

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Sucheta V. Tamrakar & Mr. Vinod R. Tamrakar

Residential Plot No. 111, Survey No. 284 (Old Gut No. 226, 227, 47/1), Village - Sarangpuri, Taluka - Shahapur, District - Thane, State - Maharashtra, Country - India

Latitude Longitude + 19°28'16.0"N 73°24'06.9"E

Valuation Done for:

Cosmos Bank Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India



Our Pan India Presence at:

Nanded

Thane

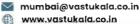
Ahmedabad ODelhi NCR Rajkot

Raipur Jaipur

BI-001, U/B Floor, BOOMERANG, Chandivoli Farm Road, Powai, Andheri East, Mumbal: 400072, (M.S), India



Regd. Office





MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/09/2024/008963/2308315 23/20-321-AU Date: 23.09.2024

VALUATION OPINION REPORT

The property Residential Plot No. 111, Survey No. 284 (Old Gut No. 226, 227, 47/1), Village - Sarangpuri, Taluka -Shahapur, District -Thane, State - Maharashtra, Country - India belongs to Mrs. Sucheta V. Tamrakar & Mr. Vinod R. Tamrakar.

Boundaries of the property.

Open Plot	T:	As per actual site	As per Documents
North	:	Proposed Tar Road	Tar Road
South	1:	Open Plot	Plot No. 110
East	1:	Open Plot	Plot No. 112
West		Proposed Tar Road	Tar Road

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 -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	8,64,000.00	7,77,600.00	6,91,200.00

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.

Manoi Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoi Chalikwar, o=Vastukali Consultants (I) Pvt. Ltd., ou=Mumb email=manoj@vastukala.org, c=IN Date: 2024.09.23 17:37:44 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



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Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mrs. Sucheta V. Tamrakar & Other (008963/2308315) Page 3 of 16

<u>Valuation Report of Residential Plot No. 111, Survey No. 284 (Old Gut No. 226, 227, 47/1), Village – Sarangpuri, Taluka – Shahapur, District -Thane, State - Maharashtra, Country - India.</u>

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		
2	Data of improveding	23.09.2024 for Bank Loan Purpose		
	Date of inspection	17.09.2024		
	Name of the owner/ owners	Mrs. Sucheta V. Tamrakar & Mr. Vinod R. Tamrakar		
4	If the property is under joint ownership / co-	Joint Ownership		
	ownership, share of each such owner. Are the shares undivided?			
5	Brief description of the property	Address: Residential Plot No. 111, Survey No. 284 (Old		
	brief description of the property			
	Annual State of the State of th	Gut No. 226, 227, 47/1), Village – Sarangpuri, Taluka –		
	Victoria de la companya della companya della companya de la companya de la companya della compan	Shahapur, District -Thane, State - Maharashtra, Country		
	The second second	- India,		
	AND	_ANT_ ARRIV		
	ASSESSED ASSESSED	Contact Person:		
	All the second s	Mr. Manish (Developer's Brother)		
G	Location street word no	Contact No. +91 81080 61096		
7	Location, street, ward no Survey/ Plot no. of land	Village – Sarangpuri, Taluka – Shahapur, District -Thane Residential Plot No. 111, Survey No. 284		
8	Is the property situated in residential/	Residential undeveloped Area		
0	commercial/ mixed area/ industrial area?	Residential undeveloped Area		
9	Classification of locality-high class/ middle	Middle Class		
"	class/poor class	Wilder Class		
10	Proximity to civic amenities like schools,	All the amenities are available within 5 Km. range		
	Hospitals, Offices, market, cinemas etc.	The same and a same and a same and a same and a same a		
11	Means and proximity to surface communication	Served by Auto and Private cars		
	by which the locality is served			
	LAND			
12	Area of land supported by documentary proof.	Land Area – 216.00 Sq. M.		
	Shape, dimension and physical features	(Area as per Sale Deed)		
13	Roads, Streets or lanes on which the land is	Off. Patole Road		
<u></u>	abutting			
14	If freehold or leasehold land	Freehold		
15	If leasehold, the name of Lessor/lessee, nature of			
1	lease, date of commencement and termination of			
lease and terms of renewal of lease.		N.A.		
		IN.A.		
	(ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in	-		
	the event of sale or transfer			
16	Is there any restriction covenant in regard to use	Residential		
10	of land? If so attach a copy of the covenant.	Toolsonia		
	or land a mod attach a copy of the covenant.			



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17	Are there any agreements of easements? If so,	Information not available
	attach a copy of the covenant	
18	Does the land fall in an area included in any	Yes
	Town Planning Scheme or any Development	
	Plan of Government or any statutory body? If so,	
	give Particulars.	
19	Has any contribution been made towards	Information not available
	development or is any demand for such	
	contribution still outstanding?	
20	Has the whole or part of the land been notified for	No
	acquisition by government or any statutory body?	
	Give date of the notification.	N.A. the agree of the state of
21	Attach a dimensioned site plan	N.A., the property under consideration is open land only
	114000115115115	for valuation
	IMPROVEMENT	
22	Attach plans and elevations of all structures	N.A., the property under consideration is open land only
	standing on the land and a lay-out plan.	for valuation
23	Furnish technical details of the building on a	N.A., the property under consideration is open land only
	separate sheet (The Annexure to this form may be	for valuation
	used)	14
24	Is the building owner occupied/tenanted/both?	Vacant and under Owner's possession.
	If the property owner occupied, specify portion	N.A.
	and extent of area under owner-occupation	
25	What is the Floor Space Index permissible and	N.A.
	Percentage actually utilized?	
26	RENTS	
	(i) Names of tenants/ lessees/ licensees,	N.A.
	etc.	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent/ compensation /	N.A.
	license fee, etc. paid by each (iv) Gross amount received for the whole	N.A.
		IN.A.
27	Are any of the occupants related to, or close to	N. A.
21	business associates of the owner?	N. A.
28	Is separate amount being recovered for the use of	N. A.
20	fixtures, like fans, geysers, refrigerators, cooking	N. O.
	ranges, built-in wardrobes, etc. or for services	
	charges? If so, give details	
29	Give details of the water and electricity charges, if	N. A.
-0	any, to be borne by the owner	
30	Has the tenant to bear the whole or part of the cost	N. A.
	repairs and maintenance? Give particulars	1
31	If a lift is installed, who is to bear the cost of	N. A.
	maintenance and operation- owner or tenant?	
32	If a pump is installed, who is to bear the cost of	N. A.
	maintenance and operation- owner or tenant?	
33	Who has to bear the cost of electricity charges for	N. A.
	lighting of common space like entrance hall,	
	stairs, passage, compound, etc. owner or tenant?	
34	What is the amount of property tax? Who is to	N. A.
	bear it? Give details with documentary proof	







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Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mrs. Sucheta V. Tamrakar & Other (008963/2308315) Page 5 of 16

35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N. A.
36	Is any dispute between landlord and tenant	N.·A.
	regarding rent pending in a court of rent?	
37	Has any standard rent been fixed for the	N. A.
	premises under any law relating to the control of	
	rent?	
	SALES	
38	Give instances of sales of immovable property in	As per sub registrar of assurance records
	the locality on a separate sheet, indicating the	, p = 3 = 3
	Name and address of the property, registration	
	No., sale price and area of land sold.	
20		T 4 000 00 0 14
39	Land rate adopted in this valuation	₹ 4,000.00 per Sq. M.
40	If sale instances are not available or not relied up	Online Price Indicators, Location, development of
	on, the basis of arriving at the land rate	surrounding area, type of land, condition of the plot,
		facilities provided and its prevailing market rate.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year	N.A.
	of completion	N.A.
42	What was the method of construction, by contract	NI A:
	/ By employing Labour directly / both?	N.A.
43	For items of work done on contract, produce	
10	copies of agreements	N.A.
4.4		
44	For items of work done by engaging Labour	N.A.
	directly, give basic rates of materials and Labour	
	supported by documentary proof.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 23.09.2024 for Residential Plot No. 111, Survey No. 284 (Old Gut No. 226, 227, 47/1), Village – Sarangpuri, Taluka – Shahapur, District-Thane, State - Maharashtra, Country - India belongs to Mrs. Sucheta V. Tamrakar & Mr. Vinod R. Tamrakar.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 26.10.2017 between Mr. Madhukar Bhaghwan Padwal & Mr. Santosh
	Sawalaram Parab (Vendors / Developer) AND Mrs. Sucheta V. Tamrakar & Mr. Vinod R. Tamrakar (the
	Purchaser)
2	Copy of 7/12 & 6 Extract
3	Copy of Construction Permission No. Mahsul/K - 1/ Amended N.A. / Construction / Permission N.A. P.
	S.R. 07/2008 issued by Office of Tahsildar, Shahapur dated 22.10.2008 (For Gut No. 226, 227, 47/1)
4	Copy of Layout Plan Revenue Department / N.A. Plot / S.R. – K.A. 1/68 approved by Tahsildar, Shahapur
	dated 22.10.2008 (For Gut No. 226, 227, 47/1)





Valuation Report Prepared For. Cosmos Bank / Mulund (East) Branch / Mrs. Sucheta V. Tamrakar & Other (008963/2308315) Page 6 of 16

LOCATION:

The said property is located at Village – Sarangpuri, Taluka – Shahapur, District - Thane, State - Maharashtra, Country - India.

As per Approved Layout plan, the property falls in Residential Zone. It is at a travelling distance of 14.3 km. travelling distance from Asangaon railway station.

PROPERTY:

The property is Residential Plot. At the time of visit, the layout/project boundary was not defined / available. There was no project sign board or any land development like internal roads, plot demarcation, amenities development. In spite the project being 15 to 16 years old and there is no other development in the nearby vicinity of 3 KM. The developed plots at a distance of 5 to 10 km. are sold in the range of Rs. 6,000/- to Rs. 8,000/- per sq. m. depending upon the size, location, amenities provided and present development at the nearby area.

Valuation as on 23rd September 2024:

A) Land Valuation:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Plot	216.00	4,000/-	8,64,000/-
Total		AST manager	8,64,000/-

B) Valuation of Structures.

The Built-up area of the building : Not applicable, being valuation of land only

Deduct Depreciation:

Year of Construction of the building : N.A.

Expected total life of building : N.A.

Age of the building as on 2024 : N.A.

Cost of Construction : N.A.

Depreciation : N.A.

Amount of depreciation : N.A.

Depreciated cost of construction : N.A.

Government Value:

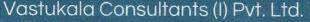
Fair Market Value			
A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
	216.00	2,290/-	4,94,640/-

TOTAL VALUE OF THE PROPERTY:

Particulars	Value (₹)
Land	8,64,000/-
Fair Market Value	8,64,000/-
Realizable Value	7,77,600/-
Distress Sale Value	6,91,200/-
Insurable value	



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Taking into consideration above said facts, we can evaluate the value of Residential Plot No. 111, Survey No. 284, Village – Sarangpuri, Taluka – Shahapur, District -Thane, State - Maharashtra, Country - India for this particular purpose at ₹ 8,64,000/- (Rupees Eight Lakh Sixty Four Thousand Only) as on 23rd September 2024.

NOTES

- 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 23rd September 2024. is ₹ 8,64,000/- (Rupees Eight Lakh Sixty Four Thousand 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:





ANNEXURE TO FORM 0-1

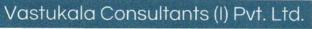
Technical details

Building

1.	No. of fl	oors and height of each floor	N.A., the property under consideration is
			open land only for valuation.
2.	Plinth a	rea floor wise as per IS- 1225	-
3	Year of construction		-
4	Estimate	ed future life	-
5	Type of	construction- load bearing walls/RCC	-
	frame/s	steel frame	
6	Type of	foundations	-
7	Walls		-
8	Partition	ns	-
9	Doors a	ind Windows	-/
10	Flooring		(- /
11	Finishin	g	
12	Roofing	and terracing	-/ Assay
13	Special	architectural or decorative features, if	V- / - / - / - / - / - / - / - / - / - /
	any		
14	(i)	Internal wiring – surface or conduit	1. /
	(ii)	Class of fittings: Superior/	
		Ordinary/ Poor.	
15	Sanitar	y installations	7
	(i)	No. of water closets	17.
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sinks	
	Class o	f fittings: Superior colored / superior	
	white/or	dinary.	
16	Compo	und wall	-
	_	and length	
	Type of	construction	
17	No. of li	fts and capacity	-









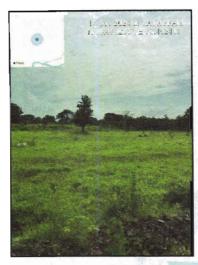
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18	Underground sump - capacity and type of	-
	construction	
19	Over-head tank Location, capacity Type of	-
	construction	
20	Pumps- no. and their horse power	-
21	Roads and paving within the compound	BT Road
	approximate area and type of paving	
22	Sewage disposal – whereas connected to public	-
	sewers, if septic tanks provided, no. and	
	capacity	
23	General Remarks	
	 111. But as per agreement sanctioned and 47/1. (Annexure - C of agreement The layout was approved in the year of the year 2017. The agreement has N.A. Order which valuation, we have considered the land At the time of visit, the Plot was not proname board. We have done the site. 	2008 whereas the agreement is registered in is not provided to us. For the purpose of d area as per Sale Deed. Operly demarcated and without identification inspection as guided by the Mr. Manish
	(Developer's Brother) - Contact No. +5	The state of the s

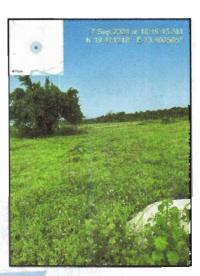




Actual site photographs





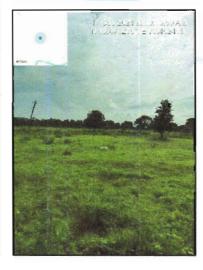
















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Route Map of the property





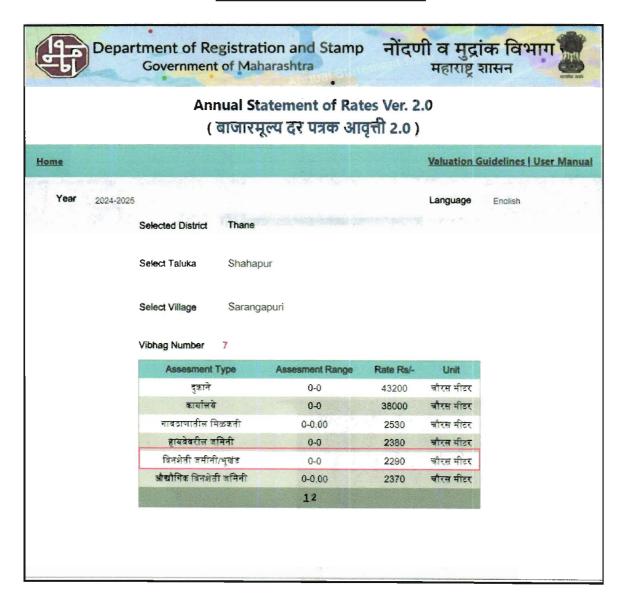
 $\underline{\text{Latitude Longitude - 19°28'16.0"N 73°24'06.9"E}} \\ \textbf{Note:} \ \ \text{The Blue line shows the route to site from nearest railway station (Asangaon - 14.3 KM.)} \\$



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READY RECKONER RATE

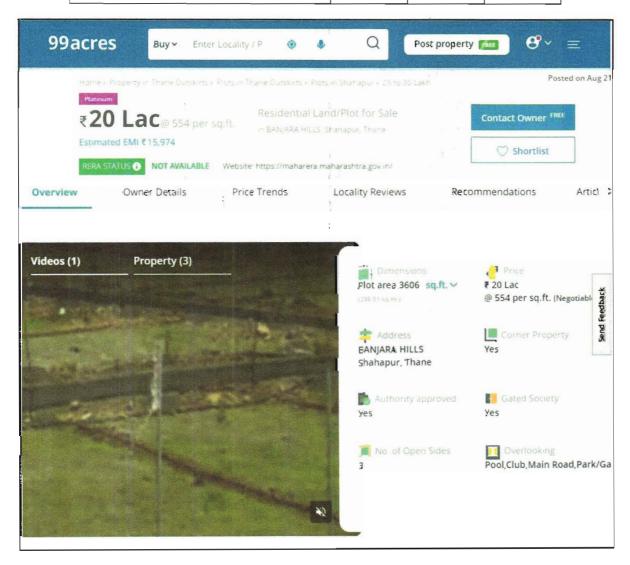






Price Indicators

Property	Residential L	Residential Land at Banjara Hills		
Source	99acres.com/			
Particulars	Area in	Area in	Rate per	
	Sq. Ft.	Sq. M.	Sq. M.	
Residential Land	3,606.00	335.01	5,970.00	

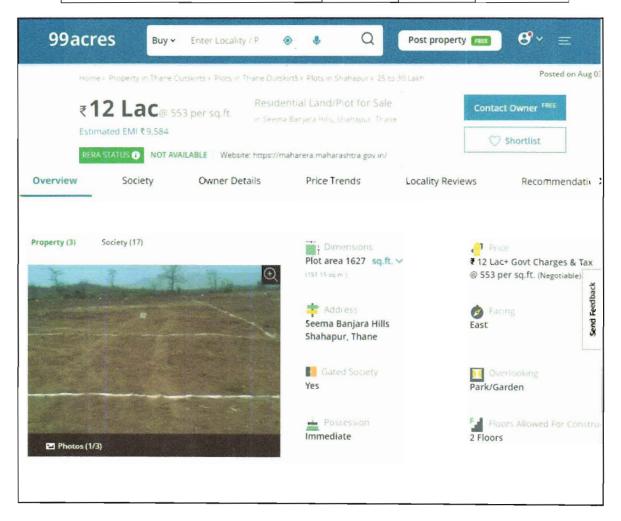






Price Indicators

Property		Residential Land at Seema Banjara Hills		
Source		https://www.99acres.com/		
Particulars	,	Area in	Area in	Rate per Sq.
		Sq. Ft.	Sq. M.	M.
Residential Land	,	1,627.00	151.15	7,939.00







Valuation Report Prepared For. Cosmos Bank / Mulund (East) Branch / Mrs. Sucheta V. Tamrakar & Other (008963/2308315) Page 15 of 16

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 23rd September 2024.

The term Fair Market 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 knowledgeably 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.
- There is no direct/ indirect interest in the property valued
- 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 ₹ 8,64,000.00 (Rupees Eight Lakh Sixty Four Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbaí,

Chalikwar email=manojevastukala.org, c=IN Date: 2024.09.23 17:38:12+05'30'

Director Aut

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India) Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



