

**Valuation as on 13<sup>th</sup> September 2021**

The Built Up Area of the Residential Flat : 280.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	: 2006
Expected total life of building	: 60 Years
Age of the building as on 2021	: 15 years
Cost of Construction	: 280.00 X 2,500.00 = ₹ 7,00,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	: 22.50% <sup>(R)</sup>
Amount of depreciation	: ₹ 1,57,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 57,800.00 per Sq. M. i.e. ₹ 5,370.00 per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 49,900.00 per Sq. M. i.e. ₹ 4,636.00 per Sq. Ft.
Prevailing market rate	: ₹ 6,500.00 per Sq. Ft.
Value of property as on 13.09.2021	: ₹ 280.00 Sq. Ft. X ₹ 6,500.00 = ₹ 18,20,000.00

(Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation, - Depreciation)

Depreciated fair value of the property as on 13.09.2021 (A)	: ₹ 18,20,000.00 - ₹ 1,57,500.00 = ₹ 16,62,500.00
Total Value of the property	: ₹ 16,62,500.00
The realizable value of the property	: ₹ 14,96,250.00
Distress value of the property	: ₹ 13,30,000.00
Insurable value of the property (280.00 X 2,500.00)	: ₹ 7,00,000.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 405, 4<sup>th</sup> Floor, A Wing, "Dharma Residency Co-op. Hsg. Soc. Ltd.", Near Ambedkar Nagar, Achole, Nallasopara (East), Palghar - 401209, State - Maharashtra, Country - India for this particular purpose at ₹ 16,62,500.00 (Rupees Sixteen Lakh Sixty Two Thousand Five Hundred Only) as on 13<sup>th</sup> September 2021.



Valuation Report of Residential Flat No. 405, 4<sup>th</sup> Floor, A Wing, "Dharma Residency Co-op. Hsg. Soc. Ltd.",  
Near Ambedkar Nagar, Achole, Nallasopara (East), Palghar – 401209, 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 13.09.2021 for Banking Purpose
2	Date of inspection	09.09.2021
3	Name of the owner/ owners	<b>Mr. Pritesh Prakash Kate &amp; Mrs. Priyanshi Pritesh Kate</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 405, 4 <sup>th</sup> Floor, A Wing, "Dharma Residency Co-op. Hsg. Soc. Ltd.", Near Ambedkar Nagar, Achole, Nallasopara (East), Palghar – 401209, State – Maharashtra, Country – India.  <b>Contact Person:</b> Vanita Kate (Owner's mother) Contact No. 7066939987
6	Location, street, ward no	Achole, Nallasopara (East)
	Survey/ Plot no. of land	Pardi No. 22 & 23 of Village Achole
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. = 195.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 280.00</b> (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Achole, Nallasopara (East), Palghar – 401209, State – Maharashtra, Country – India
14	If freehold or leasehold land	Leasehold





## VALUATION OPINION REPORT

The property bearing Residential Flat No. 405, 4<sup>th</sup> Floor, A Wing, "Dharma Residency Co-op. Hsg. Soc. Ltd.", Near Ambedkar Nagar, Achole, Nallasopara (East), Palghar – 401209, State – Maharashtra, Country – India belongs to **Mr. Pritesh Prakash Kate & Mrs. Priyanshi Pritesh Kate.**

Boundaries of the property.

- North : B & C Wing
- South : Open Plot
- East : Evershine City Road
- West : Samadhan Apartment

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 **₹ 16,62,500.00 (Rupees Sixteen Lakh Sixty Two Thousand Five Hundred 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.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
c=IN  
Date: 2021.09.13 15:39:41 +05'30'

**C.M.D.**

**Director**



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

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# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Pritesh Prakash Kate & Mrs. Priyanshi Pritesh Kate**

Residential Flat No. 405, 4<sup>th</sup> Floor, A Wing, "Dharma Residency Co-op. Hsg. Soc. Ltd.",  
Near Ambedkar Nagar, Achole, Nallasopara (East), Palghar – 401209,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°24'29.9"N 72°49'53.5"E

Think.Innovate.Create  
Valuation Done for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),  
Mumbai - 400 067, State – Maharashtra, Country – India.

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