

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab**

Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - D, "**Jay Heritage**", Maitri Road, Hanuman Nagar,  
Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar,  
PIN Code – 401 203, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'46.8"N 72°48'41.2"E

### Valuation Done for:

**Cosmos Bank**

**Goregaon (West) Branch**

Anand Vatika Society, SV Rd, Siddharth Nagar 4, Shri Nagar,  
Goregaon West, Mumbai, Maharashtra 400062



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
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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

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, Wing - D, "**Jay Heritage**", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India belongs to **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab.**

### Boundaries of the property.

|       |   |               |
|-------|---|---------------|
| North | : | Wing - C      |
| South | : | Sai Apartment |
| East  | : | Wing - E      |
| West  | : | Open Plot     |

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 **₹ 29,88,000.00 (Rupees Twenty-Nine Lakh Eighty-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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.15 15:57:00 +05'30'

Auth. Sign.



### Our Pan India Presence at :

|           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
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Valuation Report of Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road,  
Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar,  
PIN Code – 401 203, 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 15.03.2024 for Banking Purpose  |
| 2  | Date of inspection   | 14.03.2024  |
| 3  | Name of the owner/ owners  | <b>Mr. Manish Narayan Parab &amp;<br/>Mrs. Nikita Narayan Parab</b>   |
| 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  | <b>Address:</b> Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Mr. Narayan Parab (Father)<br>Contact No.: -- |
| 6  | Location, street, ward no  | Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District – Palghar   |
|    | Survey/ Plot no. of land   | Plot - 16 & 17, Survey No. 37 & Hissa No. 1 of Village - Sopara   |
| 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  |
|    | <b>LAND</b>  |   |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 476.00<br>Flower Bed & Dry Balcony area in Sq. Ft. = 69.00<br>Total Carpet area in Sq. Ft. = 545   |

|    |  |  |
|----|--|--|
|    |  | (Area as per Actual Site Measurement)<br><br><b>Built Up Area in Sq. Ft. = 498.00</b><br><b>(Area as per Agreement for Sale)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District – Palghar                              |
| 14 | If freehold or leasehold land  | Free hold  |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan                              |
| 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?  | Self-Occupied  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Self Occupied  |



|    |  |  |
|----|--|--|
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per VVCMC norms<br>Percentage actually utilized - Details not available |
| 26 | <b>RENTS</b>   |  |
|    | (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  | N.A.   |
|    | (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.  |
|    | <b>SALES</b>   |  |
| 38 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the  | As per sub registrar of assurance records  |

|    |   |  |
|----|---|--|
|    | 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 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.  |
|    | <b>COST OF CONSTRUCTION</b>   |  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2019<br>(As per Part 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.  |
|    | <b>Remark:</b><br>1. As per Site Inspection, Total Carpet Area 542.00 Sq. Ft. (Actual Carpet area – 476 Sq. Ft., Flower Bed & Dry Balcony area in Sq. Ft. = 69.00) is more than Built up Area 498.00 Sq. Ft. mentioned in Agreement.<br>2. For the purpose of valuation, we have considered the BUA as per agreement.<br>3. As per Site Inspection, we observed that Lift for the subject building is provided but not installed yet. |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Goregaon (West) Branch to assess fair market value as on 15.03.2024 for Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India belongs to **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab**

### We are in receipt of the following documents:

|   |  |
|---|--|
| 1 | Copy of Agreement for sale dated 04.07.2019 between M/s. Jay Builders & Developers (the Builders) and Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab (the Purchaser) |
| 2 | Copy of Part Occupancy Certificate No. VVCMC / TP / CC / VP – 3128 / 96 / 2019 – 20 dated 22.07.2019 issued by Vasai Virar City Municipal Corporation.                     |

### LOCATION:

The said building is located at Plot – 16 & 17, Survey No. 37 & Hissa No. 1 of Village – Sopara, Nalasopara (West), Taluka –Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance 1.4 KM. from Nalla Sopara railway station.

**BUILDING:**

The building under reference is having Ground + 5<sup>th</sup> Upper Floors. 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 external condition is good. The building is used for residential purpose. 1<sup>st</sup> Floor is having 6 Residential Flat. 1 Lift is provided in building.

**Residential Flat:**

The property is a Residential Flat located on 1<sup>st</sup> Floor. The composition of Flat is having 2 Bedroom + Living + Kitchen + 1 Toilet + WC & Bath. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with Solid & Safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

**Valuation as on 15<sup>th</sup> March 2024**

|  |   |                       |
|--|---|-----------------------|
| <b>The BUA of the Residential Flat</b> | : | <b>498.00 Sq. Ft.</b> |
|--|---|-----------------------|

**Deduct Depreciation:**

|   |   |   |
|---|---|---|
| Year of Construction of the building  | : | 2019 (As per Occupancy Certificate.)                  |
| Expected total life of building   | : | 60 Years  |
| Age of the building as on 2024  | : | 5 years   |
| Cost of Construction  | : | 498.00 Sq. Ft. X ₹ 2,200.00 = ₹10,95,600.00           |
| Depreciation $\{(100-10) \times 4 / 60\}$                                   | : | N.A Building age is 5 years                           |
| Amount of depreciation  | : | N.A Building age is 5 years                           |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 41,300.00 per Sq. M.<br>i.e. ₹ 3,837.00 per Sq. Ft. |
| <b>Value of property as on 15.03.2024</b>                                   | : | <b>498.00 Sq. Ft. X ₹ 6,000.00 = ₹ 29,88,000.00</b>   |

(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)

|  |   |                       |
|--|---|-----------------------|
| <b>Total Value of the property</b>                           | : | <b>₹ 29,88,000.00</b> |
| <b>The realizable value of the property</b>                  | : | <b>₹ 26,89,200.00</b> |
| <b>Distress value of the property</b>                        | : | <b>₹ 23,90,400.00</b> |
| <b>Insurable value of the property (498.00 X ₹ 2,200.00)</b> | : | <b>₹ 10,95,600.00</b> |
| <b>Guideline Value of the property (498.00 X ₹ 3,837.00)</b> | : | <b>₹ 19,10,826.00</b> |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India for this particular purpose at **₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty Eight Thousand Only) as on 15<sup>th</sup> 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 **15<sup>th</sup> March 2024 is ₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty 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.
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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## Route Map of the property

Site u/r



Latitude Longitude - 19°24'46.8"N 72°48'41.2"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.4 KM.)



## Ready Reckoner Rate

**Department of Registration and Stamp** नोंदणी व मुद्रांक विभाग  
Government of Maharashtra 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: Palghar

Select Taluka: Nasai

Select Village: Mauje (Gav) Sopare (13) (Nasai Virar Sh.)

Search By:  Survey No.  Location

Enter Survey No: 37

| उपविभाग                        | खुली जमीन | शुधारी संपत्तिका | अप्रीस | दुकाने | औद्योगिक | एकक (Rs.) | Attribute    |
|--------------------------------|-----------|------------------|--------|--------|----------|-----------|--------------|
| 3-अधिकत विनयेती छालेल्वा जमिनी | 12200     | 41300            | 7400   | 54000  | 47400    | चौ. मीटर  | संरक्षण नंबर |

|   |                  |                 |                 |                |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                    | 41,300.00        |                 |                 |                |
| No Increase up to 5 <sup>th</sup> Floor                                 | --               |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b> | <b>41,300.00</b> | <b>Sq. Mtr.</b> | <b>3,837.00</b> | <b>Sq. Ft.</b> |

**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 |













### 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 ₹ **29,88,000.00** (Rupees Twenty Nine Lakh Eighty Eight Thousand 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: 2024.03.15 15:57:15 +05'30'

Auth. Sign.

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