

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Vinod N. Pandey & Saroj N. Pande**

Residential Flat No. 202, 2nd Floor, "**Dev-Deep Co. Op. Hsg. Soc. Ltd.**", Off. Patankar Road, Village – Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN Code – 401 203, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'57.0"N 72°48'50.0"E

Valuation Done for:

Cosmos Bank

Dahisar (East) Branch

Sanghvi Exotica, Near Maratha Colony, Vamanrao Sawant Marg, Maratha Colony, Dahisar (East), Mumbai - 400068, State - Maharashtra, Country - India



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Bilanded	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

Yastu/Mumbai/03/2024/007972/2305767
27/18-515-KPSK
Date: 27.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, "Dev-Deep Co. Op. Hsg. Soc. Ltd.", Off. Patankar Road, Village – Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN Code – 401 203, State – Maharashtra, Country – India belongs to **Vinod N. Pandey & Saroj N. Pande.**

Boundaries of the property.

North : Prathmesh Apartment
South : Internal Road
East : Mukti Darshan
West : Jay Avenue

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 **₹ 31,46,750.00 (Rupees Thirty One Lakh Forty Six Thousand Seven Hundred Fifty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.27 18:42:58 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report in Form – 01



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,
Chandivli Farm Road, Andheri (East),
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mumbai@vastukala.org

	abutting	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. (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.	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?	Tenant Occupied - Mr. Vikash Rai
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Vikash Rai
	(ii) Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details of present rent not available
	(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 Completion – 2002 (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.
Remark: As per actual site measurement, the Carpet area is 268.00 Sq. Ft. and Super Built-up area mentioned in the agreement is 410.00 Sq. Ft.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Branch to assess fair market value as on 27.03.2024 for Residential Flat No. 202, 2nd Floor, "Dev-Deep Co. Op. Hsg. Soc. Ltd.", Off. Patankar Road, Village – Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN Code – 401 203, State – Maharashtra, Country – India. belongs to **Vinod N. Pandey & Saroj N. Pande.**

We are in receipt of the following documents:

1	Copy of Agreement for Re - sale dated 21.01.2017 between Shri. Arvind Pratap Singh & Smt. Radha A. Singh (the Transferors) and Vinod N. Pandey & Saroj N. Pande (the Transferee)
2	Copy of Development Permission Certificate No. CIDCO / VVSR / BP – 2797 / W / 2080 dated (Not Legible) issued by CIDCO.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / OC / BP – 2797 / W / 3353 dated 18.09.2002 issued by CIDCO.

LOCATION:

The said building is located at Plot No. 121, Survey No. 112 & 114 of Village – Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance 900 Mtrs. from Nallasopara 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 Normal. The building is used for residential purpose. 2nd Floor is having 4 Residential Flat. Lifts are not provided in building.

Residential Flat:

The property is a Residential Flat located on 2nd Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath & WC. The residential flat is finished with Ceramics tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 27th March 2024

The Super Built Up Area of the Residential Flat	410.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 years
Cost of Construction	:	410.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,25,000.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation	:	₹ 3,38,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,800.00 per Sq. M. i.e. ₹ 5,184.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (After depreciation)	:	₹ 47,528.00 per Sq. M. i.e. ₹ 4,415.00 per Sq. Ft.
Value of property as on 27.03.2024	:	410.00 Sq. Ft. X ₹ 8,500.00 = ₹ 34,85,000.00

(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	:	₹ 34,85,000.00 (-) ₹ 3,38,250.00 = ₹ 31,46,750.00
The realizable value of the property	:	₹ 28,32,075.00
Distress value of the property	:	₹ 25,17,400.00
Insurable value of the property (410.00 X ₹ 2,500.00)	:	₹ 10,25,000.00
Guideline Value of the property (410.00 X ₹ 4,415.00)	:	₹ 18,10,150.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, "Dev-Deep Co. Op. Hsg. Soc. Ltd.", Off. Patankar Road, Village – Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN Code – 401 203, State – Maharashtra, Country – India for this particular purpose at ₹ 31,46,750.00 (Rupees Thirty One Lakh Forty Six Thousand Seven Hundred Fifty Only). as on 27th 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 **27th March 2024 is ₹ 31,46,750.00 (Rupees Thirty One Lakh Forty Six Thousand Seven Hundred Fifty 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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Vastukala Consultants (I) Pvt. Ltd.

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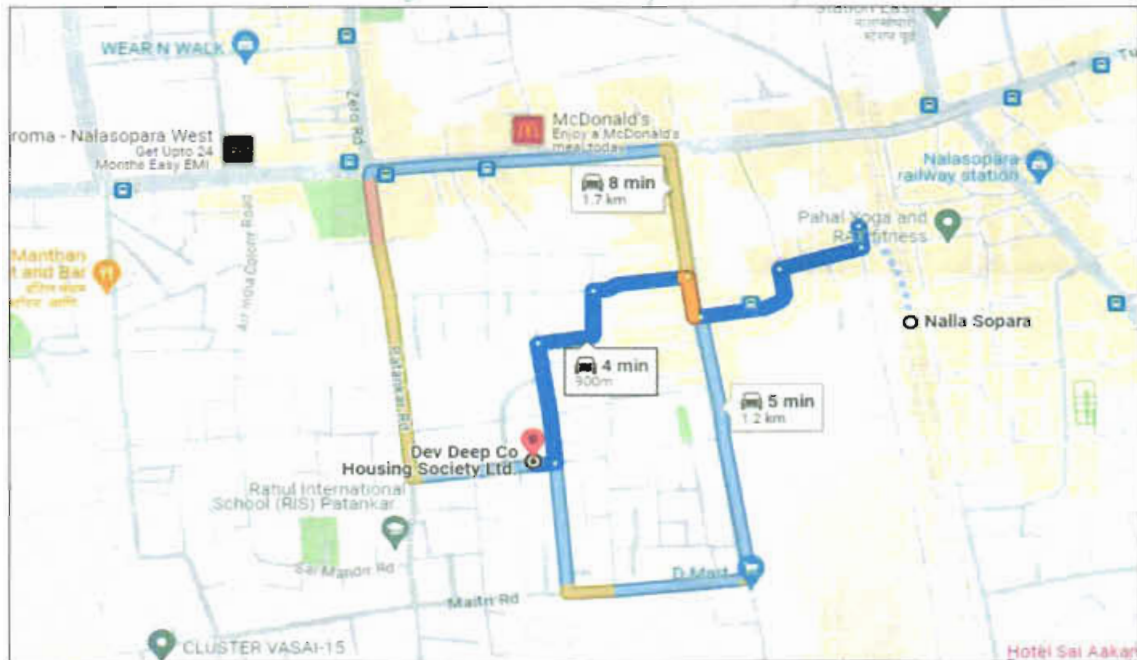
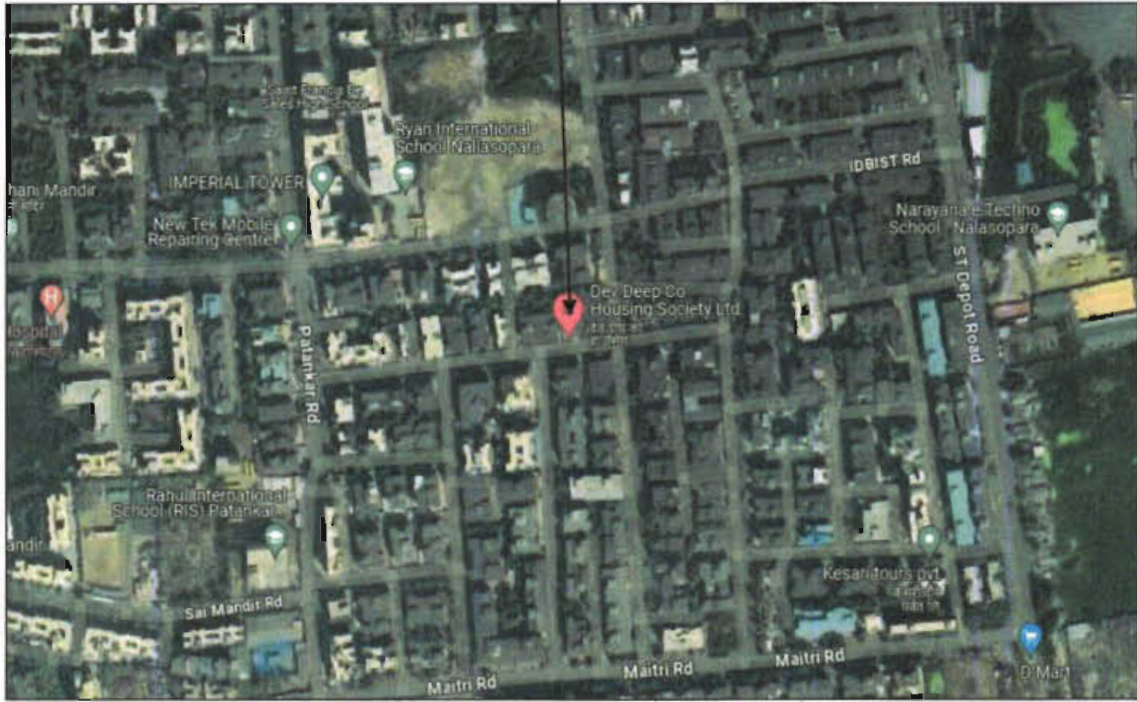
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Route Map of the property

Site,u/r



Latitude Longitude - 19°24'57.0"N 72°48'50.0"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 900 Mtrs)

Ready Reckoner Rate

वर्ग/विभाग	सद्वली जमीन	निवासी सदनिका	अधीन	दुकाने	औद्योगिक	एकक (R.L.)	Attribute
1. सभास्य विनयलेखीया जमीन	18200	62000	71600	78100	71600	चौ मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	62,000.00			
Reduced by 10% on Flat Located on 2 nd Floor	6,200.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	55,800.00	Sq. Mtr.	5,184.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	18,200.00			
The difference between land rate and building rate (A – B = C)	37,600.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	47,528.00	Sq. Mtr.	4,415.00	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 & Kacha 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

Sales Instance

15482533	सूची क्र.2	दुयम निबंधक सह दु.नि.वसई 4
13-03-2024		दस्त क्रमांक 15482 2023
Note -Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : निळेमोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4350000	
(3) बाजारभावाभाडेपट्टाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3631000	
(4) भू.मापन.पोटहिस्सा व धरकमार्क(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती-सदनिका नं 301 तिसरा मजला इमारतीचे नाव देव दिप को.ऑप. ही. सो. लि.नालासोपारा पश्चिम तालुका वसई जिल्हा पालघर अशी मिळकत गाव निळेमोरे विभाग नं 7((Survey Number : सर्वे नं. 112 आणि 114. प्लॉट नं. 121 :))	
(5) क्षेत्रफळ	49.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -दिनेश कुमार - - वय -56 पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं 301 तिसरा मजला इमारतीचे नाव देव दिप को.ऑप. ही. सो. लि. , रोड नं. चक्रधर नगर, हरी हरेश्वर मंदिर जवळ, नालासोपारा पश्चिम, महाराष्ट्र, ठाणे. पिन कोड -401 203 पॅन नं.-AMPPS4835G 2) नाव -बिभा दिनेश सिंह - - वय -51 पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं 301 तिसरा मजला इमारतीचे नाव देव दिप को.ऑप. ही. सो. लि. , रोड नं. चक्रधर नगर, हरी हरेश्वर मंदिर जवळ, नालासोपारा पश्चिम, महाराष्ट्र, ठाणे. पिन कोड -401 203 पॅन नं.-ATKPS3986N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -राजेश कमल विश्वकर्मा - - वय -37, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं ए-102, ओर्वीड सी एच एल, चक्रधर नगर, रोड नं. सेट मेरी स्कूल जवळ, नालासोपारा पश्चिम, महाराष्ट्र, ठाणे. पिन कोड -401 203 पॅन नं.-ATPPV5232M 2) नाव -पुष्पा राजेश विश्वकर्मा - - वय -31, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं ए-102, ओर्वीड सी एच एल, चक्रधर नगर, रोड नं. सेट मेरी स्कूल जवळ, नालासोपारा पश्चिम, महाराष्ट्र, ठाणे. पिन कोड -401 203 पॅन नं.-CIMPV1669N	
(9) दस्तऐवज करून दिल्याचा दिनांक	27-09-2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/09/2023	
(11) अनुक्रमिक खंड व पृष्ठ	15482/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	304500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी किचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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 ₹ 31,46,750.00 (Rupees Thirty One Lakh Forty Six Thousand Seven Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.27 18:43:49 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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