



Off. :- 91(22)2882 6937  
 Tel. Fax :- 91(22)2882 6937/28825635  
 Mob. :- 9869003273  
 9833599876

Email :- [aarchconsultants@gmail.com](mailto:aarchconsultants@gmail.com)

**Aarch Consultants & Valuers**  
 Architects, Engineers, Govt. Reg. Valuers  
 Repair, Enviro. Interior & Project Consultants

Off:1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.

**Cosmos Bank Dahisar (East) / Purva Pravin Dalvi / 45443**

**Date: 15/07/2021.**

To,  
 The Chief Manager,  
 The Cosmos Co. Op Bank Ltd.,  
 Dahisar (East) Branch,  
 Mumbai.

**Valuation Report**

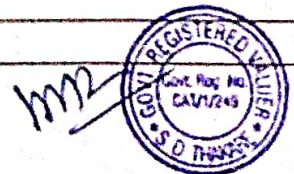
Name & Address of Branch		The Cosmos Co-op Bank Ltd., Dahisar (East) Branch, Mumbai.			
Name of Customer (s) / Borrower unit (for which valuation report is sought)		Purva Pravin Dalvi. (Applicant/Proposed Buyer)			
Name of Owner (s)		Rajendra Ganpat Lokhande (Owner/Seller)			
1	<b>Customer Details</b>				
	Name	Purva Pravin Dalvi. (Applicant/Proposed Buyer)			
	Applicant Contact No.	9594161882			
2	<b>Property Details</b>				
	Address	Flat No. 008 on Ground Floor, 'B' Wing, Building known as "Narmada Co-Op. Hsg. Soc. Ltd." Situated at Survey No. 141, Hissa No. 4 of Village Mira, Near Royal College, MIDC Road, Ganga Nagar, Mira Road (East), Taluka & District Thane 401 107.			
	Nearby Landmark/	Near Royal College			
	Google Map Independent access to the property	Google Map Enclosed.			
3	<b>Document Details</b>		Whether All Required Documents made Available?		
		Yes / No	Name of the Approving Authority	No.	Yes Date
	Layout Plan	No	N.A.	Approval No.	N.A.
	Building plan	No	N.A.	Approval No.	N.A.
	Construction Permission	No	N.A.	Approval No.	N.A.
	Commencement Certificate	No	N.A.	Approval No.	N.A.
	Occupation Certificate (For B Wing (Ground + 4))	Yes	MBMC	Approval No. Not Visible	05/10/1998
	Documents Referred	List of Documents No. a) Draft Agreement for Sale Dated: 2021			

SECOND COPY

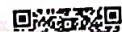


		b) Maintenance Bill No. 64 Dated: 01/05/2021 c) Share Certificate No. 24 Dated: 14/07/2008 d) Occupation Certificate No. Not Visible Dated: 05/10/1998 (For B Wing Ground + 4 Floors)	
<b>4</b>	<b>Physical Details</b>		
	Adjoining Properties -		
	East	Open Plot	
	West	A Wing	
	North	Open Plot	
	South	Kaveri Chsl	
	Matching Boundaries	Yes.	
	Plot Demarcated	No.	
	Approved land use	Residential Building	
	Type of Property	Residential Flat. (1 BHK)	
	Latitude	19°16'19.5"N	
	Longitude	72°52'30.7"E	
	Particulars	-	
	Hall	1 No.	
	Kitchen	1 No.	
	Bed	1 No.	
	Toilet /s	1 Bath & 1 Wc	
	Balcony	N.A.	
	Total No. of Floors	Ground + 4 <sup>th</sup> Upper Floors without Lift.	
	Floor on which the property is located	Ground Floor.	
	Approx. age of the Property	23 Years.	
	Residual age of the Property	37 Years. (If repaired & maintained properly & regularly.)	
	Details of property / specifications		
	Site Area	Plinth area	Carpet area
			396 Sq. Ft. (36.78 Sq. Mt.) As Per Measurement taken on site
			Built up Area
			475 Sq. Mt. (44.13 Sq. Mt.)
			Salable Built up area is Considered for Valuation.
			560 Sq. Mt. (52.02 Sq. Mt.) As per Draft Agreement for Sale Dated: 2021
			Remarks
<b>5</b>	<b>Tenure / Occupancy Details</b>		
	Status of Tenure	Owner Occupied Flat.	
	No. of years of Occupancy	23 Years.	
	Relationship of tenant or owner	N.A.	
<b>6</b>	<b>Stage of Construction</b>		
	Stage of Construction	Building Is Completed.	

SECOND COPY







	If under construction , extent of completion	N.A.
7	Violations if any observed	No
7A	Nature and extent of violations	No
8	<b>Area Details of the property</b>	
	<p>Area of Flat (As per Document) = Salable Built up area 560 Sq. Ft. (52.02 Sq. Mt.)</p> <p>Boundaries East : Open Plot West : A Wing North : Open Plot South : Kaveri Chsl</p> <p>As Per Document = Built up area 560 Sq. Ft. (52.02 Sq. Mt.)</p> <p>Documented / Measured Mezzanine floor area = N.A Salable Built up area considered for valuation = 560 Sq. Ft. (52.02 Sq. Mt.) (Building sanction plan provided / If not provided for our perusal, construction value is based on actual measurement at site.) Longitude and Latitude of the property : 19°16'19.5"N 72°52'30.7"E</p>	
9		
	<p>i. Mention the value as per Government Approved Rates also BUA 475 Sq. Ft. x Rs. 7,562/- = 35,91,950/-</p>	
	<p>ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. The Guidelines rates are standard &amp; fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.</p>	
	Fair Market Value	Salable Built up area 560 Sq. Ft. x Rs. 8,250/- Per Sq. Ft. = Rs. 46,20,000/- (Rupees Forty Six Lakhs Twenty Thousand Only)
	Realizable Value	0.95 X Rs. 46,20,000/- = Rs. 43,89,000/- (Rupees Forty Three Lakhs Eighty Nine Thousand Only)
	Forced / Distress Sale Value.	0.80 x Rs. 46,20,000/- = Rs. 36,96,000/- (Rupees Thirty Six Lakhs Ninety Six Thousand Only)
	Rental Value	Rs. 46,20,000/- X 2% / 12 = Rs. 8,000/- Per Month. (Rupees Eight Thousand Per Month)
	Insurance Value	Rs. 14,00,000/- (Rupees Fourteen Lakhs Only)




SECOND COPY



	Remark	The consideration for said flat as mentioned on draft agreement is Rs. 45,25,000/- (Rupees Forty Five Lakhs Twenty Five Thousand Only). The value assessed is subject to keeping the same consideration of Rs. Forty Five Lakhs Twenty Five Thousand Only on Proposed registered agreement which shall be registered at the earliest.
10	Assumptions / Remark	
		<p>i. Qualifications in TIR/Mitigation suggested, if any</p> <p>ii. Property is SARFAESI compliant - Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No</p> <p>iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged.</p> <p>v. Details of last two transactions in the locality / area to be provided, if available. (If Yes, ----- is provided). - N.A</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property.</p>
11	Declaration	
		<p>i. The property was inspected by My representative Mr. Ajay on <b>15/07/2021</b>.</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our Knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p> <p>v. The analysis and conclusions are limited by the reported assumptions and conditions.</p> <p>vi. I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2009, fully understood the provisions of the same and followed the Provisions if the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>vii. My authorized representative by the name of <b>Mr. Ajay</b> has inspected the subject property on <b>15/07/2021</b> and has taken actual Physical measurement of the flat. Further I/my authorized Representative has confirmed the boundaries of the subject property.</p> <p>viii. I am a 'valuer' as per the provisions of the above referred Handbook in Category ___ and fulfill the education, experience and other criteria laid out There in.</p> <p>ix. I abide by the Code of Conduct as provided by the above referred Handbook.</p>

*dm*



SECOND COPY





12	Enclosures Documents & Photograph (Geo-stamping with date) etc.	Photographs are attached.
----	---	---------------------------

Visit paid by :

Name of the empaneled Valuer :MR. SALIL DEORAM THAKARE  
AARCH CONSULTANTS & VALUERS  
Educational/ Professional Qualification :B.E. (Civil)Hons, A.M.I.E  
Regd. Valuer of Institution of Valuers :F. I. V  
Regd. Valuer under section 34ab of :CAT// 249.

Wealth Tax Act

Signature of the Valuer .....

*SALIL*



Date: 15/07/2021.

Tel. No. (22)2882 6937 / 28825635  
Mobile Number :- 9220856554 / 9833599876  
E-mail :- [aarchconsultants@gmail.com](mailto:aarchconsultants@gmail.com)

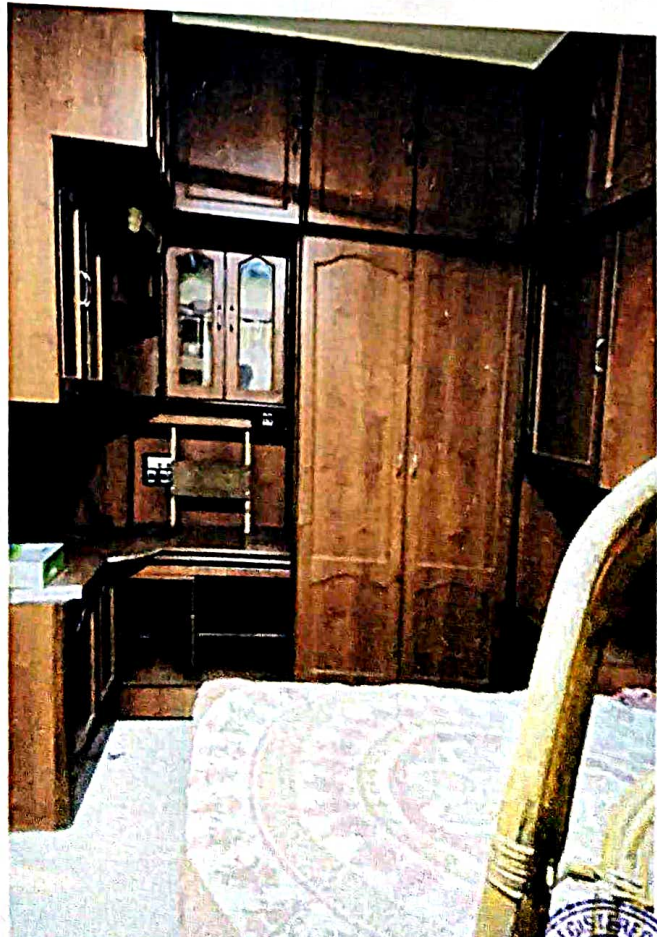
Enclosures:- Photographs taken on site are enclosed herewith.

SECOND COPY









SECOND COPY



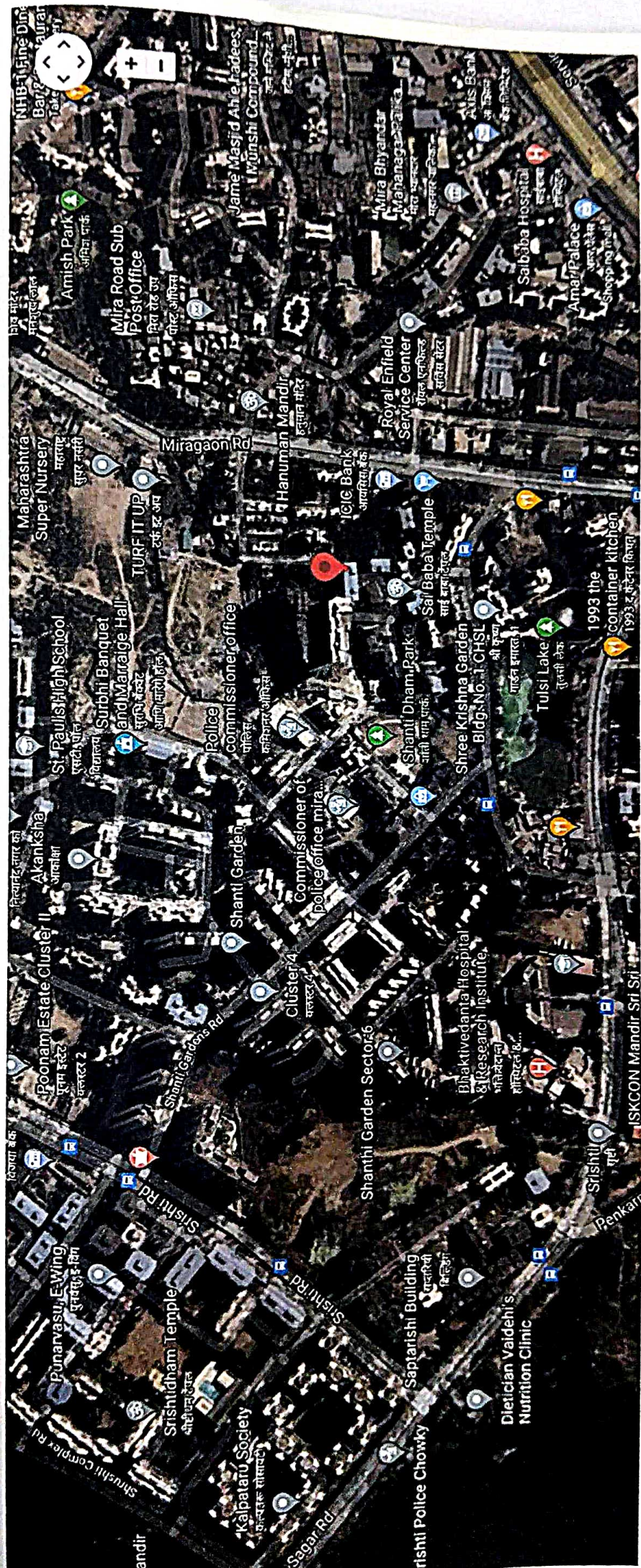


Print

Cancel

Google Maps 19°16'19.5"N 72°52'30.7"E

You can enter notes here.



ONLY COPY

