

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Vinod Kisan Kudav & Mrs. Darshana Vinod Kudav**

Residential Flat No. 501, 5th Floor, Building No 1, "**Morya Heights**", Swami Vivekananda Nagar,
Near Vasind Railway Station, Plot No. 1, 2 & 3, Village - Vasind, Taluka - Shahapur, District - Thane,
PIN Code - 421 601, State - Maharashtra, India.

Latitude Longitude : 19°24'21.5"N 73°16'10.3"E

Intended User:

State Bank of India
RACPC Kalyan

Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall,
Shahad Mohone Road, Shahad, Kalyan (West) - 421 103

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 OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 501, 5th Floor, Building No 1, "Morya Heights", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India belongs to **Mr. Vinod Kisan Kudav & Mrs. Darshana Vinod Kudav**.

Boundaries	:	Building	Flat
North	:	Hemachandra Nehate Housing Complex	Flat No. 502
South	:	Yashwantrao Residence Housing Society	Flat No. 509
East	:	Internal Road	Flat No. 508
West	:	Internal Road	Compound Wall

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 for this particular purpose at **₹ 28,94,400.00 (Rupees Twenty Eight Lakh Ninety Four Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 86% Construction Work is Completed.

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.**

**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: 2025.01.21 10:24:41 +05'30'

Avind
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
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Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager,**State Bank of India****RACPC Kalyan**Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar
Bhawan Marriage Hall, Shahad Mohone Road, Shahad,
Kalyan (West) - 421 103**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 25.01.2025
	b) Date of which the valuation is made : 25.01.2025
3	List of documents produced for perusal: I) Copy of Agreement for sale No.323/2025 Dated 16.01.2025 between M/s. Morya Developers(The Developers) And Vinod Kisan Kudav & Darshana Vinod Kudav(The purchaser). II) Copy of RERA Certificate No.P51700053294 Dated 23.10.2023 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.Revenue / K-1 / T- 11 / BP / Vasind / Shahapur / SR - 10 / 2023 Dated 06.07.2023 issued by District Collector office, Thane. IV) Copy of Approved Building Plan No.BS / RK / BP / Vasind / Shahapur / SSThane / 1595 Dated 19.04.2023 issued by Town Planner, Thane (As Download from RERA Site).. V) Copy of Letter Dated 13.01.2025 issued by Morya Developers.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Vinod Kisan Kudav & Mrs. Darshana Vinod Kudav Residential Flat No. 501, 5 th Floor, Building No 1, " Morya Heights ", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India. <u>Contact Person :</u> Mr. Vikas Sonawane (Builder's Person) Mobile No. 9260030903 Joint Ownership Details of ownership share is not available

5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 5 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2 Balcony. (1 BHK) The property is at 500M distance from Vasind Railway Station. At the time of inspection building was under construction.
Stage of Construction			
If under construction, extent of completion			
	RCC Footing/Foundation	Complete	RCC Plinth Complete
	Full Building Rcc	Complete	Internal Brick Work Complete
	External Brick Work	Complete	Internal Plastering Complete
	External Plastering	Complete	Flooring, Tilling, Kitchen Platform Complete
	Electrification, Plumbing, Sanitary Installation	Complete	
	Total	86% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 1, 2 & 3 New Survey No - 108/1/4/1, 108/1/2/B, 108/1/11/3
b)	Door No.	:	Residential Flat No. 501
c)	C.T.S. No. / Village	:	Village - Vasind
d)	Ward / Taluka	:	Taluka - Shahapur
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.BS / RK / BP / Vasind / Shahapur / SSThane / 1595 Dated 19.04.2023 issued by Town Planner, Thane (As Download from RERA Site).
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 501, 5 th Floor, Building No 1, " Morya Heights ", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No

	Industrial area	:	No	
9	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rura		Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Vasind Town Planner, Thane	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Hemachandra Nehate Housing Complex	Plot No. 3 of Layout
	South	:	Yashwantrao Residence Housing Society	Plot No. 1 of Layout
	East	:	Internal Road	9 Mtr. Wide Road of Layout
	West	:	Internal Road	Property of adjacent Survey Number
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Flat No. 502	Flat No. 502
	South	:	Flat No. 509	Flat No. 509
	East	:	Passage / Flat No. 508	Flat No. 508
	West	:	Marginal Space	Compound Wall
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 426.00 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 402.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 442.20 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°24'21.5"N 73°16'10.3"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 402.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	

II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	
	C.T.S. No.	:
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	Village - Vasind, Town Planner, Thane
	Door No., Street or Road (Pin Code)	: Residential Flat No. 501, 5 th Floor, Building No 1, " Morya Heights ", Swami Vivekananda Nagar, Near Vasind Railway Station, Plot No. 1, 2 & 3, Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is under construction
5.	Number of Floors	: Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 9 Flats on 5 th Floor
8.	Quality of Construction	: Building Under Construction
9.	Appearance of the Building	: Building Under Construction
10.	Maintenance of the Building	: Building Under Construction
11.	Facilities Available	
	Lift	: Proposed 2 Lifts
	Protected Water Supply	: Proposed Municipal Water Supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Open Parking
	Is Compound wall existing?	: Proposed, Yes
	Is pavement laid around the Building	: Proposed, Yes
III Residential Flat		
1.	The floor in which the Flat is situated	: 5 th Floor
2.	Door No. of the Flat	: Residential Flat No. 501
3.	Specifications of the Flat	
	Roof	: R. C. C. Slab
	Flooring	: Vitrified Tile Flooring