

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Raju Maji**

Residential Flat No. 504, 5th Floor, Wing - E, "**Jay Heritage**"<sup>®</sup>, Village - Sopara,  
Nalasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203,  
State - Maharashtra, Country - India

Latitude Longitude : 19°24'44.8"N 72°48'40.6"E

## Valuation Done for:

**Cosmos Bank  
Dahisar (East) Branch**

Sanghvi Exotica, Near Maratha Colony, Vamanrao Sawant Marg, Maratha Colony, Dahisar (East),  
Mumbai - 400068, State - Maharashtra, Country - India

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Valuation Report Prepared For: CB/Dahisar (East) Branch/Mr. Raju Maji (018823/34270)

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Vastu/Mumbai/01/2021/018823/34270

22/06-247-NIKP

Date: 22.01.2021

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 504, 5th Floor, Wing - E, "**Jay Heritage**", Village - Sopara, Nalasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, Country - India belongs to **Mr. Raju Maji**.

Boundaries of the property :

North	Road
South	Sai Apartment
East	Sai Viraj Apartment - I
West	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 25,05,000.00 (Rupees Twenty Five Lakh Five Thousand 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 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=  
email=sharad@vastukala.org, c=IN  
Date: 2021.02.02 15:15:58 +05'30'

*Sharadkumar B. Chalikwar*  
Director

C.M.D.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

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Valuation Report Prepared For: CB/Dahisar (East) Branch/Mr. Raju Maji (018823/34270)

Residential Flat No. 504, 5th Floor, Wing - E, "**Jay Heritage**", Village - Sopara,  
Nalasopara (West), Taluka - Vasal, District - Palghar, PIN Code - 401 203,  
State - Maharashtra, Country - India  
(See Rule 8 D)

**Form 0-1**

**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 22nd January 2021 for Housing Loan
2	Date of inspection	21.01.2021
3	Name of the owner/ owners	<b>Mr. Raju Maji</b>
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	Valuation Report of Residential Flat No. 504, 5th Floor, Wing - E, " <b>Jay Heritage</b> ", Village - Sopara, Nalasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, Country - India
6	Location, street, ward no	Nalasopara (West)
7	Plot No. Survey No. CTS No. of land	Survey Np. 37, Hissa No. 1 of Village - Sopara
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
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	Auto,Bus,Private Vehicles,Railway,Taxi
<b>LAND</b>		
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet area = 342 Sq. Ft. Flowerbed Area = 36.00 (Area as per actual site measurement)  <b>Saleable Area = 501 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Nalasopara (West)
14	If freehold or leasehold land	Free Hold



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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 increase 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	N.A.
	<b>IMPROVEMENTS</b>	
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
25	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
26	What is the Floor Space Index permissible and Percentage actually utilized?	N.A. The information about the utilization percentage is not available.
	<b>RENTS</b>	
(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?	Information not available



Year of Construction of the building	: 2017 (Occupancy Certificate)
Expected total life of building	: 60.00
Age of the building as on 2021	: 4 years
Cost of Construction	: 501.00 X 2,600.00 = ₹ 13,02,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner.	: ₹ 40,100.00 per Sq. M. i.e. ₹ 3,725.00 per Sq. Ft.
Depreciation	: N.A., as the property age is below 5 years
<b>Value of property as on 22.01.2021</b>	: (501.00 Sq. Ft. X ₹ 5,000.00 = ₹ 25,05,000.00)

(Area of property x market rate of developed land & Residential premises as on 2021 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

Value of the property	: ₹ 25,05,000.00
The Realizable value of the property	: ₹ 22,54,500.00
Distress value of the property	: ₹ 20,04,000.00
Insurable value of the property	: ₹ 13,02,600.00

Taking into consideration above said facts, we can evaluate the value of for this particular purpose at **₹ 25,05,000.00 (Rupees Twenty Five Lakh Five Thousand Only) as on 22nd January 2021.**



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44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
45	Remarks	

## PART II - VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dahisar Branch, we have valued the Residential Flat No. 504, 5th Floor, Wing - E, "Jay Heritage", Village - Sopara, Nalasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, Country - India belongs to Mr. Raju Maji ascertain the Fair Market Value of said Residential Flat, as on 22.01.2021

We are in receipt of the following documents:

1	Copy of Agreement For Sale dated 14.02.2020
2	Copy of Occupancy Certificate dated 19.01.2017 Document Number. VVCMC / TP / CC / VP - 5849 / 1496 / 2017 - 18 issued by Vasai-Virar City Municipal Corporation
3	Copy of Commencement Certificate dated 20.03.2014 Document Number. VVCMC / TP / CC / VP - 3128 / 0367 / 2013 - 14 issued by Vasai-Virar City Municipal Corporation

### LOCATION:

The said building is located at Survey No. 37, Hissa No. 1 of Village - Sopara, Nalasopara (West) It is at a travel distance of 1.2 Km from Nallasopara Railway station. The surrounding locality is residential.

### BUILDING:

The building under reference is having Ground + 5 upper floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. 1 Lift is provided in the building

### Residential Flat:

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Flowerbed. The Residential Flat is finished with Vitriified Tile Flooring Acoustic false ceiling, Teak Wood door frame with Flush doors, Cement Paint paint type, Acrylic painting, Aluminium Sliding windows & Concealed electrification.

### Valuation as on 22nd January 2021

The Saleable up area of the Residential Flat 501.00 Sq. Ft.

### Deduct Depreciation:

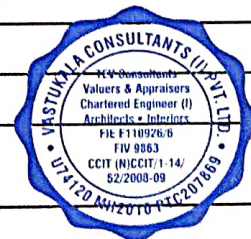


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**ANNEXURE TO FORM 0-1**

	<b>Technical Details</b>	<b>Main Building</b>
1	No. of floors and height of each floor	Ground + 5 upper floors.
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 5th floor
3	Year of construction	2017 (Occupancy Certificate)
4	Estimated future life	56.00 years Subject to proper, preventive periodic maintenance and 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
9	Doors and Windows	Teak Wood door frame with Flush doors, Aluminium Sliding windows
10	Flooring	Vitrified Tile Flooring
11	Finishing	Cement Plastering + POP finish
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring :surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	
	(i) No. of water closets	1
	(ii) No. of lavatory basins	0
	(iii) No. of urinals	0
	(iv) No. of sinks	1
16	Class of fittings: Superior colored / superior white/ordinary.	Good
17	Compound wall Height and length Type of construction	5'6" High R.C.C. Column with B.B. Masonry
18	No. of lifts and capacity	The Building is having 1 Lifts.
19	Underground sump - capacity and type of construction	R.C.C. Tank





### Actual Site Photographs

