

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Usha A. Salve & Mr. Ajit B. Salve.**

Residential Flat No. 901, 9th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd.", Plot No. 25,
Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad,
State - Maharashtra, Country - India.

Latitude Longitude - 18°58'50.7"N 73°05'43.3"E

Valuation Done for:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Garden, Chembur (East),
Mumbai - 400 071, State - Maharashtra, Country - India.

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 901, 9th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mrs. Usha A. Salve & Mr. Ajit B. Salve.**

Boundaries of the property.

North	: Internal Road & Nalla
South	: Siddhivinayak Sparsh
East	: Today Royal Elisium CHSL
West	: Parking

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 ₹ 65,07,468.00 (Rupees Sixty Five Lakh Seven Thousand Four Hundred Sixty Eight 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 BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manojbaburao@vastukala.com, c=IN, serial=161447, version=1
Date: 2022.11.16 14:21:17 +05'30'

Auth. Sign.



Director

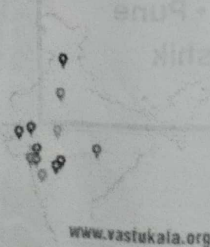
Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



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Valuation Report of Residential Flat No. 901, 9th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd." - Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, 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:

		To assess the Fair Market Value as on 16.11.2022 for Banking Purpose
1	Purpose for which the valuation is made	12.11.2022
2	Date of inspection	
3	Name of the owner/ owners	Mrs. Usha A. Salve & Mr. Ajit B. Salve.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares not available
5	Brief description of the property	Address: Residential Flat No. 901, 9 th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India.
6	Location, street, ward no	Contact Person: Mrs. Usha A. Salve (Self)
7	Survey/ Plot no. of land	Dombala Collage Road Plot No. 25, Sector 01 of Village - Karanjade
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 534.00 Flowerbed Area in Sq. Ft. = 20.00 Terrace Area in Sq. Ft. = 86.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 532.00 Terrace Area in Sq. Ft. = 44.00 Total Carpet Area = 576.00 Sq. Ft.



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		(Area as per Agreement for sale)
		Built Up Area in Sq. Ft. = 691.00 (Total Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Dombala Collage Road
14	If freehold or leasehold land	Leasehold
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	CIDCO
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	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
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 Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO / NMMC norms Percentage actually utilized - Details not available
26	RENTS	



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Valuation as on 14th November 2022

The Carpet Area of the Residential Flat	:	576.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	5 Years
Cost of Construction	:	691.00 Sq. Ft. X 2,800.00 = ₹ 19,34,800.00
Depreciation	:	9.00%
Amount of depreciation		₹ 1,74,132.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 72,450.00 per Sq. M. i.e. ₹ 6,731.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,600.00 per Sq. Ft.
Value of property as on 16.11.2022	:	576.00 Sq. Ft. X ₹ 11,600.00 = ₹ 66,81,600.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

Depreciated fair value of the property as on 16.11.2022	:	₹ 66,81,600.00 - ₹ 1,74,132.00 = ₹ 65,07,468.00
Total Value of the property	:	₹ 65,07,468.00
The realizable value of the property	:	₹ 58,56,721.00
Distress value of the property	:	₹ 52,05,974.00
Insurable value of the property	:	₹ 19,34,800.00
Guideline value of the property	:	₹ 46,51,121.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 901, 9th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India for this particular purpose at ₹ 65,07,468.00 (Rupees Sixty Five Lakh Seven Thousand Four Hundred Sixty Eight Only) as on 16th November 2022.



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	up on, the basis of arriving at the land rate	
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion - 2017 (as per Occupancy Certificate)
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:		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 16.11.2022 for Residential Flat No. 901, 9th Floor, "Chamunda Hill Crest Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to Mrs. Usha A. Salve & Mr. Ajit B. Salve.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.06.2017.
2	Copy of Occupancy Certificate No. CIDCO / BP - 12523 / TPO (NM) / 2017 / 2479 dated 18.04.017 issued by CIDCO.

LOCATION:

The said building is located at Plot No. 25, Sector No. 1, Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India. The property falls in Residential Zone. It is at a travelling distance from nearest railway station Panvel 3.5 Km.

BUILDING:

The building under reference is having Stilt + 13th 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 good. The building is used for residential purpose. 9th Floor is having 5 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 9th Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e., 2 BHK + 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Aluminum sliding windows & concealed electrification & concealed plumbing.



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