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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **Mr. Ganesh Mularam Chaudhry**

Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.", Final Plot No. 320,  
TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West),  
PIN Code – 400 602, State – Maharashtra, Country – India

Latitude Longitude - 19°11'51.8"N 72°57'50.6"E

#### Valuation Done for:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, PIN Code - 400 705,  
State - Maharashtra, Country - India.



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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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Page 2 of 16

Vastu/Mumbai/05/2024/8861/2306443

24 /01 -303 -PANI

Date: 24.05.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.", Final Plot No. 320, TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West), PIN Code – 400 602, State – Maharashtra, Country – India belongs to **Mr. Ganesh Mularam Chaudhry**.

#### Boundaries of the property.

North	:	Internal Road
South	:	Namdev Wadi Marg & Under Construction Building
East	:	Building No. R – 3
West	:	Building No. R – 1

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 **₹ 37,23,910.00 (Rupees Thirty Seven Lakh Twenty Three Thousand Nine Hundred Ten 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.24 12:39:18 +05'30'



Auth. Sign.

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

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Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.",  
Final Plot No. 320, TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West),  
PIN Code – 400 602, 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 24.05.2024 for Banking Purpose
2	Date of inspection	22.05.2024
3	Name of the owner/ owners	<b>Mr. Ganesh Mularam Chaudhry</b>
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	<b>Address:</b> Residential Flat No. 103, 1 <sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.", Final Plot No. 320, TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West), PIN Code – 400 602, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Uday Sawant (Seller's Son) Contact No. 9967878749
6	Location, street, ward no	Namdev Wadi Marg, Off Eastern Express Highway
	Survey/ Plot no. of land	Final Plot No. 320, TPS No. 01 of Village – Panchpakhadi
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 261.00 Cupboard Area in Sq. Ft. = 8.00 Total Carpet Area in Sq. Ft. = 269.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 269.00</b> <b>(Area as per Agreement for Sale)</b> Built up Area in Sq. Ft. = 323.00



	(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	₹ 7,500.00 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.
		<b>SALES</b>	
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	N. A.

	up on, the basis of arriving at the land rate	
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (Approx.)
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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 24.05.2024 for Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.", Final Plot No. 320, TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West), PIN Code – 400 602, State – Maharashtra, Country – India belongs to **Mr. Ganesh Mularam Chaudhry**.

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.05.2024 b/w Smt. Savitribai Govind Sawant (The Transferor) and Mr. Ganesh Mularam Chaudhry (The Transferee)
2	Copy of Full Occupancy Certificate Document No. SRA / ENG / V.P. No. 32T / 0006 / 09 dated 17.07.2019 issued by Slum Rehabilitation Authority

### LOCATION:

The said building is located at Final Plot No. 320, TPS No. 01, Village – Panchpakhadi, Thane (West), PIN Code – 400 602, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 8 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, Vegetation, Cracks were found at external wall of the building. The building is used for residential purpose. 1<sup>st</sup> Floor is having 13 Residential Flats. 2 Lifts are provided in building (At the time of visit, out of 2 lifts, 1 lift was not working).



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**Residential Flat:**

The property is a Residential Flat located on 1<sup>st</sup> Floor. The composition of Flat is having 1 Bedroom + Living Room + Kitchen + Bath + 2 Toilets (i.e. 1 BHK flat). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Concealed electrification & concealed plumbing.

**Valuation as on 23rd May 2024**

The Carpet Area of the Residential Flat	:	269.00 Sq. Ft.
The Built up Area of the Residential Flat	:	323.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	2009 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 years
Cost of Construction	:	323.00 Sq. Ft. X ₹ 2,800.00 = ₹ 9,04,400.00
Depreciation $\{(100-10) \times 14\}/60$	:	23.00%
Amount of depreciation	:	₹ 2,03,490.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,40,900.00 per Sq. M. i.e. ₹ 13,090.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,28,538.00 per Sq. M. i.e. ₹ 11,941.00 per Sq. Ft.
<b>Value of property as on 24.05.2024</b>	:	<b>269.00 Sq. Ft. X ₹ 14,600.00 = ₹ 39,27,400.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 24.05.2024</b>	:	<b>₹ 39,27,400.00 - ₹ 2,03,490.00 = ₹ 37,23,910.00</b>
<b>Total Value of the property</b>	:	<b>₹ 37,23,910.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 33,51,519.00</b>
<b>Distress value of the property</b>	:	<b>₹ 29,79,128.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 9,04,400.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. R - 2, "Gaondevi Co-op. Hsg. Soc. Ltd.", Final Plot No. 320, TPS No. 01, Gaondevi Wadi, Namdev Wadi, Village – Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code – 400 602, State – Maharashtra, Country – India for this particular purpose at **₹ 37,23,910.00 (Rupees Thirty Seven Lakh Twenty Three Thousand Nine Hundred Ten Only)** as on 23<sup>rd</sup> May 2024.



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**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 **23<sup>rd</sup> May 2024 is ₹ 37,23,910.00 (Rupees Thirty Seven Lakh Twenty Three Thousand Nine Hundred Ten 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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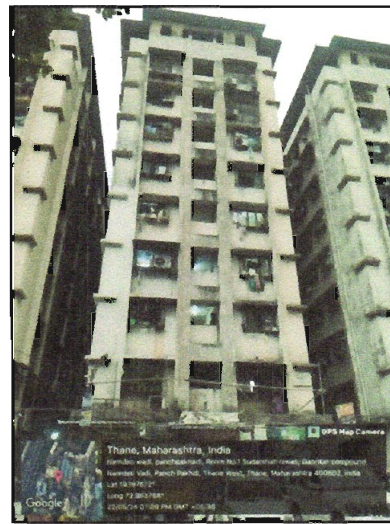
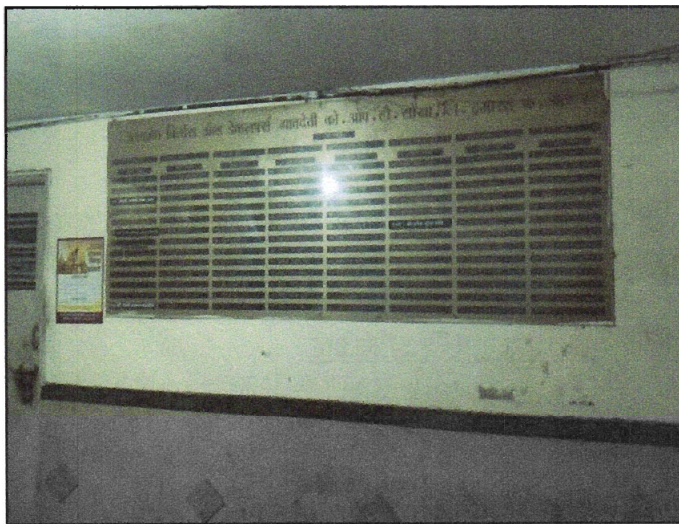




## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3.	Year of construction	2009 (Approx.)
4.	Estimated future life	46 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 door & Aluminum Sliding Windows
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering
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	
	(i) No. of water closets	As per Requirement
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
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



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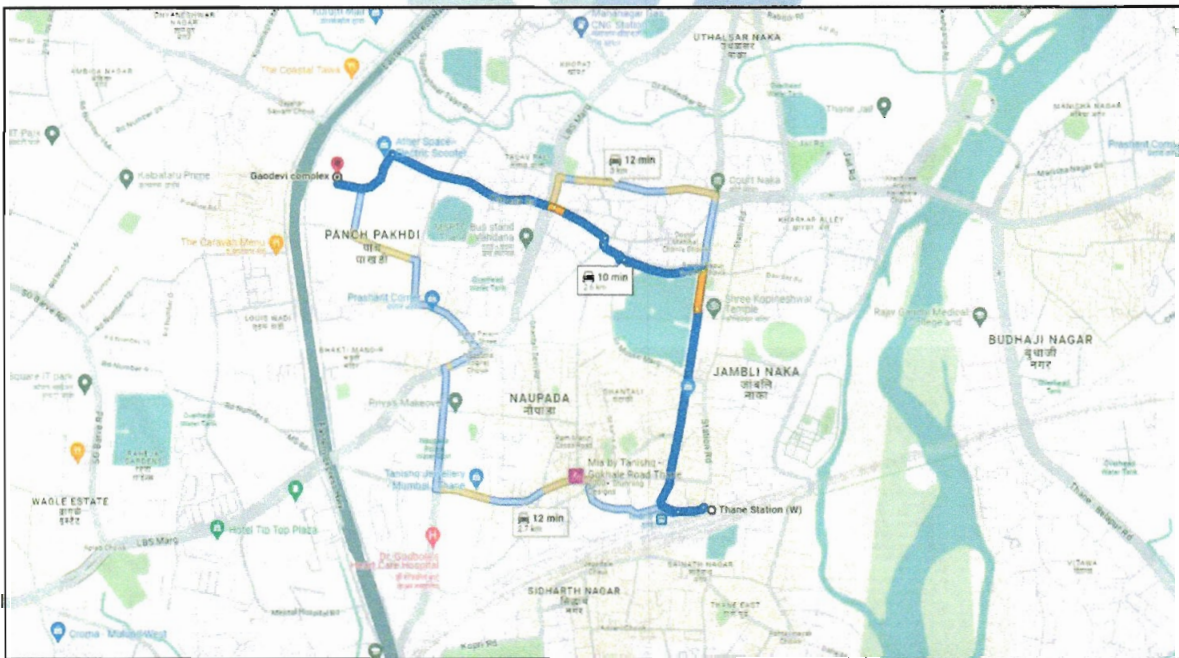
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## Route Map of the property

Site u/r



Latitude Longitude - 19°11'51.8"N 72°57'50.6"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 2.6 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2024 To 31st March 2025						
<b>Type of Area</b>	Urban Area	<b>Local Body Type</b>	Class "B" Corporation			
<b>Local Body Name</b>	Thane Municipal Corporation					
<b>Land Mark</b>	5E) Properties Facing Mumbai-Agra Express Highway on Both the Sides. Town Planning Scheme No. , Final Plot No. / Survey No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/18	52600	140900	160600	190100	160600
<b>Town Planning Scheme No.</b>						
<b>Survey No.</b> 14, 32, 33, 34, 35, 36, 37, 38, 44, 45, 46, 47, 48, 49, 50, 51, 78, 79, 80, 81, 85, 86, 87, 88, 89, 90, 93A, 95, 114, 115, 116						
<b>Final Plot No.</b> 25, 26, 31, 32, 33, 34, 40, 56, 57, 58, 60, 78, 79, 80, 81, 85, 86, 119, 120, 121, 122, 289, 290, 291, 292, 293, 294, 297, 298, 299, 300A, 300B, 300C, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 320, 325, 411, 412, 413, 414, 415, 416, 418, 419, 421, 422, 423, 424, 463, 495, 498, 499, 500, 501, 502						



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## Price Indicators

**NOBROKER**

1 BHK Flat in Tughlakhan, Pune For Sale in Ramchandra Nagar

₹ 44,70,000 | 600 sq ft

1 Bedroom  
2 Bathroom  
1000 sq ft  
2+1  
Car

Call Now (020) 2611 1111

Report what was not correct in this property

Like (0) | Save (0) | Share (0)

Precedence by NoBroker

Activity On This Property

Similar Properties

Property Type	Area	Construction Type	Self Owned
Apartment Building	1000 sq ft	Ready to Move	Self Owned
Commercial Complex	72.14 sq ft	Ready to Move	Self Owned
Building Area	1000 sq ft	Ready to Move	Self Owned
Turnover Area	1000 sq ft	Ready to Move	Self Owned
Floor	1st	Ready to Move	Self Owned
Construction Status	Ready to Move	Ready to Move	Self Owned

**NOBROKER**

1 RK Flat in Anand Krupa Society 42 For Sale in Thane

₹ 21,10,000 | 220 sq ft

1 Bedroom  
1 Bathroom  
1000 sq ft  
1+1  
Bike

Call Now (020) 2611 1111

Report what was not correct in this property

Like (0) | Save (0) | Share (0)

Precedence by NoBroker

Activity On This Property

Property Type	Area	Construction Type	Self Owned
Apartment Building	1000 sq ft	Ready to Move	Self Owned
Commercial Complex	72.14 sq ft	Ready to Move	Self Owned
Building Area	1000 sq ft	Ready to Move	Self Owned
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Floor	1st	Ready to Move	Self Owned
Construction Status	Ready to Move	Ready to Move	Self Owned



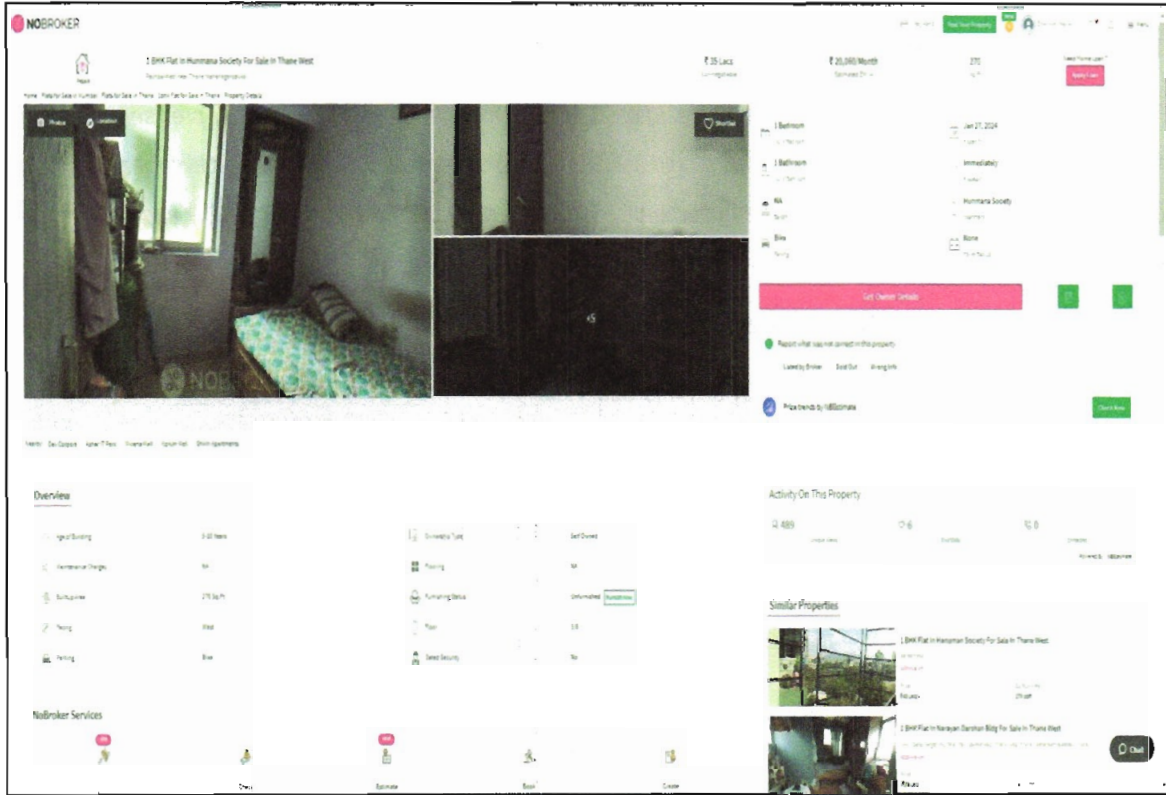
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## Price Indicators



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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 **23<sup>rd</sup> May 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 knowledgeable 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.



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**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 **₹ 37,23,910.00 (Rupees Thirty Seven Lakh Twenty Three Thousand Nine Hundred Ten Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.24 11:59:35 +05'30'

**Auth. Sign.**



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