

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Indira Laxman Surve**

N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane,
State - Maharashtra, Country - India

Latitude Longitude - 19°06'45.2"N 73°02'01.3"E

Valuation Done for:

**Cosmos Bank
Naupada Branch**


Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602
State – Maharashtra, Country – India

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Regd. Office

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

 **+91 2247495919**

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Valuation Report Prepared For: Cosmos Bank / Naupada Branch / Smt. Indira Laxman Surve (009501/2307029) Page 2 of 15

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Vastu/Thane/07/2024/009501/2307029
02/14-33-JABS
Date: 02.07.2024

VALUATION OPINION REPORT

The property N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State - Maharashtra, Country - India belongs to **Smt. Indira Laxman Surve**.

Boundaries of the property.

Building	:	As per actual site	As per Documents
North	:	Police Station	Village Mahape
South	:	Bajrang Hotel	Survey No. 83(2) Village Advali Bhutali
East	:	Internal Road / Open Hill	Survey No. 83(1) Admeasuring 40 Guntas Village Advali Bhutali
West	:	Shil Phata – Mahape Road	Survey No. 83(1) Admeasuring 86 Guntas Village Advali Bhutali

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 (₹)
N.A. Land	16,62,40,000.00	14,96,16,000.00	13,29,92,000.00

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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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Valuation Report of N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District - Thane, 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 02.07.2024 for Bank Loan Purpose
2	Date of inspection	27.06.2024
	Name of the owner/ owners	Smt. Indira Laxman Surve
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	Address: N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State - Maharashtra, Country - India. Contact Person: Shri. Laxman Abaji Surve (Owner) Contact No. +91 8928910589
6	Location, street, ward no	Village - Advali Bhutali, Taluka & District -Thane
7	Survey/ Plot no. of land	Gat / Survey No. 83, Hissa No. 1(pt)
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area – 4,156.00 Sq. M. (Area as per Sale Deed)
13	Roads, Streets or lanes on which the land is abutting	Shil Phata – Mahape Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	N.A.
	(i) Initial premium	
	(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 of land? If so attach a copy of the covenant.	Industrial
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available

18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Yes
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A., as only land area has been considered for valuation
	IMPROVEMENT	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A., as only land area has been considered for valuation
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	N.A., as only land area has been considered for valuation
24	Is the building owner occupied/tenanted/both?	Land in the name of Smt. Indira Laxman Surve
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	N.A.
26	RENTS	
	(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	N.A.
	(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	N. A.
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 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.
	SALES	
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	₹ 40,000.00 per Sq. M.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	N.A.
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.
	Remark:	
	1. For the purpose of valuation, we have considered the land area as per Sale Deed.	
	2. As per site inspection the land consists of Industrial MS Structures used as workshop and other load bearing structure is used as office unit. In absence of approved plan, we have considered the land area for valuation.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 02.07.2024 for N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State – Maharashtra, Country – India belongs to **Smt. Indira Laxman Surve**.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 14.10.1999 between Shri. Kishor H. Thakkar, Constituted Attorney on behalf of Surviving Vendors (1) Mr. Shankarlal V. Thakkar, (2) Mrs. Bhanuben K. Thakkar (3) Mrs. Ushaben A. Ganatra & (4) Mrs. Veenaben H. P. Gandhi (the Vendors) AND Shri. Laxman Abaji Surve (the Purchaser)
2	Copy of 7/2 & 8 A Revenue Extract in the name of Smt. Indira Laxman Surve.
3	Copy of heirship agreement dated 06.01.2024 in the name of Smt. Indira Laxman Surve.

LOCATION:

The said property is located at Gat / Survey No. 83, Hissa No. 1(pt) of Village - Advali Bhutali in Taluka & District - Thane. The property falls in Industrial Zone. It is at a travelling distance of 3.6 km. travelling distance from Ghansoli railway station.



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Valuation as on 2nd July 2024:**A) Land Valuation:**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Plot	4,156.00	40,000/-	16,62,40,000/-
Total			16,62,40,000/-

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	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
A) Land	4,156.00	4,500/-	1,87,02,000/-

TOTAL VALUE OF THE PROPERTY:

Particulars	Value (₹)
Land	16,62,40,000.00
Land Development	-
Building	-
Fair Market Value	16,62,40,000.00
Realizable Value	14,96,16,000.00
Distress Sale Value	13,29,92,000.00
Insurable value (Depreciated Cost of Construction)	-

Taking into consideration above said facts, we can evaluate the value of N.A. Land at Gat / Survey No. 83, Hissa No. 1(pt), Village - Advali Bhutali, Taluka & District -Thane, State - Maharashtra, Country – India for this particular purpose at ₹ 16,62,40,000.00 (Rupees Sixteen Crore Sixty-Two Lakh Forty Thousand Only) as on 2nd July 2024.

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 **2nd July 2024** is **₹ 16,62,40,000.00 (Rupees Sixteen Crore Sixty-Two Lakh Forty 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:



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ANNEXURE TO FORM 0-1

Technical details		Building
1.	No. of floors and height of each floor	Not applicable, being valuation of land only
2.	Plinth area floor wise as per IS- 1225	-
3.	Year of construction	-
4.	Estimated future life	-
5.	Type of construction- load bearing walls/RCC frame/ steel frame	-
6.	Type of foundations	-
7.	Walls	-
8.	Partitions	-
9.	Doors and Windows	-
10.	Flooring	-
11.	Finishing	-
12.	Roofing and terracing	-
13.	Special architectural or decorative features, if any	-
14.	(i) Internal wiring – surface or conduit	-
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	-
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		
16.	Compound wall Height and length Type of construction	-
17.	No. of lifts and capacity	-
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 approximate area and type of paving	BT Road
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	-
23.	General Remarks	

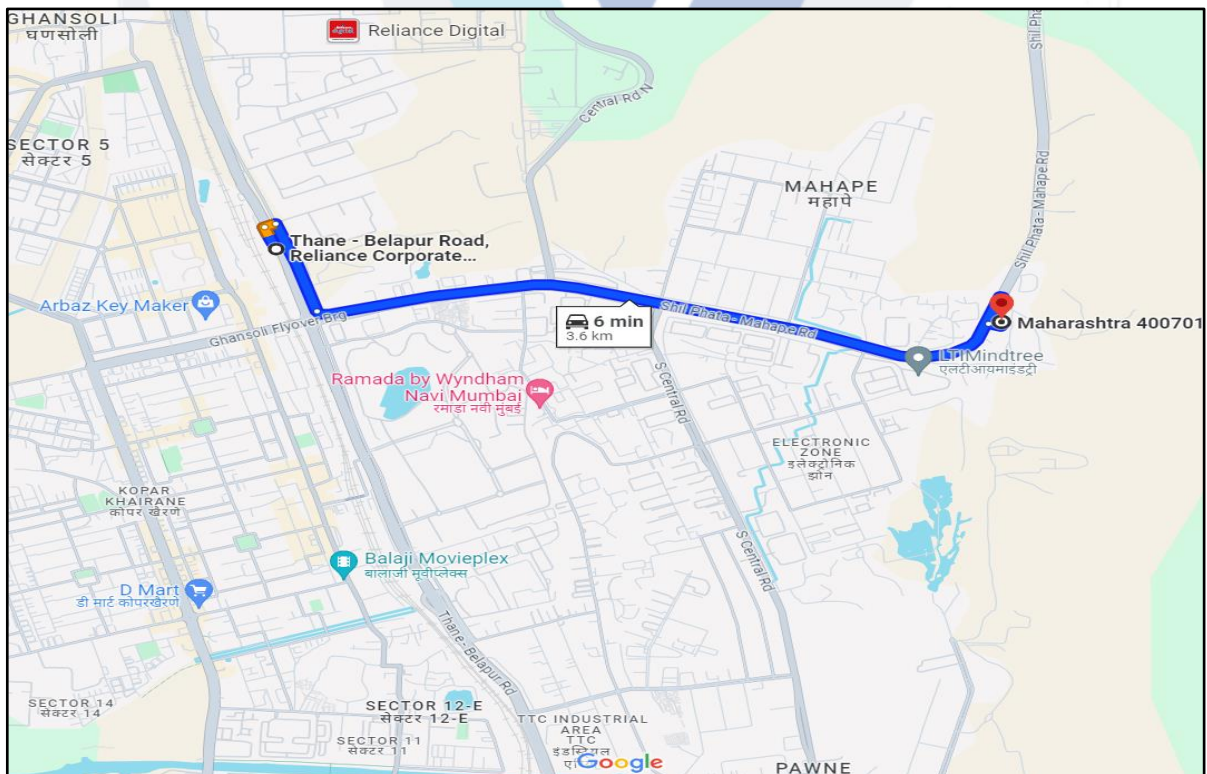
Actual site photographs



Actual site photographs




Route Map of the property



Latitude Longitude - 19°06'45.2"N 73°02'01.3"E

Note: The Blue line shows the route to site from nearest railway station (Ghansoli – 3.6 km.)

READY RECKONER RATE


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
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वाजारमूल्य दर पत्रक

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Year
 2024/2025

Annual Statement of Rates

Language
 English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : अडवली भुतावली

Search By: Survey No Location

Select	उपविभाग	वृत्ती जमीन	निवासी सदनिका	वॉकीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	24 /231-अडवली - भुतावली (भाग) गावाचे सर्व्हे क्रं.	4500	0	0	0	0	चौ. मीटर
SurveyNo	24 /232-अडवली - भुतावली (भाग) गावठाण चौ.मी.	3800	0	0	0	0	चौ. मीटर

Survey Number

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

महाराष्ट्र शासन
महसूल विभाग
 गाव नमुना नंबर ७/१२ व ८ अ, मालमत्ता पत्रक पाहणे

(It) that provides 7/12 extract, SA extract and Property Card online to citizens

गाव नमुना सात (अधिकार अभिलेख पत्रक)
 [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवृत्त (उपार करणे व सुविधीत ठेवणे) विधम, १९०१ चाटीत विधम ३,५,९]

गाव : अडवली-भुतावली (943933) ता.मुका : ठाणे जिल्हा : १

PU-ID : 29046596615 भूमापन क्रमांक व उपविभाग : 83/1/७७

भू-धारणा पध्दती : **भौगवटादार वर्ग - 1** शेताचे स्थानिक नाव :

शेताचे प्रकार	शेताचे क्षेत्र	शेताचे क्षेत्र	शेताचे क्षेत्र	शेताचे क्षेत्र	शेताचे क्षेत्र	शेताचे क्षेत्र	शेताचे क्षेत्र
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
अडवली-भुतावली	41.56.00	103	इष्टित लक्ष्य सुर्वे	41.56.00	(574)		

मुचुना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

गाव नमुना आठ (पिकांची नोंदवृत्ती)
 [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवृत्त (उपार करणे व सुविधीत ठेवणे) विधम, १९०१ चाटीत विधम ३,५,९]

गाव : अडवली-भुतावली (943933) ता.मुका : ठाणे जिल्हा : १

भूमापन क्रमांक व उपविभाग : 83/1/७७

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल मी मा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)
2019-20	सर्पुर्षवर्ष				ईश्वर चौ.मी	ईश्वर चौ.मी	

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

मुचुना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.



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⋮

✓
NMMC Approved
🏠
1 Floor allowed

Plot Area	Dimensions(L X B)	Any Construction Done
600 sqm ▾	20 X 30	Yes
Boundary Wall	Type Of Ownership	Overlooking
Yes	Leasehold	Main Road
Transaction Type		
Resale		

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

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⋮

🏠
3 Floors allowed

Plot Area	Dimensions(L X B)	No Of Open Sides
7985 sqft ▾	40 X 199.63	2
Any Construction Done	Boundary Wall	Transaction Type
No	No	Resale

Contact Owner
Get Phone No.

👤 Last contact made 1 day ago



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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 **2nd July 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.
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.

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 ₹ 16,62,40,000.00 (Rupees Sixteen Crore Sixty-Two Lakh Forty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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