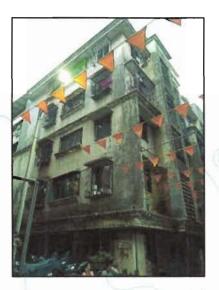
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Mr. 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.



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





Valuation Report Prepared For: Cosmos Bank / Ghatkopar (West) Branch/ Mr. Gopal Krishna Ramdular Bina (6875/2305472)

Page 2 of 16

Vastu/Mumbai/03/2024/6875/2305472 13/02-220-NI

Date: 13.03.2024

### **VALUATION OPINION REPORT**

The property bearing Residential Flat No. 303, 3<sup>rd</sup> 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 Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd\_wastukala.org, c=JN

Date: 2024.03.13 12:34:05 +05 30'

Auth. Sign.

Director

#### 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



Regd. Office: 81-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24
mumbai@vastukala.org

# <u>Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing – H, "Gurukrupa Complex", Diva – Dativli Road, Opp. Sidhivinayak Gate, Village – Dativali, Diva (East), Thane – 400 612, </u>

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, 3rd 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	Diva – Datívli 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?	
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	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	Diva – Dativli Road
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of	N.A.



	lease and to	of commencement and termination of erms of renewal of lease. mium rent payable per annum	
	(iii) Unearne	ed increase payable to the Lessor in the e or transfer	
16		restriction covenant in regard to use of attach a copy of the covenant.	As per documents
17		any agreements of easements? If so by of the covenant	Information not available
18	Planning S	nd fall in an area included in any Town icheme or any Development Plan of t or any statutory body? If so give	
19		nt or is any demand for such contribution	Information not available
20	acquisition	ole or part of the land been notified for by government or any statutory body? f the notification.	N.A.
21	Attach a dir	nensioned site plan	N.A.
	IMPROVEN		
22		ns and elevations of all structures 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 buildi	ng owner occupied/tenanted/both?	Owner Occupied
25		erty owner occupied, specify portion and ea under owner-occupation	Fully
26	Percentage	actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized - Details not available
	RENTS	Think.lnnov	rate.Create
	(i)	Names of tenants/ lessees/ licensees, etc	
	(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		
	-	s of the water and electricity charges, If	





	any to be harne by the owner	
00	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?	
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?	
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	
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.	/
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 up on, the basis of arriving at the land rate	N.A.
	COST OF CONSTRUCTION	1
41	completion	Year of Construction – 2007 (As per Possession Letter)
42	What was the method of construction, by contract/By employing Labour directly/ both?	NATE. Create
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, 3<sup>rd</sup> 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		(B)	
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 3<sup>rd</sup> 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 Decidential Flat	250.00.0- 54	
The Built up Area of the Residential Flat	: 350.00 Sq. Ft.	

#### **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) x 16}/60.00 = 24.00%
Amount of depreciation	:	₹ 2,18,400.00
Ready Reckoner Guideline rate obtain from the stamp Duty	:	₹ 34,300.00 Sq. M. i.e. ₹ 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	15	₹ 10,63,440.00
Distress value of the property	1	₹ 9,45,280.00
Insurable value of the property	V:	₹ 9,10,000.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing – H, "Gurukrupa Complex", Diva – Dativii Road, Opp. Sidhivinayak Gate, Village – Dativali, 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 13<sup>th</sup> 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 13<sup>th</sup> 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.
- 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:

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#### ANNEXURE TO FORM 0-1

1	No.	of floors and height of each floor	Ground + 4 upper floors		
2	Plint	h area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat 3 <sup>rd</sup> floor		
3	Year	of construction	2007 (As per Possession Letter)		
4	Estin	nated future life	44 years Subject to proper, preventive perio maintenance and structural repairs.		
5		e of construction- load bearing walls/RCC e/ steel frame			
6	Туре	e of foundations	R.C.C. Foundation		
7	Walls	S	All external walls are 9" this are 6" thick.	ck and partition walls	
8	Parti	tions	6" thick brick wall		
9	Door	s and Windows	Teak wood door frame Aluminium sliding windows	with Flush doors,	
10	Floor	ring	Vinyl Carpet Flooring		
11	Finis	hing	Cement Plastering		
12	Roof	ing and Terracing	R.C.C. Slab	-	
13	Spec	sial architectural or decorative features, if	No.		
15	(i)	Internal wiring: surface/conduit	Concealed		
	(ii)	Class of fittings: Superior/Ordinary/Poor.	Ordinary		
15	Sani	tary installations			
	(i)	No. of water closets	As per requirement		
	(ii)	No. of lavatory basins			
	(iii)	No. of urinals	/		
	(iv)	No. of sinks	/		
16		s of fittings: Superior colored / superior e/ordinary.	Ordinary		
17			5'.6" High, R.C.C. columns wall.	with B. B. Masonry	
18	No. o	of lifts and capacity	Not Provided	_	
19	_ ' :				
20	Over-head tank Location, capacity Type of construction				
21	Pum	ps- no. and their horse power	May be provide as per requirement		
22	Road				
23	Sewa	age disposal – whereas connected to public ers, if septic tanks provided, no. and	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.)





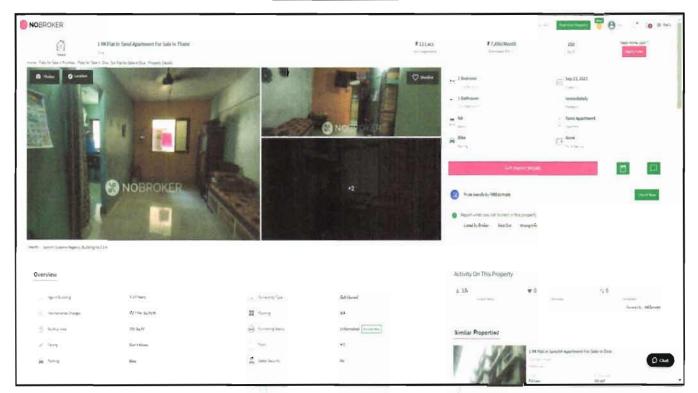
## **Ready Reckoner**

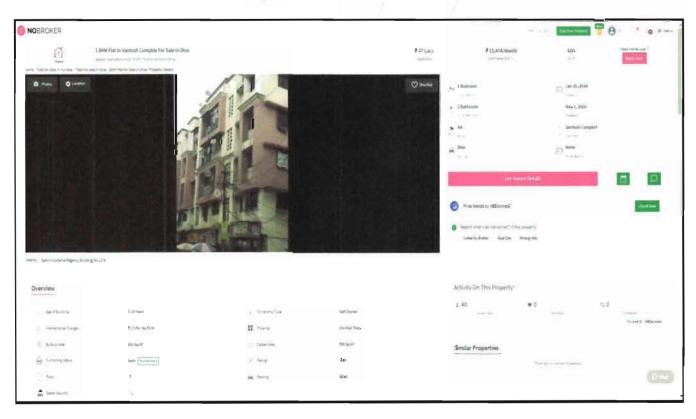


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## **Price Indicators**

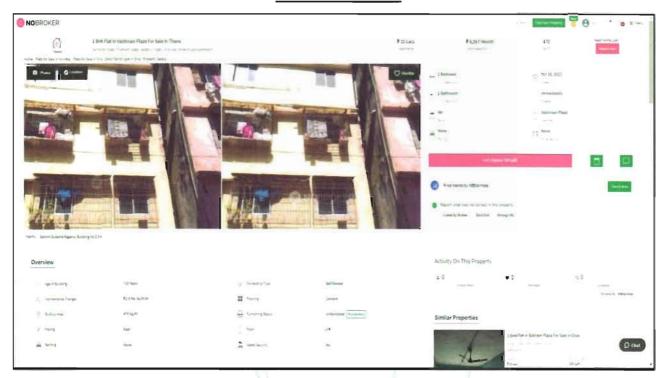


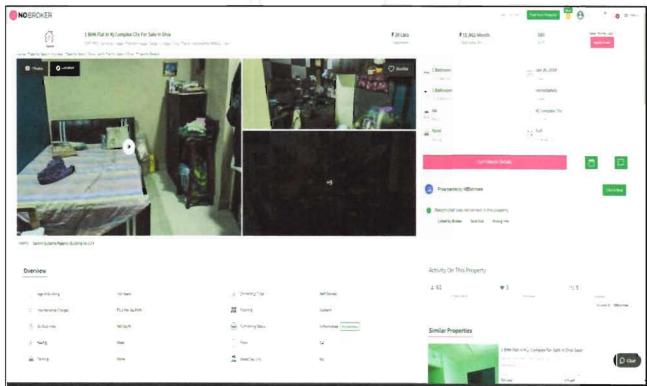






## **Price Indicators**









#### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference 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
- 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.

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#### **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 Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar,

B. Chalikwar

Director

o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=€md@vastukala.org, c=IN Date: 2024.03.13 12:34:22 +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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