

18990/2021



VALUATION REPORT

**MR. RAMAKANT GIRDHARILAL JOSHI &
MRS. PUSHPA RAMAKANT JOSHI**



**FLAT NO. 702, 7TH FLOOR, BUILDING NO. 3, "ASHWOOD C.H.S.
LTD.", ACME OZONE, VILLAGE-CHITALSAR MANPADA,
THANE (WEST) 400 610**

FOR

BANK OF BARODA, BHIWANDI BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/312, 3rd Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- praksisconsultants@gmail.com /info@praksisconsultants.com

05/12
06/119

CERTIFICATE

Date : 18th June, 2021

To,
Bank Of Baroda,
Bhiwandi Branch,

We have carried out the valuation of Flat pertaining to **Mr. Ramakant Girdharilal Joshi & Mrs. Pushpa Ramakant Joshi** at Flat No. 702, 7th Floor, Building No. 3, "Ashwood C.H.S. Ltd.", Acme Ozone, Village-Chitalsar Manpada, Thane (West) 400 610

On the basis of the data/ information furnished by **Bank of Baroda** our visual inspection, observations, analysis and judgement, We are of the opinion that the present value of the above referred assets to be considered as **Rs. 1,53,45,390/- (Rupees One Crore Fifty Three Lakhs Forty Five Thousand Three Hundred Ninety Only)** as on 18th June, 2021

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.

Praxis



**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY**

FROM-0-1
 REPORT OF VALUATION OF IMMOVABLE PROPERTY
 PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

1. GENERAL INFORMATION:

	Ref No.	:	PR/PCVPL/VLN/BOB/18990/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank Of Baroda, Bhiwandi Branch, Flat
2.	Visit date on which valuation made	:	18 TH June, 2021 (Er. Arjun) Along With Ramakant Joshi
3	Name of the Proposed Owner/Seller/ Purchaser /	:	Mr. Ramakant Girdharilal Joshi & Mrs. Pushpa Ramakant Joshi
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50 % Each
5	Brief description of property Deed		Flat No. 702, 7 th Floor, Building No. 3, "Ashwood C.H.S. Ltd.", Acme Ozone, Village-Chitalsar Manpada, Thane (West) 400 610 The Residential property is Flat No. 702, On 7 th Floor situated at above address is 6.5 Kms away from Thane Railway Station All civic amenities are nearby & within easy reach. Our Engineer visited the property on 18/6/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records
5.1	Documents provided to us:-		1] Agreement Made Between Mrs. Anagha Ravindra Naik & Mr. Ravindra Naik And Mr. Ramakant Girdharilal Joshi & Mrs. Pushpa Ramakant Joshi Dated 31/10/2015 2] Electricity Bill
	Boundaries	As per Document	As per Building As per Flat
	East Side	N.A.	Road Lobby
	West Side		Road Open To Air
	North Side		Acme Ozone Phase-1 Flat No. 701
	South side		Oakwood Building Lift
5.2	Accommodation:-		1 Living Room 1 Kitchen 3 Bedroom 3 Bathroom 1 Balcony 1 Dry Balcony
	This Flat has Following Amenities:-		



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	<p>1] Flooring</p> <p>2] Door</p> <p>3] Windows</p> <p>4] Walls Internally</p> <p>5] Walls Externally</p> <p>6] wiring</p> <p>7] Plumbing</p> <p>8] Flooring WC/Bath</p> <p>9] Kitchen Flooring</p> <p>10] Lift</p> <p>11] Structure</p> <p>12] Roof</p> <p>13] Other</p> <p>14] Pavement Building</p> <p>15] Compound wall</p> <p>16] Amenities</p>	<p>Ceramic</p> <p>Wooden With Safety Door</p> <p>Aluminum Sliding Windows</p> <p>Dry Distemper Oil Bond</p> <p>Sand Faced</p> <p>Concealed</p> <p>Concealed</p> <p>Marble</p> <p>Granite</p> <p>No</p> <p>RCC framed</p> <p>RCC</p> <p>N.A.</p> <p>Yes</p> <p>Yes</p> <p>Garden, Children Play Area, Health Club, Club House, Gym, CCTV, Indoor Games Facility</p>
Area of Property as per document		<p>Carpet Area = 866.72 Sq. Ft.</p> <p>Wardrobe Area = 35.95 Sq. Ft.</p> <p>Aggregate Carpet Area = 902.67 Sq. Ft.</p> <p>One Car Parking Space In Podium No. 1 Bearing No. 64</p> <p>As Per Agreement Given By Bank</p> <p>Built Up Area = 1083 Sq. Ft.</p>
Area of Property as per site measurement		<p>Carpet Area = 916 Sq. Ft.</p> <p>Balcony = 41 Sq. Ft.</p> <p>As Per Site Measurement</p>

Note: Approved Plan & Occupation Certificate Not Furnished By Client

Notes & Disclaimers:-

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
2. The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursement of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.
3. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
4. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property Our report does not cover verification of ownership title clearance, or legality and subject to adequacy of engineering / structural design.
5. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third part for the whole or any part of contents.
6. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.

7. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentions in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area as per judgment given by the MRTP commission.

8. Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others/ valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale / purchase of assets.

9. This report should be read with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.

6	Location, Street, Ward No.	:	Flat No. 702, 7 th Floor, Building No. 3, "Ashwood C.H.S. Ltd.", Acme Ozone, Village-Chitalsar Manpada, Thane (West) 400 610
7	Landmark	:	Acme Ozone, Near Khevra Circle
8	Survey / Plot No of Land	:	Gut No. 61/1, 61/2, of Village Chitalsar Manpada
9	Freehold & Leasehold ?	:	Freehold
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Residential area
11	Classification of locality - high class / middle class / poor class	:	Middle Class
12	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	:	All civic amenities are available within easy reach
13	Means and proximity to surface communication by which the locality is served	:	Train, Bus, Private Vehicle
14	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	:	As per Annexure
15	a) Is the property owner occupied, tenant, or both	:	Owner Occupied
	b) If partly occupied, specify portion and extent of area under owner occupation	:	Owner Occupied
16	Name & Registration No. of Co-op. Housing Society	:	Ashwood C.H.S. Ltd.
17	Share Certificate No and Face Values	:	-
18	Maha Rera No.	:	N.A.



Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Area X Construction cost



II. SALES AND MARKETABILITY:-

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2	Market Rates adopted	:	Details enclosed in this report
3	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquires with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method"

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Area	As Per Agreement	Site Measurement
	Carpet Area = 866.72 Sq. Ft. Wardrobe Area = 35.95 Sq. Ft. Aggregate Carpet Area = 902.67 Sq. Ft. One Car Parking Space In Podium No. 1 Bearing No. 64	Carpet Area = 916 Sq. Ft. Balcony = 41 Sq. Ft.
	Built Up Area = 1083 Sq. Ft.	
Rate adopted for valuation	RS. 17,000/- X 902.67 SQ. FT. RS. 1,53,45,390/-	
Market Value	Rs. 1,53,45,390/- (Rupees One Crore Fifty Three Lakhs Forty Five Thousand Three Hundred Ninety Only)	
Realisable Sale Value:-	Rs. 1,38,10,851/- (Rupees One Crore Thirty Eight Lakhs Ten Thousand Eight Hundred Fifty One Only)	
Distress Sale Value	Rs. 1,22,76,312/- (Rupees One Crore Twenty Two Lakhs Seventy Six Thousand Three Hundred Twelve Only)	
Govt. Rate	Rs. 1,08,900/- Sq. Mt. Rs. 10,117/- Sq. Ft.	



**ANNEXURE TO FORM-0-1
 TECHNICAL FOR THE PREMISES**

1.	No. of floors and height of each floor	:	Ground + P1 to P3 + 1 to 28 upper Floors
2	Location and Plinth Area	:	<p>Carpet Area = 866.72 Sq. Ft. Wardrobe Area = 35.95 Sq. Ft. Aggregate Carpet Area = 902.67 Sq. Ft.</p> <p>One Car Parking Space In Podium No. 1 Bearing No. 64 As Per Agreement Given By Bank</p> <p>Carpet Area = 916 Sq. Ft. Balcony = 41 Sq. Ft. As Per Site Measurement</p> <p>Built Up Area = 1083 Sq. Ft.</p>
3	Year of Construction	:	2016 (5 Years Completed)
4	Estimated future life	:	55 Years under normal working condition and regular maintenance.
5	Type of Construction	:	R. C. C
6	Type of foundation	:	R. C. C
7	WALLS	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Wooden With Safety Door & Aluminum Sliding Windows
9	Flooring (floor-wise)	:	Ceramic
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	RCC
12	Special architectural or decorative features	:	Ok
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of flitting superior / ordinary poor	:	Ok
14	a) Sanitary installations	:	Superior
	b) Class of fittings superior colored / superior white / ordinary	:	Ok
15	Compound Wall	:	Yes
16	No. of lifts and capacity	:	3 lift
17	Underground Sump	:	Yes
18	a) Capacity	:	Sufficient
	b) Type of construction	:	RCC



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19	Overhead Tank	:	Yes
	a) Where located	:	Terrace
	b) Capacity	:	Sufficient
	c) Type of construction	:	RCC
20	Pumps No.s and their horsepower	:	-
21	Roads and paving within the compound, approx area	:	No
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	-



VALUATION RATE:-

THIS FLAT IS ON 7TH FLOOR IN GROUND + P1 TO P3 + 1 TO 28 UPPER FLOORS BUILDING WITH THREE LIFTS AND IS 6.5 KM. AWAY FROM THANE RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 16,000/- TO RS. 18,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 17,000/- SQ. FT. INCLUDING CAR PARKING SPACE.

VALUATION

RS. 17,000/- X 902.67 SQ. FT.

RS. 1,53,45,390/-

MARKET VALUE

RS. 1,53,45,390/-

REALISABLE SALE VALUE:-

RS. 1,38,10,851/-

DISTRESS SALE VALUE:-

RS. 1,22,76,312/-

INSURANCE VALUE:-

RS. 21,66,000/-

GOVT. VALUE:-

RS. 1,09,56,711/-



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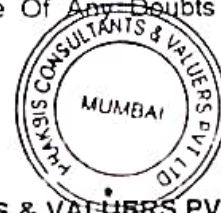
This Is To Certify That The Present Market Value of Flat No. 702, 7th Floor, Building No. 3, "Ashwood C.H.S. Ltd.", Acme Ozone, Village-Chitalsar Manpada, Thane (West) 400 610 Is Rs. 1,53,45,390/- (Rupees One Crore Fifty Three Lakhs Forty Five Thousand Three Hundred Ninety Only)

Declaration

I Hereby Declare That

- (A) The Opinion About Valuation And Information Furnished Is True And Correct To The Best Of My Knowledge & Belief.
- (B) We Have No Direct Or Indirect Interest In The Property Valued.
- (C) Our Report Does Not Cover Check Of Ownership, Title Clearance Or Legality. This Valuation Report Is Purely An Opinion And Has No Legal And Contractual Obligations On Our Part. The Rates Are Based On Current Market Condition And These May Vary With Time.
- (D) Unless Otherwise Specified The Valuation Is Based On Free And Transferable Title Without Any Hindrance Like Tenancy Etc.
- (E) The Valuation Is Based On The Site Visit & The Information Given By The Party.
- (F) Our Liability On This Assignment (Whether Arising From This Assignment, Negligence Or Whatsoever) Is Limited In Respect Of Any One Event Or Series Of Events To The Actual Loss Or Damage Sustained Subject To Maximum Of The 80% Of The Professional Fees For The Services Rendered.
- (G) In No Event Shall Valuer Be Held Responsible Or Liable For Special, Indirect Or Consequential Damages As The Assignment Has Been Completed On Best Effort, Knowledge And Belief.
- (H) Photo Copy Of Documents Mentioned In The Report Were Referred By Us & This Valuation Report Should Be Read Along With It:
- (I) This Valuation Report Will Remain Valid Only For The Purpose For Which It Is Made.
- (J) Emphasis Of This Report Is On The Value Of The Property And Not On The Area Measurement Or Title Verification Of The Property & Is Based On Market Rate.
- (K) Bank Authorities Are Requested To Contact Valuer In Case Of Any Doubts Or Discrepancy.





PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

DATE 18TH JUNE, 2021
PLACE: MUMBAI

D ON SERVER/MANISHA/BOB/18990-2021



ठाणे महानगरपालिका, ठाणे

पावती क्रमांक: TMC2324LS011158

मालमत्ता कराची पावती

वर्ष : 2023-2024

ठाणे महानगरपालिका, ठाणे

मालमत्ता क्रमांक 140941429/00044

पावती दिनांक: 11/08/2023 12:22:12PM

विल क्र. : TMC232409406219

विल दिनांक:

01/04/2023

Customer Copy

ब्लॉक क्र. : 94

घर क्र. : / 94

प्रभाग कार्यालय : VARTAK

करदात्याचे नाव : LAND OWNER :LAND & STR OWNER: M/S. ASCENT CONSTRUCTION PVT.LTD.(POAH) PRAVIN H. DOSHI / OWNER NAME :MR. RAMAKANT GIRIDHARILAL JOSHI & MRS. PUSHPA RAMAKANT JOSHI

1	नोटीस फी	0	भरणा प्रकार : Cheque	ध. दिनांक : 7-Aug-2023
2	व्याज	0	धनादेश क्र.:	000017
3	वॉरंट फी	0	बँकेचे नाव :	BANK OF BARODA
4	जमी फी	0	एकूण मालमत्ताकर रकम :	18,808
5	जाहिरात फी	0	भरलेली रकम :	18,607
6	41(1) अन्वयेची शास्ती	291	सूट : EBR : 0	ABR : 0
			अतिरिक्त जमा :	0
ए	इतर देयक रकम :	291	एकूण उर्वरित रकम :	201

	थकबाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रकम	एकूण
कर	1833	8409	8365	201	18808
मागील भरणा	0	0	0	0	0
चालू भरणा	1,833	8409	8134	201	18607
सूट	0	0	0	0	0
शिल्लक	0	0	201	0	201

Rupees Eighteen Thousand Six Hundred Seven Only

"सदर पावती चेक वाटल्यानंतर ग्राह्याघरण्यात येईल. अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजास व निकालावर कार्यवाही करण्यात बाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."

निव. 18,230 / TA

PTLOKMNYS



Print Date: 11/08/2023 12:22:08PM Printed By: Shubham Dapake Login Office: LOKMANYA-SA