

11 Declaration

- i. The property was inspected by My representative Mr. Mahesh on **01/07/2021**.
- ii. The undersigned does not have any direct / indirect interest in the above property.
- iii. The information furnished herein is true and correct to the best of our Knowledge.
- iv. I have submitted Valuation report directly to the Bank.
- v. The analysis and conclusions are limited by the reported assumptions and conditions
- 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.
- vii. My authorized representative by the name of **Mr. Mahesh** has inspected the subject property on **01/07/2021** and has taken actual Physical measurement of the flat. Further I/my authorized Representative has confirmed the boundaries of the subject property.
- 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.
- ix. I abide by the Code of Conduct as provided by the above referred Handbook.

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 M2*

Date: 05/07/2021.

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

Enclosures:- Photographs taken on site are enclosed herewith.

SECOND COPY

i. Mention the value as per Government Approved Rates also BUA 489.6 Sq. Ft. x Rs. 5,555/- per Sq. Ft. = Rs. 27,19,728/-	
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 571 Sq. Ft. x Rs. 5,200/- Per Sq. Ft. = Rs. 29,69,200/- Say... = Rs. 29,69,000/- (Rupees Twenty Nine Lakhs Sixty Nine Thousand Only)
Realizable Value	0.95 X Rs. 29,69,000/- = Rs. 28,20,550/- Say... = Rs. 28,21,000/- (Rupees Twenty Eight Lakhs Twenty One Thousand Only)
Forced / Distress Sale Value.	0.80 x Rs. 29,69,000/- = Rs. 23,75,200/- Say... = Rs. 23,75,000/- (Rupees Twenty Three Lakhs Seventy Five Thousand Only)
Rental Value	Rs. 29,69,000/- X 2% / 12 = Rs. 4,948/- Per Month. Say... = Rs. 5,000/- Per Month. (Rupees Five Thousand Per Month Only)
Insurance Value	Rs. 14,27,500/- (Rupees Fourteen Lakhs Twenty 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.	

SECOND COPY



Details of property / specifications									
	Site Area	-	Plinth area	-	Carpet area	408.03 Sq. Ft. (37.90 Sq. Mt.) As Per Agreement for Sale Dated: 16/09/2020.	Salable Built up area	571 Sq. Ft. (53.04 Sq. Mt.) is considered for Valuation.	Remarks
					Builtup area	489.6 Sq. Ft. (45.48 Sq. Mt.)			
5	Tenure / Occupancy Details								
	Status of Tenure				Owner occupied Flat.				
	No. of years of Occupancy				05 Years				
	Relationship of tenant or owner				N.A.				
6	Stage of Construction								
	Stage of Construction				Building is Completed.				
	If under construction , extent of completion				N.A.				
7	Violations if any observed				No				
7A	Nature and extent of violations				No				
8	Area Details of the property								
	Area of Flat (As per Document)				= Carpet area 408.03 Sq. Ft. (37.90 Sq. Mt.) Builtup area 489.6 Sq. Ft. (45.48 Sq. Mt.) Salable Built up area 571 Sq. Ft. (53.04 Sq. Mt.)				
	Boundaries				East : C-15 West : Gholap Nagar North : Road/Yogidham Rosemary South : Gholap Nagar				
	As Per Document				= Carpet area 408.03 Sq. Ft. (37.90 Sq. Mt.) Builtup area 489.6 Sq. Ft. (45.48 Sq. Mt.) Salable Built up area 571 Sq. Ft. (53.04 Sq. Mt.)				
	Documented / Measured Mezzanine floor area = N.A								
	Salable Built up area considered for valuation = 571 Sq. Ft. (53.04 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°14'50.5"N 73°09'05.2"E				





mmz
 REGISTERED VALUER
 10/10/2019
 10/10/2019

Off. :- 91(22)2882 6937
 Tel. Fax. :- 91(22)2882 6937/28825635
 Mob. :- 9869003273
 9833599876
 Email :- 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 - 400 054

Cosmos Bank Kalyan Branch / Sandip Jayram Bhere / 45263

Date: 05/07/2021.

To,
 The Chief Manager,
 The Cosmos Co. Op Bank Ltd.,
 Kalyan Branch,
 Thane.

Valuation Report

Name & Address of Branch		The Cosmos Co-op Bank Ltd., Kalyan Branch, Thane.		
Name of Customer (s) / Borrower unit (for which valuation report is sought)		Sandip Jayram Bhere. (Applicant/Owner) Mayuri Sandip Bhere. (Applicant/Owner)		
Name of Owner (s)		Sandip Jayram Bhere. (Applicant/Owner) Mayuri Sandip Bhere. (Applicant/Owner)		
1	Customer Details			
	Name	Sandip Jayram Bhere. (Applicant/Owner) Mayuri Sandip Bhere. (Applicant/Owner)		
	Applicant Contact No.	Sandip Jayram Bhere		
2	Property Details			
	Address	Flat No. 704 on 7th Floor, 'A' Wing, Building No. C-17 Known as "Vinayak Darshan.", Society Known as "Shetkari Sahakari Gruhnirman Society Ltd." Situated at Survey No. 31(Pt) of Village Chikanghar, Opp. Yogidham, Gholap Nagar, Kalyan (West), Taluka Kalyan & District Thane 421 301		
	Nearby Landmark/	Opp. Yogidham, Gholap Nagar, Kalyan (West), Taluka Kalyan & District Thane 421 301		
	Google Map Independent access to the property	Google Map Enclosed.		
3	Document Details		Whether All Required Documents made Available?	
		Yes / No	Name of the Approving Authority	No. 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	Yes.	KDMC	Approval Javak No. KDMC/NRV/BP/KV/ 2012-13/3 (Wing "A" Stilt + 7 Floors) Dated: 12/02/2013.



SECOND COPY

VALUATION OF IMMOVABLE PROPERTY

For Bank Loan Purpose.

For The Cosmos Co. Op Bank Ltd., Kalyan Branch, Thane.

At

Flat No. 704 on 7th Floor, 'A' Wing, Building No. C-17 Known as "Vinayak Darshan.", Society Known as "Shetkari Sahakari Gruhnirman Society Ltd." Situated at Survey No. 31(Pt) of Village Chikanghar, Opp. Yogidham, Gholap Nagar, Kalyan (West), Taluka Kalyan & District Thane 421 301



It the case of

Sandip Jayram Bhere. (Applicant/Owner)

Mayuri Sandip Bhere. (Applicant/Owner)

Fair Market Value of the Property

- | | |
|---------------------------|-------------------|
| a) Fair Market Value | = Rs. 29,69,000/- |
| b) Realizable Value | = Rs. 28,21,000/- |
| c) Distress Sale value | = Rs. 23,75,000/- |
| d) Govt. Stamp duty Value | = Rs. 27,19,728/- |

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,

Malad (West), Mumbai 400 064.

Tel. No. 28825635 / 28826937

Mobile: 9869003273 / 9833599876

Email: aarchconsultants@gmail.com

Occupation Certificate (For Stilt + 7 Upper Floors Wing 'A')	Yes	KDMC	Approval No. Javak No. KDMC/NRV/CC/KV/252	Dated: 07/01/2016
Documents Referred	List of Owners Documents No. a) Agreement for Sale Dated: 16/09/2020. b) Index II Sr. No. 7710/2020 Dated: 16/09/2020. c) Commencement Certificate Javak No. KDMC/NRV/BP/KV/2012-13/3 Dated: 12/02/2013. Issued by KDMC. d) Occupation Certificate Javak No. KDMC/NRV/CC/KV/252 Dated: 07/01/2016. Issued by KDMC. (For Stilt + 7 Upper Floors Wing 'A') e) Maintenance Bill No.: 21 Dated: 24/05/2021. f) Electricity Bill Consumer No.: 020260360184 Dated: 25/07/2020. g) Share Certificate No.: 17. h) Property Tax Receipt No.: 155243 Dated: 08/05/2020.			
4	Physical Details			
Adjoining Properties -				
East	C-15			
West	Gholap Nagar			
North	Road/Yogidham Rosemary			
South	Gholap Nagar			
Matching Boundaries	Yes.			
Plot Demarcated	No.			
Approved land use	Residential Building			
Type of Property	Residential Flat. (1 BHK)			
Latitude	19°14'50.5"N			
Longitude	73°09'05.2"E			
Particulars	-			
Hall	1 No.			
Kitchen	1 No.			
Bed	1 No.			
Toilet /s	1 No.			
Balcony	1 No.			
Total No. of Floors	Stilt + 7 th Upper Floors with 1 Lift.			
Floor on which the property is located	7 th Floor.			
Approx. age of the Property	05 Years. (About 2016)			
Residual age of the Property	55 Years. (If repaired & maintained properly & regularly.)			

