

VALUATION OF IMMOVABLE PROPERTY

For Housing Loan Purpose.

For The Cosmos Co. Op. Bank Ltd., Dahisar (East) Branch, Mumbai.
At

Flat No. 304 on 3rd Floor, Wing "A", Building No. 1 known as "OM SHIVAI SRA Co-Operative Housing Society Limited" Situated at C. T. S. No. 215(Part), 219(Part), 220(Part), 223(Part), 224(Part), 260(Part) & 284(Part) of Village Maghathane Borivali M. S. D., Opp. Gaon Devi Mandir, Near Gulmohar Society, Devipada Road, Maghathane, Borivali (East), Mumbai 400 066.



It the case of

Swati Raghoba Govekar. (Applicant / Purchaser)
Raghoba Bhagwan Govekar. (Applicant / Purchaser)

Fair Market Value of the Property

a) Fair Market Value	= Rs. 47,25,000/-
b) Realizable Value	= Rs. 44,89,000/-
c) Distress Sale value	= Rs. 37,80,000/-
d) Govt. Stamp duty Value	= Rs. 36,63,666.89/-

Prepared by

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate,

Borivali (West), Mumbai 400 064.

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Boundaries East : Gaon Devi Mandir
 West : Building No. 1/B
 North : Building No. 2 A/B Wing
 South : New Construction

Break up for the Rate :

- i) Building + Service = Rs. 2,500/-
 ii) Land + Others = Rs. 12,500/-
 iii) Total = Rs. 15,000/- (Composite Rate)

As Per Documents = Carpet area is 225.00 Sq. Ft. (20.90 Sq. Mt.)
 = Built up area 270.00 Sq. Ft. (25.09 Sq. Mt.)

Salable Built Up area considered for valuation = 315.00 Sq. Ft. (29.26 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 : 19.2219874
 72.8687375

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i. Mention the value as per Government Approved Rates also
Rs. 36,63,666.89/- As Per Index II Sr. No. Borivali-6-13913/2022. Dated 29/06/2022.

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 & 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.

Fair Market Value	Salable Built Up area 315.00 Sq. Ft. x Rs. 15,000/- Per Sq. Ft. = Rs. 47,25,000/- (Rupees Forty Seven Lakhs Twenty Five Thousand Only)
Realizable Value	0.95 X Rs. 47,25,000/- = Rs. 44,88,750/- Say...Rs.44,89,000/- (Rupees Forty Four Lakhs Eighty Nine Thousand Only)
Forced / Distress Sale Value.	0.80 x Rs. 47,25,000/- = Rs. 37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand Only)
Rental Value	Rs. 47,25,000/- X 2% / 12 = Rs. 7,875/- Say...Rs.8,000/- Per Month. (Rupees Eight Thousand Per Month Only)
Insurance Value	Rs. 7,87,500/- (Rupees Seven Lakhs Eighty Seven Thousand Five Hundred Only)

Remark No.

10 **Assumptions / Remark**

- i. Qualifications in TIR/Mitigation suggested, if any
 ii. Property is SARFAESI compliant - Yes
 iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No
 iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged.
 v. Details of last two transactions in the locality / area to be provided, if available. (If Yes, ----- is provided). - N.A
 vi. Any other aspect which has relevance on the value or marketability of the property.

