

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Deepali Ranga**

Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex
Village - Ghodbunder, Mira Road (East), Taluka & District - Thane
PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude - 19°16'54.1"N 72°53'02.7"E

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Valuation Prepared for:

Cosmos Bank

Borivali West Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)
Mumbai - 400 092, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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/Mumbai/03/2024/007827/2305679
21/10-427-JABS
Date: 21.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Deepali Ranga**.

Boundaries of the property.

North	:	Club House
South	:	Internal Road / Origin Sales Office
East	:	A-2 Wing of J.P. North Celeste
West	:	Origin Square

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 ₹ 90,54,000.00 (Rupees Ninety Lakh Fifty-Four 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

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.21 15:42:06 +05'30'

Auth. Sign.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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Regd. Office : B1-001, 10/B Floor, Boomerang,
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Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, 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 21.03.2024 for Bank Loan Purpose
2	Date of inspection	20.03.2024
3	Name of the owner/ owners	Deepali Ranga
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 1001, 10 th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person: Ms. Poonam (Owner's Daughter) Contact No.: 8861436568
6	Location, street, ward no	Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, Survey No. 26, Hissa No. 7(pt), Survey No. 26, Hissa No. 8(pt), Survey No. 110, Hissa No. 1(pt), Survey No. 224, Hissa No. 1B (earlier bearing Survey No. 224 Hissa No. 1A & Survey No. 224 Hissa No. 1B), Survey No. 26, Hissa No. 7, Survey No. 26, Hissa No. 8 (pt)
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. = 532.00 Flowerbed Area in Sq. Ft. = 81.00

		Dry Balcony Area in Sq. Ft. = 20.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 503.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 553.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District - Thane
14	If freehold or leasehold land	Freehold ^(R)
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	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land 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	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(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	₹ 19,000.00 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	As per sub registrar of assurance records

	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 upon, 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 – 2019 (As per Part Occupancy Certificate dated 13.09.2019)
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 21.03.2024 for Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Deepali Ranga**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.03.2018 between SPH Agro Farms and Estate Private Limited & Mr. Sadanand P. Hajare (the Promoters) AND Deepali Ranga (the Allottee)
2	Copy of Part Occupancy Certificate No. MNP / NR / 3301 / 2019-20 dated 13.09.2019 issued by Mira Bhayandar Municipal Corporation.
3	Copy of Commencement Certificate No. MB / MNP / NR / 4339 / 2017-18 dated 12.02.2018 issued by Mira Bhayandar Municipal Corporation.
4	Copy of RERA Certificate No. P51700008667 dated 19.08.2017 issued by Maharashtra Real Estate Regulatory Authority
5	Copy of Property Tax Bill, Receipt No. 17052023/4/7481582 dated 17.02.2023, Property No. 0020052458050 in the name of Deepali Ranga for Year 01.04.203 to 31.03.2024 issued by Mira Bhayandar Municipal Corporation.

LOCATION:

The said building is located at land bearing Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, Survey No. 26, Hissa No. 7(pt), Survey No. 26, Hissa No. 8(pt), Survey No. 110, Hissa No. 1(pt), Survey No. 224, Hissa No. 1B (earlier bearing Survey No. 224 Hissa No. 1A & Survey No. 224 Hissa No. 1B), Survey No. 26, Hissa No. 7, Survey No. 26, Hissa No. 8 (pt) of Village - Ghodbunder, Taluka & District – Thane, within the limits of Mira – Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 3.7 km. from Mira Road railway station.

BUILDING:

The building under reference is having Ground (pt) + Stilt (pt) + 15th 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 building external condition is good. The building is used for residential purpose. 10th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 10th Floor. The composition of residential flats is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed + Dry Balcony Area (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 21st March 2024

The Carpet Area of the Residential Flat	:	503.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Part Occupancy Certificate dated 13.09.2019)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years 6 Month
Cost of Construction	:	553.00 X 2,800.00 = ₹ 15,48,400.00
Depreciation $\{(100-10) \times 4 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A. the building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,06,470.00 per Sq. M. i.e. ₹ 9,891.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
Value of property as on 21.03.2024	:	503.00 Sq. Ft. X ₹ 18,000.00 = ₹ 90,54,000.00

(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 21.03.2024	:	₹ 90,54,000.00
Total Value of the property	:	₹ 90,54,000.00
The realizable value of the property	:	₹ 81,48,600.00
Distress value of the property	:	₹ 72,43,200.00
Insurable value of the property (553.00 X 2,800.00)	:	₹ 15,48,400.00
Guideline value of the property (553.00 X 9,891.00)	:	₹ 54,69,723.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1001, 10th Floor, 'A1' Wing, "J.P. North Celeste", Vinay Nagar, Next to R.N.A. Complex Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN - 401 107, State – Maharashtra, Country – India for this particular purpose at ₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four Thousand Only) as on 21st March 2024.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 21st March 2024 is ₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four 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:

ANNEXURE TO FORM 0-1

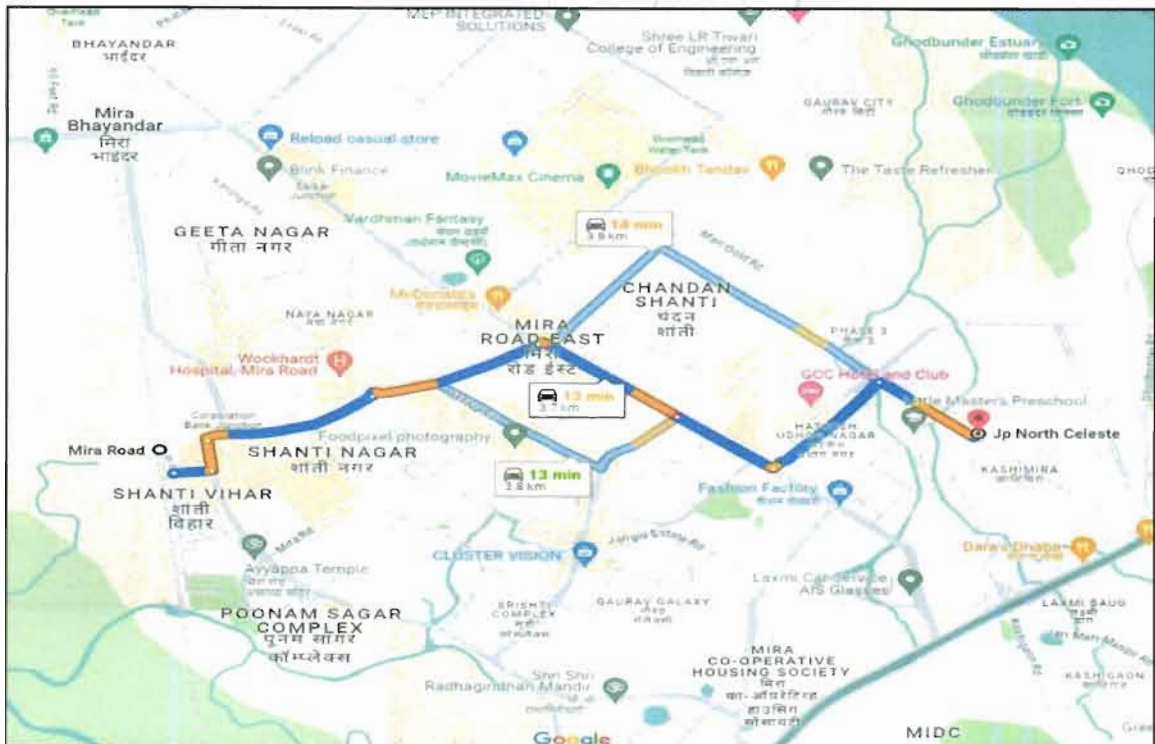
Technical details		Main Building
1.	No. of floors and height of each floor	Ground (pt) + Stilt (pt) + 15th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 10 th Floor
3	Year of construction	2019 (As per Part Occupancy Certificate dated 13.09.2019)
4	Estimated future life	56 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 shutters, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
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 electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	Provided
18	No. of lifts and capacity	2 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 provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, 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°16'54.1"N 72°53'02.7"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 3.7 M.)

Ready Reckoner Rate

Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokas

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: शीव (साव) वाडवडर

Attribute: साव परत SubZone Name: 8/34-2/21 मु.विभाग वाडवडर

Mahapalika Area: Navi Mumbai Municipal

Open Land	Residence	Office	Shop	Industry	Unit
27700	105400	103100	126800	103100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,01,400.00			
5% Increase on flat located on 10 th floors	5,070.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,06,470.00	Sq. Mtr.	9,871.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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

The screenshot shows a real estate listing on the 99acres website. The listing is for a 1BHK 1Bath apartment in North Garden City, priced at ₹65 Lac. The listing includes a photo of the apartment, a price tag of ₹65 Lac, and various details such as carpet area (210 sq ft), location (North Garden City, Vjay Nagar, Mira Bhayandar), and floor number (13th of 24 floors). The listing also features a 'Why should you consider this property?' section with several green buttons highlighting key features like 'RERA Approved', 'Water Pumping Available', 'On-Carpet Handover', 'Good Society', 'Surrounding Traffic', 'Spacious Main Hall', 'High Speed Broadband', 'Parking Available', 'Waste Disposal', and 'View furnished'. The listing is categorized as 'Ready to Move' and is located in the 'North Garden City' area.



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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 **21st March 2024**.

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 **₹ 90,54,000.00 (Rupees Ninety Lakh Fifty Four 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.21 15:42:24 +05'30'

Auth. Sign.

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