 balcony, and 1 parking space. The listing is for a 1 BHK unit in Sand Apartment, Thane. The listing is for a 1 BHK unit in Sand Apartment, Thane. The listing is for a 1 BHK unit in Sand Apartment, Thane.

Category	Value	Category	Value
Age of Building	3.27 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 7 Per Sq.Ft/M	Flooring	SA
Subsid Area	200 Sq.Ft	Furnishing Status	Unfurnished
Facing	East/Midwest	Pool	NT
Parking	One	Water Security	Yes

This screenshot shows a NOBROKER listing for a 1 BHK flat in Sandesh Complex, Doha. The listing includes an exterior photo of the building, a price of ₹ 11,45,61,000, and a monthly rent of ₹ 11,45,610. The listing is for a 1 BHK unit with 1 bathroom, 1 balcony, and 1 parking space. The listing is for a 1 BHK unit in Sandesh Complex, Doha. The listing is for a 1 BHK unit in Sandesh Complex, Doha.

Category	Value	Category	Value
Age of Building	2.22 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 11 Per Sq.Ft/M	Flooring	Marble Tiles
Subsid Area	200 Sq.Ft	Upper Area	200 Sq.Ft
Furnishing Status	Self	Facing	East
Pool	Y	Flooring	Mar
Water Security	-		

Price Indicators

NOBROKER
1 BHK Flat in Vasthulal Plaza For Sale in Thane
 ₹ 12 Lacs
 ₹ 6,267/Month
 470 sqft

Overview

Age of Building	100 Years	Ownership Type	Self Owned
Homeowner Charge	₹ 2.2 Per Sq.Ft/M	Flooring	Carpet
Built-up Area	470 Sq.ft	Furnishing Status	Unfurnished
Facing	East	Pool	NA
Permit	None	Over Security	No

Activity On This Property: 2, 0, 0

Similar Properties: 1 BHK Flat in Balaram Plaza For Sale in Dombivli

NOBROKER
1 BHK Flat in WJ Complex C/O For Sale in Dombivli
 ₹ 20 Lacs
 ₹ 13,862/Month
 340 sqft

Overview

Age of Building	100 Years	Ownership Type	Self Owned
Homeowner Charge	₹ 2.2 Per Sq.Ft/M	Flooring	Carpet
Built-up Area	340 Sq.ft	Furnishing Status	Unfurnished
Facing	West	Pool	NA
Permit	None	Over Security	No

Activity On This Property: 2, 61, 3

Similar Properties: 1 BHK Flat in WJ Complex C/O For Sale in Dombivli

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 **13th March 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 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.

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 **₹ 11,81,600.00 (Rupees Eleven Lakh Eighty One Thousand Six Hundred Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

B. 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.13 12:34:22 +05'30'

Auth. Sign.

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