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: Shriram Trambak Kulkarni & Usha Shriram Kulkarni

Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India.

Latitude Longitude: 19°12'52.0"N 72°57'34.4"E

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Valuation Done for:

Cosmos Bank

Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.



Our Pan	India Pres	ence at :	1,51,51	
Mumbai Thane Delhi NCR	Aurangabad Nanded Nashik	Pune Indore Ahmedabad	♥ Rajkot ♥ Roipur ♥ Jaipur	

Regd. Office: BI-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 / Naupada Branch / Shriram Trambak Kulkarni & Usha (007580/ 2305485)

Page 2 of 16

Vastu/Mumbai/03/2024/007580/2305485 13/15-233-NIBS

Date: 13.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsq. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN - 400 606, State -Maharashtra, Country - India belongs to Shriram Trambak Kulkarni & Usha Shriram Kulkarni.

Boundaries of the property:

Slum Area North Internal Road South Nilambari Tower East Asavari Building West

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 ₹91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand 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

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmo=vestukala.org, Date: 7024:05.73 16:07:25 --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



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TeleFax: +91 22 28371325/24

mumbai@vastukala.org

Valuation Report of Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West),

PIN - 400 606, 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:

<u>JENI</u>	ERAL:	
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	09.03.2024
3	Name of the owner/ owners	Shriram Trambak Kulkarni & Usha Shriram Kulkarni
4	If the property is under joint Ownership / co- ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Address: Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India. Contact Person Mr. Pawan Kulkarni (Owner's Representative)
6	Location, street, ward no	Vartak Nagar, Pokharan Road No. 1
7	Survey/ Plot no. of land	Survey No. 206/1 of Village - Majiwade
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	Balcony Area = 31.00
		Total Carpet Area = 511.00 (Area as per Agreement for sale)
		(Area as per Agreement for sale) Built up Area in Sq. Ft. = 613.00
13	Roads, Streets or lanes on which the land is abutting	(Area as per Agreement for sale) Built up Area in Sq. Ft. = 613.00 (Total Carpet Area + 20%)





15	lease, da lease and (i) Initial p (ii) Groun (iii) Unea	old, the name of Lessor/lessee, nature of ate of commencement and termination of terms of renewal of lease. oremium d rent payable per annum rened increase payable to the Lessor in the sale or transfer	N.A.
16	Is there a	any restriction covenant in regard to use of o attach a copy of the covenant.	As per documents
17	Are there	e any agreements of easements? If so copy of the covenant	Information not available
18	Does the Planning	land fall in an area included in any Town Scheme or any Development Plan of ent or any statutory body? If so give	
19		nent or is any demand for such contribution	Information not available
20	acquisitio	whole or part of the land been notified for on by government or any statutory body? e of the notification.	N.A.
21		dimensioned site plan	N.A.
	IMPROV		
22		ans and elevations of all structures standing nd 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	+	ilding owner occupied/tenanted/both?	Owner Occupied
25		perty owner occupied, specify portion and 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	Think.Innov	ate.Create
	(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	₹ 20,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27		of the occupants related to, or close to 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		





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?	
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	
41	Year of commencement of construction and year of completion	Year of Construction - 2022 (As per Occupancy Certificate)
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. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India belongs to Shriram Trambak Kulkarni & Usha Shriram Kulkarni.

We are in receipt of the following documents:

1	Copy of Deed of Allotment dated 02.02.2023
2	Copy of Occupancy Certificate No. TMCB / FO / 2022 / APL / 00021and building Proposal No. 134976 dated 09.11.2022 issued by Thane Municipal Corporation

LOCATION:

The said building is located Survey No. 206/1 of Village - Majiwade, Thane (West). It is at a travel distance of 4.2 Km. from Thane Railway station. The surrounding locality is residential.

BUILDING:

The building under reference is having Stilt + 29th 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. 10th floor is having 4 Residential flats. 3 Lifts is provided in the building.

Residential Flat:

The Residential flat under reference is situated on the 10th Floor. The Composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The Residential Flat is finished with Vitrified Tiles Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & Casing Capping electrification & Concealed Plumbing.





Valuation as on 13th March 2024

The Carpet Area of the Residential Flat	: 511.00 Sq. Ft.
---	------------------

Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	613.00 Sq. Ft. X ₹ 2,800.00= ₹ 17,16,400.00
Depreciation	:	N.A. Building Age is below 5 years
Amount of depreciation	:	N.A.
Ready Reckoner		₹ 1,23,690.00 Sq. M. i.e.
Guideline rate obtain from the stamp Duty	: 1	₹ 11,491.00 Sq. Ft.
Value of property as on 13.03.2024	:	511.00 Sq. Ft. X ₹ 18,000.00 = ₹ 91,98,000.00

(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	:	₹ 91,98,000.00	
Value of the property	:	₹ 91,98,000.00	
The realizable value of the property	:	₹ 82,78,200.00	
Distress value of the property	:	₹ 73,58,400.00	
Insurable value of the property	O. I.	₹ 17,16,400.00	_

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 1001, 10th Floor, Building No. 35, "New Suraj Tower", New Suraj Co-Op. Hsg. Soc. Ltd., MHADA Colony, Vartak Nagar, Pokharan Road No. 1, Thane (West), PIN – 400 606, State – Maharashtra, Country – India for this particular purpose at ₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand 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 ₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand 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. o	of floors and height of each floor	Stilt + 29th upper floors	
2	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat on 10th floor	
3	Year	of construction	2022 (As per Occupancy Certificate)	
4	Estimated future life		58 years Subject to proper, preventive periodic maintenance and structural repairs.	
5		e of construction- load bearing walls/RCC e/ steel frame	R.C.C. Framed Structure	
6	Туре	e of foundations	R.C.C. Foundation	
7	Walls	S	All external walls are 9" thick and partition walls are 6" thick.	
8	Parti	tions	6" thick brick wall	
9	Door	rs and Windows	Teak wood door frame with Flush doors, Aluminium sliding windows	
10	Floor	ring	Vitrified tiles Flooring	
11	Finis	hing	Cement Plastering	
12	Roof	ing and Terracing	R.C.C. Slab	
13	Spec	cial architectural or decorative features, if any	No.	
15	(i)	Internal wiring: surface/conduit	Concealed	
	(ii)	Class of fittings: Superior/Ordinary/Poor.	Ordinary	
15	Sanit	tary 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		3 Lifts	
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			
23	100000000000000000000000000000000000000	age disposal – whereas connected to public ers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System	



Actual site photographs













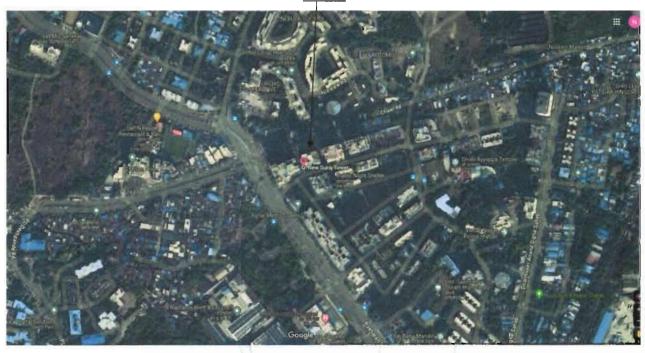


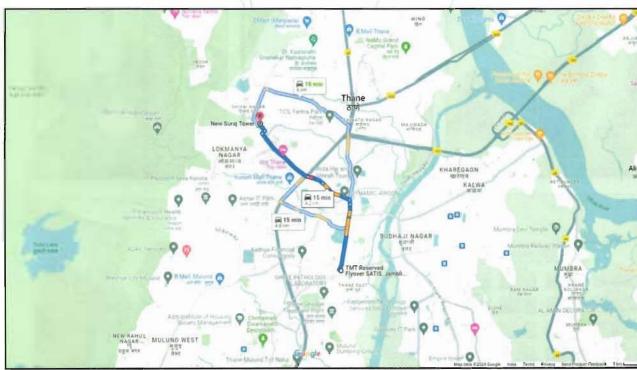




Route Map of the property

Site u/r





Latitude Longitude: 19°12'52.0"N 72°57'34.4"E

Note: The Blue line shows the route to site from nearest Diva Railway station (Thane – 4.2 Km.)





Ready Reckoner



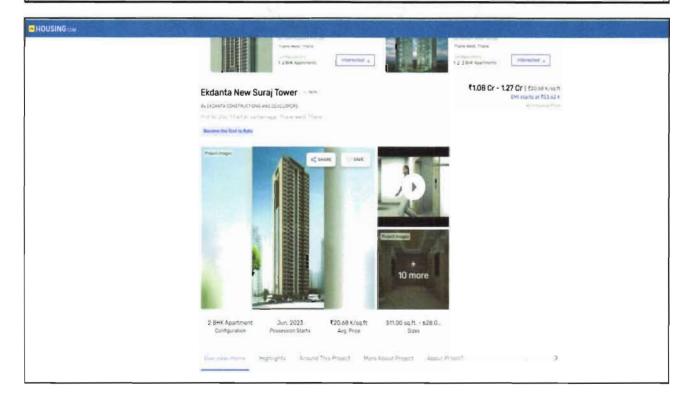
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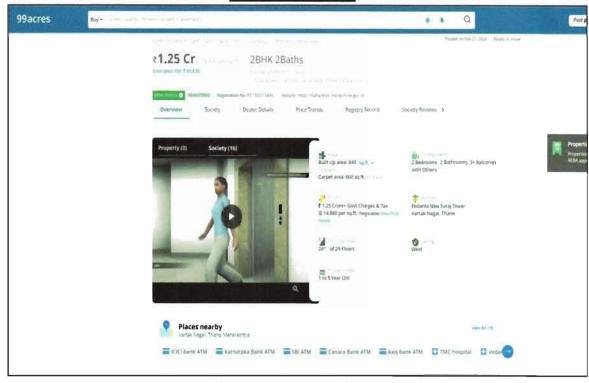
Price Indicators

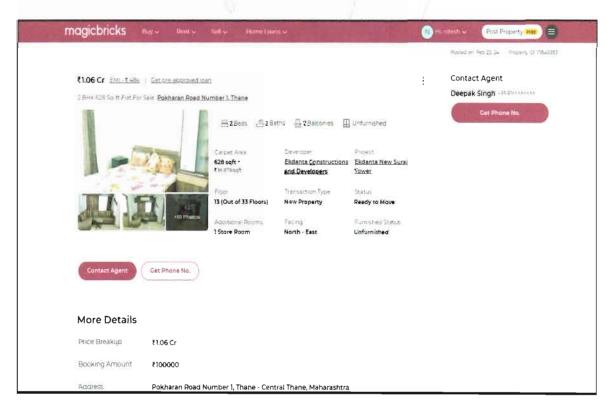
74 2-03-2024 Idea Generaled Through estearch Module For original report please contact concern stiffice.	सूची क्र.2	তুমন দিখাক : सह दु नि ठाणे 2 মল জনাল : 3:2024 নামা Regn 53m		
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👸 बाजांभार्य, भाडेपटटपाच्या बार्बिटापटटामारं आजारणी देती औ. पटदेशार ते चमुद अरावे)	7457800.3			
(४) भू म्यप्त, गोटडियसः व चरक्रमाणिः श्वास्त्रासः	1.वर्तक-मर.2019 प इंटर माहिती: सदनिकेचे क्षेत्रफळ 52.11 थी.मी. कारपेट ठ 622-13 मुंबई मुद्राक ऑफिंग्यम 1958 वे 31 अनवी प्रस्तुत संसेवास दि. 608. अन्ती मिळकतींच्या मोबदत्याचे मुत्याकन ठ 1.10.00.000 - कारप अनु 25-4 यामध्ये झातेत्वा करासस-तीट्यों क. टनन्छ-1614-2021 दि. 10.11 2021 है. 4.	जला बिल्डींग ने 35. इमारतीचे नाक-यू-सूरज टॉवर-यू सुरज को-ऑप हो सो कि. ब्लॉक नं: ्रॉड नं पीकरण रोड नं र बीबत जो प्यूपरेन्ट केंब 6.5 वी मी एक्सीज बाल्कनी ते बीवत एक आँटोमेंटेड मेंकिनेक्स कार पार्विक स्पेत झुक्त है 2011 रोजी करणात आलेल्या सुवारानेन्द्रसार परि 1 मार्कि उपनुष्ठेंद 7 न असा क्यादा दासक केंद्रेला उपस्रेड क. 2 अन्वये आकारणी योग्य असतेले के 7,70,000 - इतके मुझांक शुक्तामध्ये दि. 10-11 2021 रोजी विकासक व विक्रीवार 88,900 - इतके मुझांक शुक्तामधील र 1,000 इतके मुझांक सुक्ता मुळ करारास चित्रकार ठेवनमानंतर 4,87,900 - इतके इतकास स्ट 1,82,100 - इतके मुझांक शुक्ता भरणात आले आहे ((Savey Nisuber : Survey No. 206. Hissa No. I		
(5) हेरफळ	5211 ची.मीटर	52H चे मैटर		
(६) आकारणी किया चुडी देण्यातः असेत तेवाः				
(१) दशार्थिक स्टब्स देशान्या रिष्टुन ठेवणान्य पश्चकाराई साथ किया दिखारी न्यायारायाया हुकुमनामा किया आदेश असत्यास प्रतिवादिशे सथ ४ पता	ा भार मुख्येक कुमर राष्ट्र वर अप अप मार्ट में एक का मार्च में प्रकारिय मार कीम किर कार्य गार्टम मांक में , रोट में मानवार रेट, होनियाँ पू करणा, तार्च, मार्चक कर कि मोट 41104 में में AAGADTIA10 20 मार महेला कर वार अप अप अपने में एक का मार्ची में पार्टी में कार्य गार्टन कीम में , रोट में मानवार रेट, होनियाँ पू करणा, तार्च, कार केम में से AAGADTIA10			
(इ.ए.स्सरेडेक करून प्रेण) मा पश्चकराचे व किया दिवामी नाम्यतासम् हुकुमनामा किया आदेश असन्यास प्रतिवादिये नाव व पदा	ा जर जिल्ला भगवानाता केंग्री १४० ११ एक नहीं ने के 353 जावान हुआरतीचे नक स्पूरण पूरी साधिन ने तीत न ताल बाहाद सम्ब्री रेड आंद्रण ए मुंबई साराष्ट्र मुम्बई कि कोट 40015 कि ने DAZWINSIX 37 जर असीरिय भगवानात होंदे १४० ११ एक नहीं ने के 353 प्राचान हमारतीचे नक समूद्र स्पूर्ण हों हमें हो रहे ने ताल बहादुर साधी रेड आंद्रण ए मुंबई साहारण मुम्बई कि कोट 40018 कि 10018 स्थापन			
(५) दस्तर्वेषक करून दिल्यामा दिनास	01/01/2024			
(10)दमा नीदणी केल्यामा दिनाक	01.01.2024			
(1()भगुक्रमांक संद्र व पृष्ट	12024			
(12)कालस्थायप्रमानी मुझान गुला	282500			
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मूलांकनासारी विचारात चेत्रतेता तपकीतः				
कृतिक कुल्च अस्त्रारामा निवासीता अनुविद (i) within the limits of any Manicopal Corporation or any Cagengarant area aurepeed to st.		s americal to d		





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
- 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 ₹ 91,98,000.00 (Rupees Ninety-One Lakh Ninety-Eight Thousand Only).

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@vastukala.org, c=IN
Date: 2024.03.13 16:07:39 +05'30'

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

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