

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Akhilesh Kumar B. Gupta**

Residential Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.",
Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'16.5"N 72°50'55.3"E

Valuation Done for:

**Cosmos Bank
Bhayandar Branch**

Shop Nos. 3, 4, 5, Rishabh Apartment No. 5A, Patel Nagar No. 1, Station Road,
Bhayandar (West), State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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
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mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.", Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India belongs to **Mr. Akhilesh Kumar B. Gupta.**

Boundaries of the property.

North	:	Parag Building
South	:	Jai Ambe Mata Mandir Road
East	:	Navkar Jewellers
West	:	Murlidhar 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 **₹ 14,40,563.00 (Rupees Fourteen Lakh Forty Thousand Five Hundred Sixty Three 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**
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: 2024.02.14 11:34:45 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl.: Valuation report



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Valuation Report of Residential Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.", Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, 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 14.02.2024 for Banking Purpose
2	Date of inspection	13.02.2024
3	Name of the owner/ owners	Mr. Akhilesh Kumar B. Gupta
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 Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.", Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India. Contact Person: Mr. Sarita Gupta (Owner's wife)
6	Location, street, ward no	Jai Ambe Mata Mandir Road, Bhayander (West)
	Survey/ Plot no. of land	Old Survey No. 3, New Survey No. 368 of Village – Bhayander
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 161.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 197.00 (Area as per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	N. A.

	(i) Initial Premium (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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized - Details not available
26	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	₹ 3,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
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 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 Room 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	1987 (Approx.)
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, Bhayandar Branch for Housing Loan as on 14.02.2024 for Residential Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.", Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India belongs to **Mr. Akhilesh Kumar B. Gupta**.

We are in receipt of the following documents:

1	Copy of Gift Deed dated 05.12.2022 between Mr. Rameshwar B. Gupta (the Donor) AND Mr. Akhilesh Kumar B. Gupta (the Donee).
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LOCATION:

The said building is located at Old Survey No. 3, New Survey No. 368 of Village – Bhayander, Taluka & District – Thane. The property falls in residential zone. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. 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. Ground floor is having 6 residential rooms. Lift not provided in the building.

Residential Room:

The Residential Room under reference is situated on the Ground Floor. It consists of Living Room + Kitchen + WC & Bath (i.e., 1RK). It is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Aluminium Sliding windows & Concealed electrification, Cement plastering.

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Valuation as on 14th February 2024.

The Built Up Area of the Residential Room	:	197.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1987 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	37 Years
Cost of Construction	:	197.00 X 2,500.00 = ₹ 4,92,500.00
Depreciation	:	55.50%
Amount of depreciation	:	₹ 2,73,337.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,700.00 per Sq. M. i.e., ₹ 6,568.00 per Sq. Ft.
Guideline rate obtained after Depreciation	:	₹ 53,051.00 per Sq. M. i.e., ₹ 4,929.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,700.00 per Sq. Ft.
Value of property as on 14.02.2024	:	197.00 Sq. Ft. X ₹ 8,700.00 = ₹ 17,13,900.00

(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 14.02.2024	:	₹ 17,13,900.00 (-) ₹ 2,73,337.00 ₹ 14,40,563.00
Total Value of the property	:	₹ 14,40,563.00
The realizable value of the property	:	₹ 12,96,507.00
Distress value of the property	:	₹ 11,52,450.00
Insurable value of the property	:	₹ 4,92,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Room No. 1, Ground Floor, "New Atanja Co-op. Hsg. Soc. Ltd.", Jai Ambe Mata Mandir Road, Bhayander (West), Thane – 401101, State – Maharashtra, Country – India this particular purpose at **₹ 14,40,563.00 (Rupees Fourteen Lakh Forty Thousand Five Hundred Sixty Three Only)** as on **14th February 2024.**

NOTES

1. I, Manoj 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 **14th February 2024** is **₹ 14,40,563.00 (Rupees Fourteen Lakh Forty Thousand Five Hundred Sixty Three 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

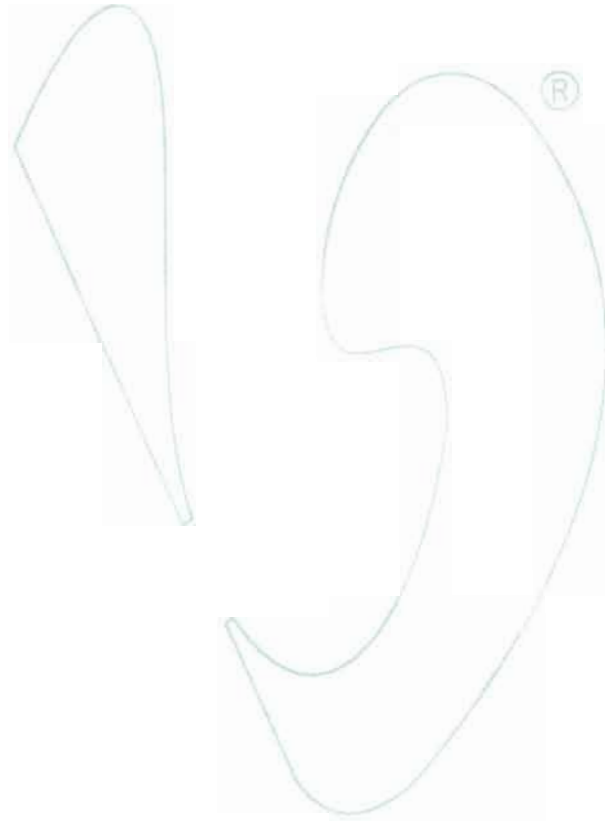
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
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 Room situated on Ground Floor
3.	Year of construction	1987 (Approx.)
4.	Estimated future life	23 Years, Subject to proper, preventive periodic maintenance & 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 door, Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	No 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 provided as per requirement
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 sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



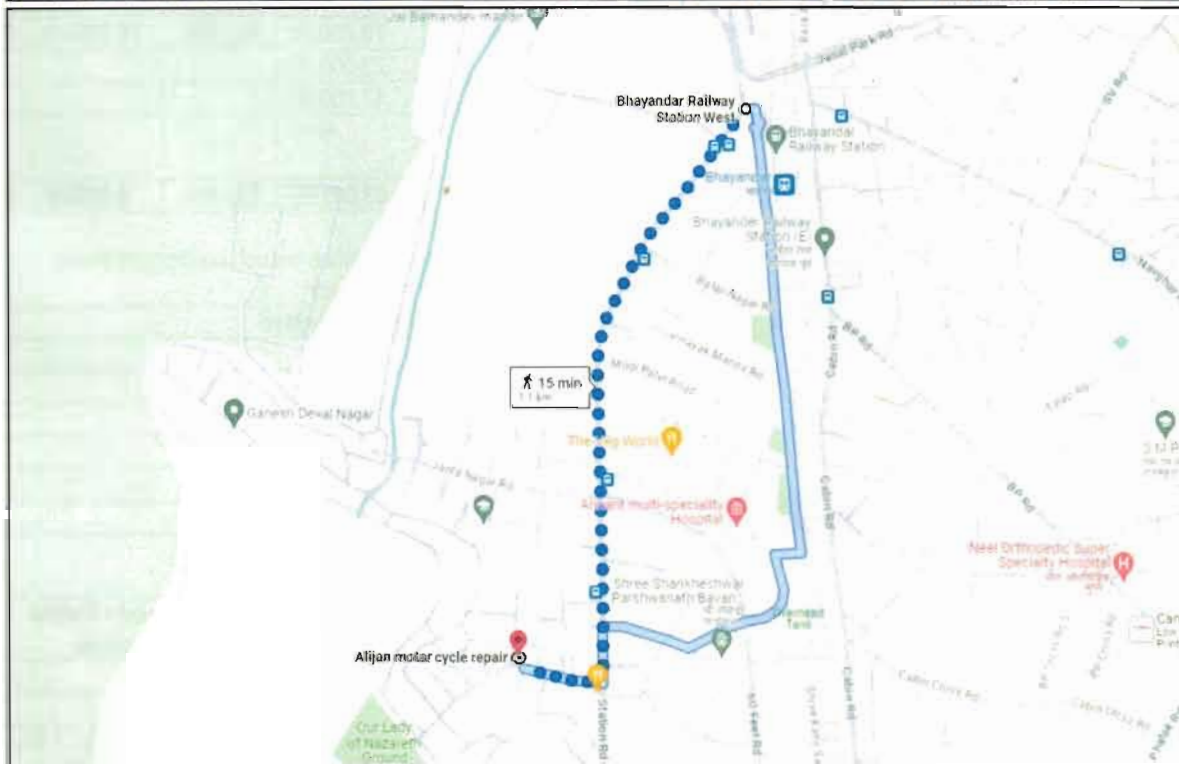
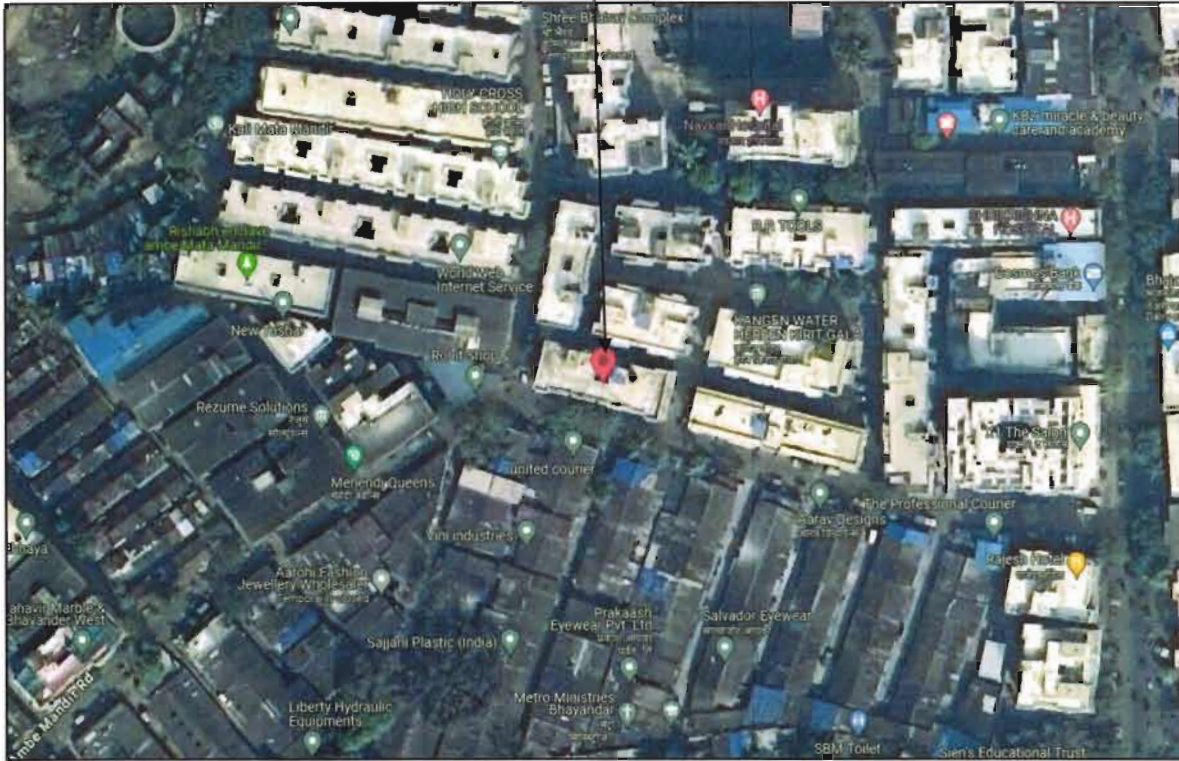
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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°18'16.5"N 72°50'55.3"E


Note: The Blue line shows the walkable route distance to site from nearest railway station (Bhayandar – 1.1 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Gaon] Bhayander No. 1 (Mira E)

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी इमारतिका	श्रीधरिस दुकाने	श्रीधरिस (Rs./)	एकक (Rs./)
SurveyNo	1/1-अ) टिका नंबर : 1 रस्ता विभाग - भाईंदर स्टेशनचे पश्चिमेकडील स्टेशन पासून भाईंदर गावठाणच्या पश्चिमेस टोका पर्यंत रस्त्याच्या दोन्ही बाजूकडील उर्गोनी भाग अन्वयेच्या मिळकती	23000	70700	81400/102100	81400	वॉ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,700.00			
Reduced by 0% on Flat Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	70,700.00	Sq. Mtr.	70,700.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,000.00			
The difference between land rate and building rate (A – B = C)	47,700.00			
Depreciation Percentage as per table (D) [100% - 37%] (Age of the Building – 37 Years)	63%			
Rate to be adopted after considering depreciation [B + (C x D)]	53,051.00	Sq. Mtr.	4,929.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER | 1 RK Flat in Meghna C.H.S. Ltd For Sale in Bhayandar West | ₹ 23 Lacs | ₹ 14,328/Month | 345

Home | Flats for Sale in Mumbai | Flats for Sale in Bhayandar West | 1 RK Flat for Sale in Bhayandar West | Property Details

Photos | Location | Shared

1 Bedroom | 1 Bathroom | RA | 5BHK

Oct 22, 2023 | Immediately | Meghna C.H.S. Ltd | Name

Get Owner Details

Price trends by 1B Estimate

Report error or non-avail. contact us for property

Linked by Broker | Sold Out | Wrong Info

Activity On This Property

178 | 2

Overview

Age of Building | 45 Years | Ownership Type | Self Owned

Maintenance Charges | ₹ 3 Per Sq.Ft/M | Flooring | NA

Listing Status | Unapproved | Approved

Similar Properties

NOBROKER | 1 RK Flat in Gautam Nagar Chu For Sale in Bhayandar West | ₹ 28 Lacs | ₹ 18,048/Month | 340

Home | Flats for Sale in Mumbai | Flats for Sale in Bhayandar West | 1 RK Flat for Sale in Bhayandar West | Property Details

Photos | Location | Shared

1 Bedroom | 1 Bathroom | RA | 5BHK

Nov 16, 2023 | Immediately | Gautam Nagar Chu | Name

Get Owner Details

Price trends by 1B Estimate

Report error or non-avail. contact us for property

Linked by Broker | Sold Out | Wrong Info

Activity On This Property

84 | 0

Overview

Age of Building | 45 Years | Ownership Type | Self Owned

Maintenance Charges | ₹ 3 Per Sq.Ft/M | Flooring | Marble/Granite

Listing Status | Unapproved | Approved

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th 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.
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.
5. There is no direct/ indirect interest in the property valued.
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 **₹ 14,40,563.00** (Rupees Fourteen Lakh Forty Thousand Five Hundred Sixty Three Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.14 11:35:10 +05'30'

Auth. Sign.

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