

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Prakash Bapurao Solapurkar & Mrs. Sujata Prakash Solapurkar**

Residential Flat No. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar, Village – Kopar,
Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202,
State - Maharashtra, Country – India.

Latitude Longitude - 19°12'46.6"N 73°04'39.5"E

Valuation Prepared for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane,
PIN Code - 400605, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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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



Vastu/Thane/03/2024/7579/2305501
14/06-249-PSNK
Date: 14.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar, Village – Kopar, Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202, State - Maharashtra, Country – India belongs to **Mr. Prakash Bapurao Solapurkar & Mrs. Sujata Prakash Solapurkar**.

Boundaries of the property.

North : Laxmi-Kanti Society
South : Om Vinayak Darshan
East : Internal Road & Open Plot
West : Nirmala Niwas Lokegaonkar Chawl

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 **₹ 41,78,320.00 (Rupees Forty One Lakh Seventy Eight Thousand Three Hundred Twenty 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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.14 15:31:54 +05'30'

Manoj



Director

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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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org



**Valuation Report of Residential Flat No. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar,
Village – Kopar, Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202,
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 14.03.2024 for Banking Purpose
2	Date of inspection	11.03.2024
3	Name of the owner/ owners	Mr. Prakash Bapurao Solapurkar & Mrs. Sujata Prakash Solapurkar.
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. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar, Village – Kopar, Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202, State - Maharashtra, Country – India. Contact Person: Mr. Pritesh Solapurkar (Owner's Representative) Mobile No. 7208677977
6	Location, street , ward no	Kopar Road
7	Survey/ Plot no. of land	Survey No. 32, Hissa No. 7,9,10, Plot No. 2 of Village - Kopar
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	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 421.00 Balcony Area in Sq. Ft. = 40.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 580.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Kopar Road
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. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,500.00 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?	N.A.
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 Construction – 1992 (As per Occupancy Certificate)
42		What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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, Dombivli (East) Branch to assess fair market value as on 14.03.2024 for Residential Flat No. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar, Village – Kopar, Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202, State - Maharashtra, Country – India belongs to **Mr. Prakash Bapurao Solapurkar & Mrs. Sujata Prakash Solapurkar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.04.2015 between Mr. Tukaram Haribhau Kapse (The Transferor) and Mr. Prakash Bapurao Solapurkar & Mrs. Sujata Prakash Solapurkar (The Transferees)
2	Copy of Occupancy Certificate No. KDMC / NRV / CC / DB / 282 dated 23.07.1992 issued by Kalyan-Dombivli Municipal Corporation
3	Copy of Society Registration Certificate dated 05.02.1988

LOCATION:

The said building is located at Survey No. 32, Hissa No. 7,9,10 Plot No. 2 of Village - Kopar, Dombivli (West). The property falls in Residential Zone. It is at walkable distance of 250 Mts. from Kopar railway station.

BUILDING:

The building under reference is having Ground + 3rd Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal 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 building is used for residential purpose. Ground Floor is having 3 Residential Flats. The building's external condition is normal.

Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e., 1 BHK + W.C. + Bath). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush door, Aluminum sliding windows & Concealed plumbing & Casing Capping electrification.

Valuation as on 14th March 2024

The Built-up Area of the Residential Flat	:	580.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 1992 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Year
Cost of Construction	:	580.00 Sq. Ft. X ₹ 2,700.00 = ₹ 15,66,000.00
Depreciation $\{(100-10) \times 32\} / 60$:	48.00%
Amount of depreciation		₹ 7,51,680.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,200.00 per Sq. M. i.e., ₹ 5,314.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 45,552.00 per Sq. M. i.e., ₹ 4,232.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft.
Value of property as on 14.03.2024	:	₹ 580.00 Sq. Ft. X ₹ 8,500.00 = ₹ 49,30,000.00

(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)

Total Value of the property	:	₹ 49,30,000.00 - ₹ 7,51,680.00 = ₹ 41,78,320.00
The Fair Market value of the property		₹ 41,78,320.00
The Realizable value of the property	:	₹ 37,60,488.00
Distress value of the property	:	₹ 33,42,656.00
Insurable value of the property (580.00 X 2,700.00)	:	₹ 15,66,000.00
Guideline value of the property (580.00 X 4,232.00)	:	₹ 24,54,560.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1, Ground Floor, "Vidyut Co-Op. Hsg. Soc. Ltd.", Shivaji Nagar, Village – Kopar, Dombivli (West), Taluka – Kalyan, District -Thane, PIN Code - 421 202, State - Maharashtra, Country – India for this particular purpose at ₹ 41,78,320.00 (Rupees Forty One Lakh Seventy Eight Thousand Three Hundred Twenty Only) as on 14th March 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 March 2024 is ₹ 41,78,320.00 (Rupees Forty One Lakh Seventy Eight Thousand Three Hundred Twenty 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:

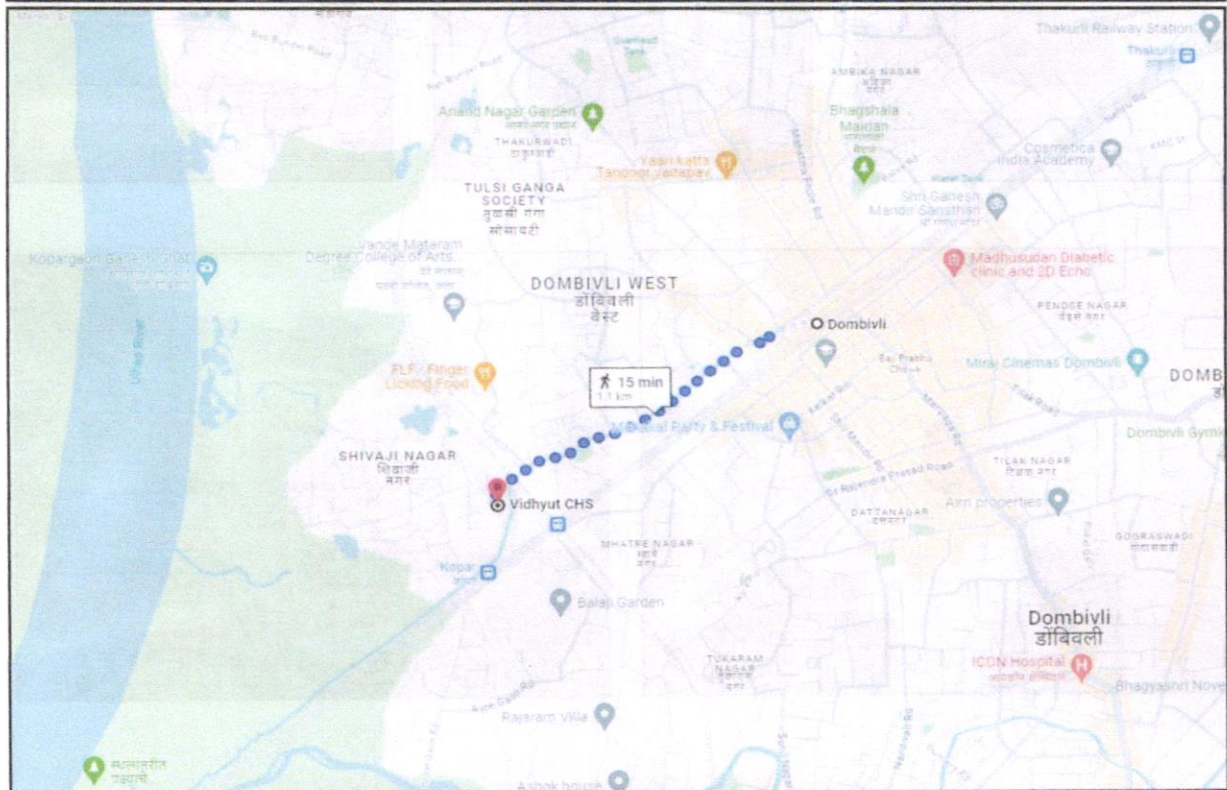
ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 3 rd Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3.	Year of construction	Year of Construction – 1992 (As per Occupancy Certificate)
4.	Estimated future life	28 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 POP finishing
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 Plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing Caping Electrification
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	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 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

Route Map of the property


Site u/r



Latitude Longitude - 19°12'46.6"N 73°04'39.5"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 1.1 Km)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Year: 2023/2024
Language: English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

वपविभाग	पूची नं.सं.	निवासी मूल्य	मंडीत	दुकाने	शेअर/कॉमि	एकक (सि.ज)	Attribute
12/50-विभाग 22अ2 कोपर गाव : दिवा वसई रेल्वेच्या पश्चिमेकडील भाग सई नंबर	20800	57200	66000	80200	66000	चौ. मीटर	सई नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,200.00			
No Reduced, Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	57,200.00	Sq. Mtr.	5,314.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,800.00			
The difference between land rate and building rate (A – B = C)	36,400.00			
Depreciation Percentage as per table (D) [100% - 32%] (Age of the Building – 32 Years)	68%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,552.00	Sq. Mtr.	4,232.00	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

1 BHK Flat in On. Sarvodaya Shanti For Sale in Dombivli West
 ₹42 Lacs
 ₹24,072/sq.ft.
 534 sq.ft.

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Home Loan Charges	₹2.2 Per Sq.Ft/M	Flooring	Marble Tiles
Building Area	4945 sq.ft.	Carpet Area	4945 sq.ft.
Turning Status	Unfurnished	Facing	North-East
Floor	2A	Parking	Car
Water Supply	No		

Activity On This Property

199 Views, 1 Heart, 10 Shares

Similar Properties

1 BHK Flat in On. Sai Shreeksha Chs, Dombivli West For Sale in Dombivli...

1 BHK Flat in On. Sai Shreeksha Chs, Dombivli West For Sale in Dombivli West
 ₹40 Lacs
 ₹22,025/sq.ft.
 535 sq.ft.

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Home Loan Charges	₹2.2 Per Sq.Ft/M	Flooring	None
Building Area	355 sq.ft.	Carpet Area	492 sq.ft.
Turning Status	Unfurnished	Facing	South
Floor	2D	Parking	Car
Water Supply	No		

Activity On This Property

190 Views, 0 Heart, 10 Shares

Similar Properties

1 BHK Flat in On. Sarvodaya Shanti For Sale in Dombivli West

Price Indicators

NOBROKER

1 BHK Flat in Sakinaka Complex For Sale in Dombivli West
 From Sakinaka Complex, Sakinaka, East, Near AC Chowk, Near Pagar, Sakinaka, Dombivli West

₹ 43 Lacs
 ₹ 25,710/Month

1 Bedroom
 1 Bathroom
 400 Sqft
 2 Bikes and Car

Call Owner Details

Report what was not correct in this property

Similar Properties

Age of Building	Ownership Type
10 Years	Self Owned

Planning	Carpet Area
2BHK Flat	400 Sqft

Facing	Parking
West	2 Bikes and Car

NOBROKER

1 BHK Flat in Om Parshram Co-Op Hsg. Society For Sale in Kharapuram
 From Om Parshram Co-Op Hsg. Society, Dombivli West

₹ 43 Lacs
 ₹ 24,645/Month

1 Bedroom
 1 Bathroom
 380 Sqft
 2 Bikes and Car

Call Owner Details

Report what was not correct in this property

Similar Properties

Age of Building	Ownership Type
10 Years	Self Owned

Planning	Carpet Area
2BHK Flat	380 Sqft

Facing	Parking
West	2 Bikes and Car



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 neighborhood 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 ₹ 41,78,320.00 (Rupees Forty One Lakh Seventy Eight Thousand Three Hundred Twenty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.14 15:32:06 +05'30'

Manoj

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create