

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner : **Hemangi Rajendra Indulkar**

Residential Flat No. 315, 3<sup>rd</sup> Floor, D Wing, "**Sukh Sagar Co-op. Hsg. Soc. Ltd.**", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'11.3"N 72°51'28.6"E

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**Cosmos Bank**

**Veera Desai Road, Andheri (West) Branch**

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),  
Mumbai – 400 053, State – Maharashtra, Country – India.

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 315, 3<sup>rd</sup> Floor, D Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India belongs to **Hemangi Rajendra Indulkar**.

Boundaries of the property.

North	:	Kairali Apartment
South	:	Road
East	:	Phatak Road
West	:	Pooja Nagar

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 **₹ 22,16,500.00 (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred 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.**

**Sharadkumar B. Chalikwar**

**C.M.D.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

*Sharadkumar B. Chalikwar*  
Director



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Valuation Report of Residential Flat No. 315, 3<sup>rd</sup> Floor, D Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, 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 09.08.2021 for Banking Purpose
2	Date of inspection	06.08.2021
3	Name of the owner/ owners	<b>Hemangi Rajendra Indulkar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership Details of share of ownership is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 315, 3 <sup>rd</sup> Floor, D Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India  <b>Contact Person:</b> Hemangi Indulkar (Owner)
6	Location, street, ward no	Phatak Road, Bhayander (East)
	Survey/ Plot no. of land	Old Survey No. 117/1, New Survey No. 121/1
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. = 236.00 (Area as per Actual Site Measurement)  Built Up Area in Sq. Ft. = 260.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Phatak Road, Bhayander (East)
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.	N. A.





	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?	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 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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion - 1995 (As per site information)
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	<b>Remarks:</b>
	1. At the time of site inspection, 1RK Flat converted into 1BHK Flat..
	2. For the purpose of valuation, we have considered the area as per Agreement for Sale.

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Veera Desai Road, Andheri (West) Branch to assess fair market value as on 09.08.2021 for Residential Flat No. 315, 3<sup>rd</sup> Floor, D Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – belongs to **Hemangi Rajendra Indulkar**.

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

1	Copy of Agreement for Sale dated 14.10.2009.
2	Copy of Commencement Certificate No. Javak No. 810 / 82 / 83 dated 10.05.1982 issued by Group Grampanchayat Navghar (Bhayander).
3	Copy of Gazette Certificate for Change of Name vide No. MR-1744876.
4	Copy of Marriage Certificate dated 15.01.2010.

**LOCATION:**

The said building is located at Old Survey No. 117/1, New Survey No. 121/1 at Village – Goddev, Taluka – Thane, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Bhayander Railway Station.

**BUILDING:**

The building under reference is having Ground + 3 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. 3<sup>rd</sup> Floor is having 6 Residential Flat. The building is without lift.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. At the time of site inspection, 1RK Flat converted into 1BHK Flat. It consists of 1 Bedroom + Living Room + Kitchen + Toilets. The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.



**Valuation as on 09<sup>th</sup> August 2021**

**The Built Up Area of the Residential Flat : 260.00 Sq. Ft.**

**Deduct Depreciation:**

Year of Construction of the building : 1995 (As per site information)  
 Expected total life of building : 60 Years  
 Age of the building as on 2021 : 26 years  
 Cost of Construction : 260.00 X 2,500.00 = ₹ 6,50,000 00

Depreciation  $\{(100-10) \times 26 / 60\}$  : 39.00%  
 Amount of depreciation : ₹ 2,53,500.00

Guideline rate obtained from the Stamp Duty Ready Reckoner for new property : ₹ 79,400.00 per Sq. M.  
 i.e. ₹ 7,376.00 per Sq. Ft.

Guideline rate (after depreciation) : ₹ 65,105.00 per Sq. M.  
 i.e. ₹ 6,048.00 per Sq. Ft.

Prevailing market rate : ₹ 9,500.00 per Sq. Ft.

**Value of property as on 09.08.2021 : ₹ 260.00 Sq. Ft. X ₹ 9,500.00 = ₹ 24,70,000.00**

(Area of property x market rate of developed land & Residential premises as on 2021 - 22 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 09.08.2021 (A)	:	₹ 24,70,000.00 - ₹ 2,53,500.00 = ₹ 22,16,500.00
Total Value of the property	:	₹ 22,16,500.00
The realizable value of the property	:	₹ 19,94,850.00
Distress value of the property	:	₹ 17,73,200.00
Insurable value of the property (260.00 Sq. Ft. X ₹ 2,500.00)	:	₹ 6,50,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 315, 3<sup>rd</sup> Floor, D Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India for this particular purpose at ₹ 22,16,500.00 (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred Only) as on 09<sup>th</sup> August 2021.



### **NOTES**

1. I, Sharad 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 **09<sup>th</sup> August 2021** is **₹ 22,16,500.00 (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred 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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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



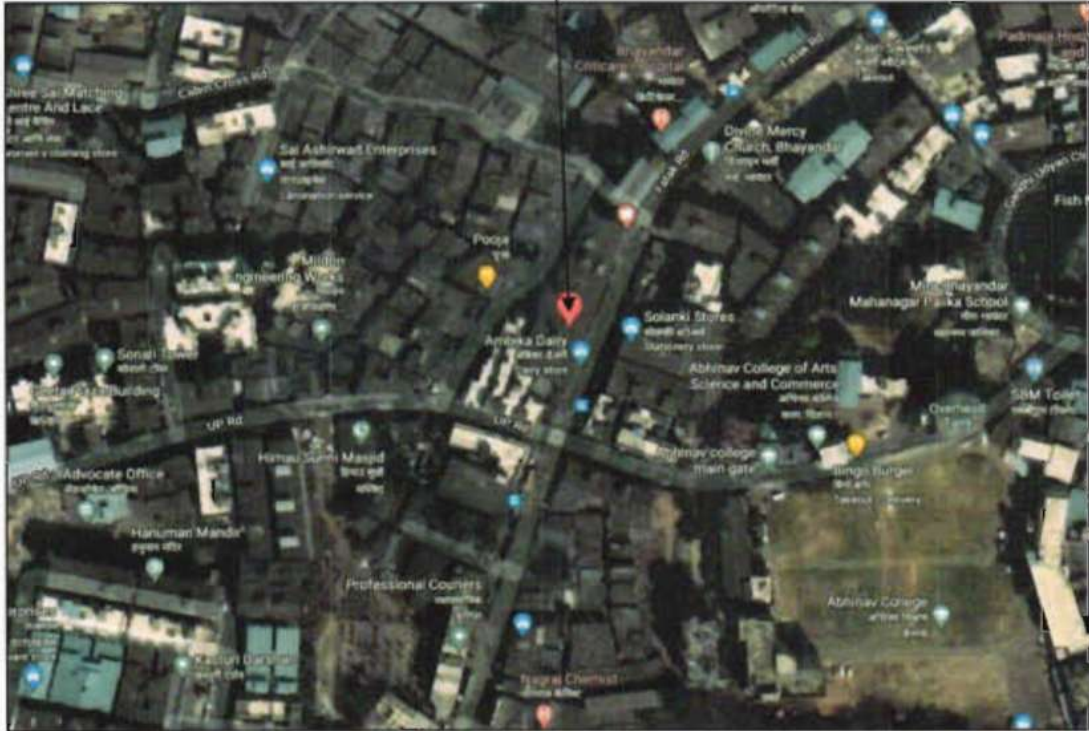
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## Actual site photographs



## Route Map of the property Site, u/r



Latitude Longitude - 19°18'11.3"N 72°51'28.6"E

Note: The Blue line shows the route to site from nearest railway station (Bhayander - 1.2 Km.)



## Ready Reckoner Rate

DIVISION / VILLAGE : GHODDEV  
 Commence From 1st April 2021 To 31st March 2022

Type of Area	Urban	Local Body Type	Corporation - Class 'D'
Local Body Name	Mira Bhayander Municipal Corporation		
Land Use	Land : M   All the Properties in Village Ghoddes		

Rate of Land + Building in ₹ per sq. m. Built Up

Zone	Sub Zone	Land	Industrial	Office	Shop	Residential
3	3/18	31750	79400	92900	112100	92900

Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121A, 121B

⇐ Compare With Previous Year
↓



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## Price Indicators

**NOBROKER**

**1 BHK Flat For Sale in Indrabh Heights in Bhayandur**

₹ 17 Lacs  
₹ 22,868/Month  
800 sq ft

**Overview**

- Age of Building: 25 Years
- Ownership Type: Self Owned
- Workshop/Charge: ₹ 2.75 Crore
- Flooring: Marble

**Activity On This Property**

- 104 Views
- 16 Enquiries
- 17 Calls

**NOBROKER**

**1 BHK Flat For Sale in Sai Shanti Apartments in Bhayandur**

₹ 18.8 Lacs  
₹ 22,868/Month  
450 sq ft

**Overview**

- Age of Building: 14 Years
- Ownership Type: Self Owned
- Workshop/Charge: ₹ 2.75 Crore
- Flooring: Marble

**Activity On This Property**

- 11 Views
- 2 Enquiries
- 1 Call



## Sale Instance

07/08/2021	सूची क्र.2	दुयम निबंधक सह दु.नि.ठाणे 7
5399337		दस्त क्रमांक 5399/2021
07-08-2021		नोंदणी
Note -Generated Through eSearch Module,For original report please contact concern SRO office		Regn 63m
<b>गावाचे नाव : गोडदेव</b>		
1) विलेखाचा प्रकार	करारनामा	
2) मोबदला	2900000	
3) काजारभाव/भाडेपट्ट्याच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ले नामुद करावे.	2880632	
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती : इतर माहिती: वार्ड-एम,उप विभाग-3 18,गोडदेव,सदनिका क्र.206,बी-विंग,दुसरा मजला,सुख सागर को.हौ.सो.ली.,गोडदेव नाका,फाटक रोड,भाईदर पूर्व,जिल्हा-ठाणे-401105.( ( Survey Number : जुना सर्वे क्र.117, नवीन सर्वे क्र.121, हिस्सा क्र. 3 पार्ट : ) )	
5) क्षेत्रफळ	45.35 चौ.मीटर	
6) आकारणी किंवा जुडी देण्यात असेल किंवा		
7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव - भोलाराम महादेव पाल वय -67 पत्ता -प्लॉट नं. 206, बी-विंग, माळा नं. दुसरा, इमारतीचे नाव सुख सागर अपार्टमेंट, ब्लॉक नं. गोडदेव नाका, रोड नं. गोडदेव फाटक रोड, महाराष्ट्र, THANE पिन कोड -401105 पॅन नं. -ALWPP9134B	
8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव - रोहितकुमार विजयशंकर पाडेय वय -30, पत्ता -प्लॉट नं. ए-203, माळा नं. दुसरा, इमारतीचे नाव सुख सागर अपार्टमेंट, ब्लॉक नं. गोडदेव नाका, रोड नं. गोडदेव फाटक रोड महाराष्ट्र, THANE पिन कोड -401105 पॅन नं. -BMBP9447A 2) नाव - विजयशंकर परमहंस पाडेय वय -64, पत्ता -प्लॉट नं. ए-203, माळा नं. दुसरा, इमारतीचे नाव सुख सागर अपार्टमेंट, ब्लॉक नं. गोडदेव नाका, रोड नं. गोडदेव फाटक रोड, महाराष्ट्र, THANE पिन कोड -401105 पॅन नं. -AXLPP0374P	
9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2021	
10) दस्त नोंदणी केल्याचा दिनांक	24/03/2021	
11) अनुक्रमांक खंड व पृष्ठ	5399/2021	
12) काजारभावाप्रमाणे मुद्रांक शुल्क	116000	
13) काजारभावाप्रमाणे नोंदणी शुल्क	29000	
14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09<sup>th</sup> August 2021**

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 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 ₹ 22,16,500.00 (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred 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.com, c=IN  
Date: 2018.09.17 12:12 +05:30

C.M.D.

Director



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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