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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Dhananjay Raghunath Pachchhapurkar**

Residential Flat No. 10, 2nd Floor, Wing – A, "**Pratibimb Co-Op. Hsg. Soc. Ltd.**", Plot No. RH-159, M.I.D.C.,
Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'22.2"N 73°06'17.3"E

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan,
District Thane, PIN Code - 400605, State - Maharashtra, Country - India.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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Valuation Report Prepared For: Cosmos Bank / Dombivli (East) Branch/ Shri. Dhananjay Pachchhapurkar (9542/2306959) Page 2 of 17

Vastu/Thane/06/2024/9542/2306959

28/10-403-PSNK

Date: 28.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to **Shri. Dhananjay Raghunath Pachchhapurkar**.

Boundaries of the property.

North : Indraprastha CHS
South : Nosil CHSL
East : Mamata Hospital Road
West : Apratim Co-Op Society

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 **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two 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**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 15:21:49 +05'30'

Manoj

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

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Valuation Report of Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, 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 28.06.2024 for Banking Purpose
2	Date of inspection	26.06.2024
3	Name of the owner/ owners	Shri. Dhananjay Raghunath Pachchhapurkar
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: Residential Flat No. 10, 2 nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India. Contact Person: Mr. Nimish Pachchhapurkar (Owner's Son) Contact No. 9167467952
6	Location, street , ward no	Mamata Hospital Road
7	Survey/ Plot no. of land	Plot No. RH-159, Survey No. 124, Hissa No. 2 of Village - Asade Golivali
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 634.00 Balcony Area in Sq. Ft. = 33.00 Total Carpet Area in Sq. Ft. = 667.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 808.00 (Area as per Agreement for Sale)



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13	Roads, Streets or lanes on which the land is abutting	Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane
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. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
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.	Information not available
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,500.00 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.
		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	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 upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Bathroom + WC + Balcony (i.e., **2 BHK with W.C + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with safety door, Powder coated aluminum sliding windows & Concealed plumbing, Concealed & Casing Capping electrification.

Valuation as on 28th June 2024

The Built-up Area of the Residential Flat	:	808.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1996 (As per Building Completion certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Year
Cost of Construction	:	808.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,62,400.00
Depreciation $\{(100-10) \times 28\} / 60$:	42.00%
Amount of depreciation	:	₹ 9,50,208.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 44,100.00 per Sq. M. i.e., ₹ 4,097.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 35,420.00 per Sq. M. i.e., ₹ 3,291.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
Value of property as on 28.06.2024	:	₹ 808.00 Sq. Ft. X ₹ 8,000.00 = ₹ 64,64,000.00

(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)

Depreciated fair value of the property as on 28.06.2024	:	₹ 64,64,000.00 - ₹ 9,50,208.00 = ₹ 55,13,792.00
Total Value of the property	:	₹ 55,13,792.00
The Realizable value of the property	:	₹ 49,62,413.00
Distress value of the property	:	₹ 44,11,034.00
Insurable value of the property (808.00 X 2,800.00)	:	₹ 22,62,400.00
Guideline value of the property (808.00 X 3,291.00)	:	₹ 26,59,128.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 10, 2nd Floor, Wing – A, "Pratibimb Co-Op. Hsg. Soc. Ltd.", Plot No. RH-159, M.I.D.C., Village – Asade Golivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State – Maharashtra, Country – India for this particular purpose at **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two Only)** as on **28th June 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 **28th June 2024 is ₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two 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	Main Building
1.	No. of floors and height of each floor	Ground + 3 rd Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1996 (As per Building Completion Certificate)
4.	Estimated future life	32 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



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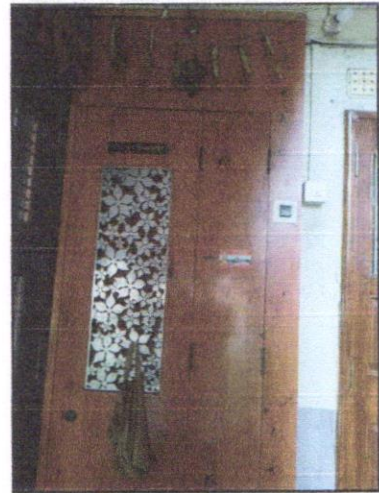
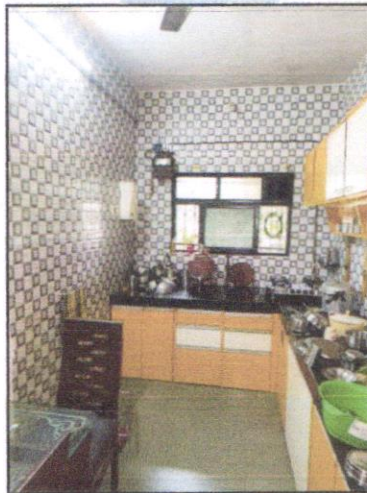
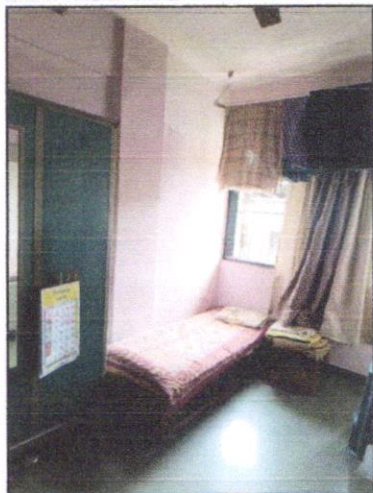
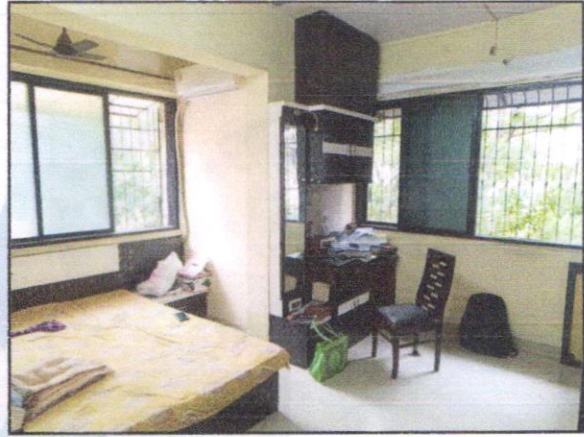
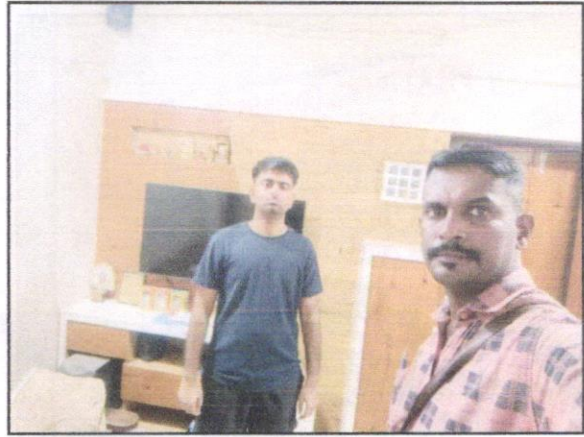
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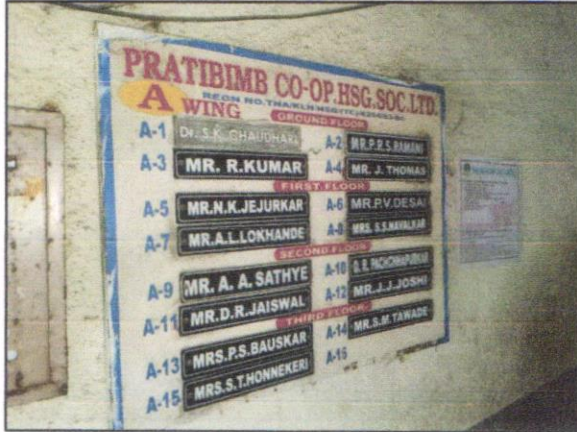


9	Doors and Windows	Teak Wood door frame with flush shutter with safety door, Powder coated aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing Capping electrification
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	Not Provided
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	Cement concrete 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

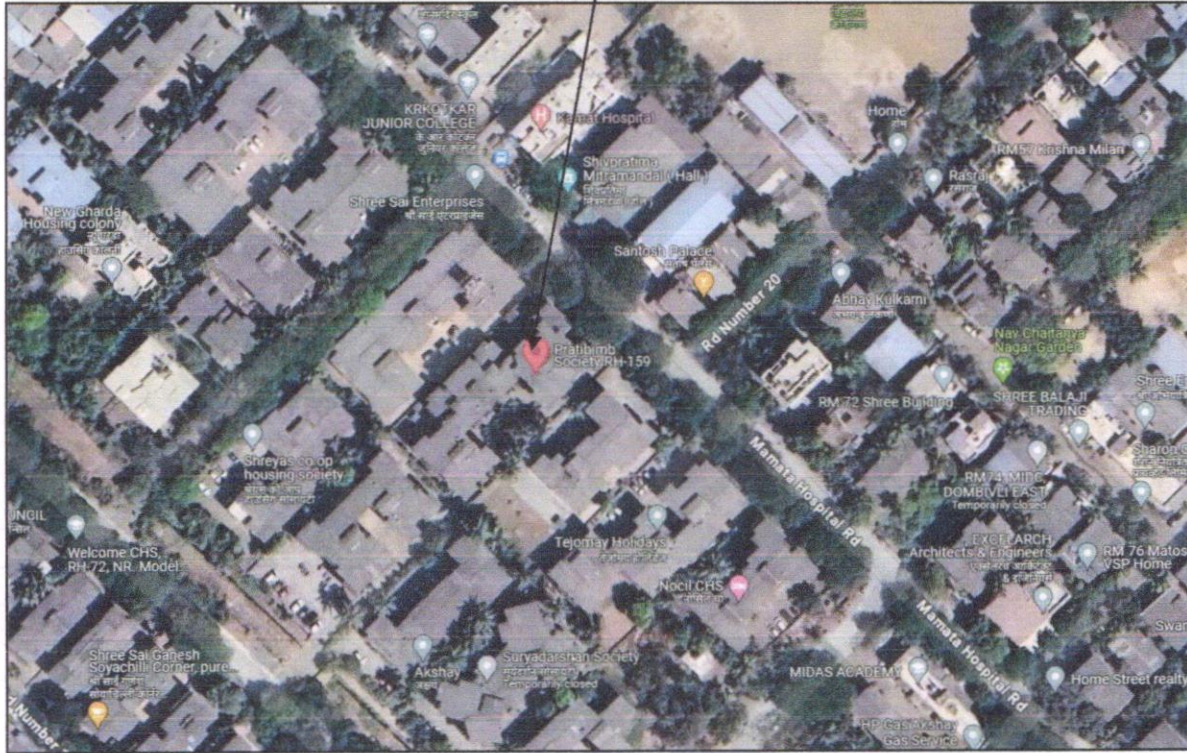


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'22.2"N 73°06'17.3"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.1 KM)



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Price Indicators

2 BHK Flat in Market Garden Road For Sale in Dombivli East

₹ 27,22,000

1000 sq. ft. | 2 BHK | 2 Bathrooms | 1 Balcony

Overview	Location	Property Type	Price
Apartment	Dombivli East	2 BHK	₹ 27,22,000
Area	1000 sq. ft.	2 BHK	₹ 27,22,000
Bedrooms	2	2 BHK	₹ 27,22,000
Bathrooms	2	2 BHK	₹ 27,22,000
Balcony	1	2 BHK	₹ 27,22,000
Floor	10	2 BHK	₹ 27,22,000
Ownership	Freehold	2 BHK	₹ 27,22,000
Ready to Move	Yes	2 BHK	₹ 27,22,000

2 BHK Flat in Shree Sai For Sale in Dombivli East

₹ 27,72,000

1000 sq. ft. | 2 BHK | 2 Bathrooms | 1 Balcony

Overview	Location	Property Type	Price
Apartment	Dombivli East	2 BHK	₹ 27,72,000
Area	1000 sq. ft.	2 BHK	₹ 27,72,000
Bedrooms	2	2 BHK	₹ 27,72,000
Bathrooms	2	2 BHK	₹ 27,72,000
Balcony	1	2 BHK	₹ 27,72,000
Floor	10	2 BHK	₹ 27,72,000
Ownership	Freehold	2 BHK	₹ 27,72,000
Ready to Move	Yes	2 BHK	₹ 27,72,000



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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 **28th June 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 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.



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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 **₹ 55,13,792.00 (Rupees Fifty Five Lakh Thirteen Thousand Seven Hundred Ninety Two Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 15:21:58 +05'30'

Auth. Sign.

Avinav



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