



Loan A/C NO → 233/20  
 Name: Mr. Mayaram Ramudit Yadav. (8)

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# Vastukala Consultants (I) Pvt. Ltd.

MSME Reg. No.: 27222201137 • CIN: U74120MH2010PTC207869

(17)

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Valuation Report Prepared For Janseva Sahakari / Vasai (West) Branch / Mayaram Ramudit Yadav (22794/39018) Page 2 of 19

Vastu/Mumbai/01/2022/22794/39018  
 31/18-407-SKVS  
 Date: 31.01.2022

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, Ground Floor, F Wing, "Labh Complex Co-op. Hsg. Soc. Ltd.", Vishwakarma Estate, Village – Diwanman, Vasai (West), Palghar – 401202, State – Maharashtra, Country – India belongs to Smt. Omana Prakash Velu & Shri. Prakash K. Velu. Name of the Proposed Purchaser is Mayaram Ramudit Yadav.

Boundaries of the property.

North : D Wing  
 South : H Wing  
 East : Tejaswini Apartment  
 West : Internal Road

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 Fair Market Value for this particular purpose at ₹ 32,12,000.00 (Rupees Thirty Two Lakh Twelve 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar  
 C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt Ltd., ou, email=cm@vastukala.org, c=IN  
 Date: 2022.02.01 10:10:50 +05:30

Director



Sharadkumar B. Chalikwar  
 Govt. Reg. Valuer  
 Chartered Engineer (India)  
 Reg. No. (N) CCIT/1-14/52/2008-09

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### Mumbai

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 Haryana - 122018, INDIA

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 +91 9819670183  
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### Nanded

28, S.G.G.S. -  
 Stadlum Complex,  
 Gokul Nagar,  
 Nanded - 431 602, (M.S.), INDIA

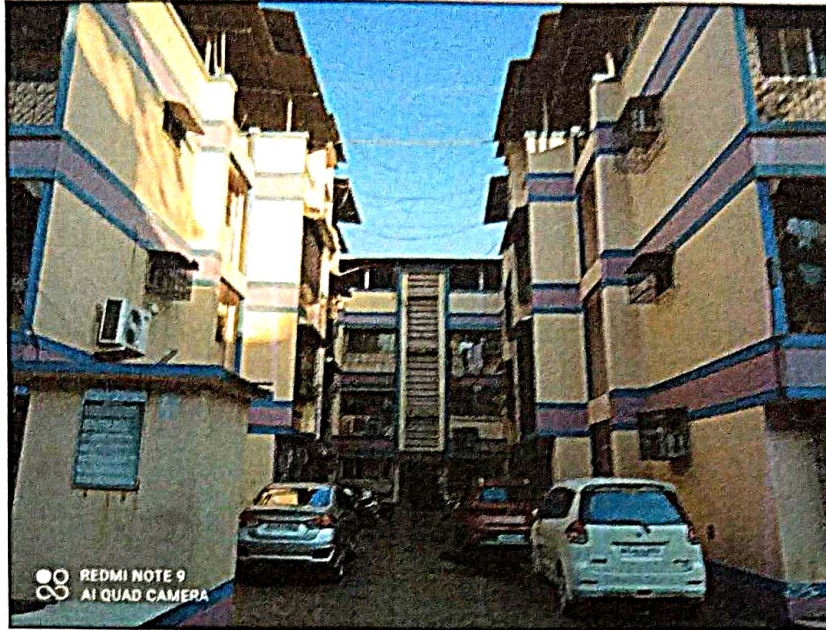
Tel. : +91 2462 244288  
 +91 2462 239909  
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### Aurangabad

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 Aurangabad - 431 005,  
 (M.S.), INDIA

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 +91 9860863601  
 aurangabad@vastukala.org

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Proposed Purchaser: **Mayaram Ramudit Yadav**

Name of Owners: **Smt. Omana Prakash Velu & Shri. Prakash K. Velu**

Residential Flat No. 3, Ground Floor, F Wing, "Labh Complex Co-op. Hsg. Soc. Ltd.", Vishwakarma Estate, Village – Diwanman, Vasai (West), Palghar – 401202, State – Maharashtra, Country – India.

Latitude Longitude: 19°23'16.3"N 72°49'23.9"E

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## Valuation Done for:

**Janseva Sahakari Bank**

**Vasai West Branch**

Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi Road, Vasai West, Palghar - 401202,  
State – Maharashtra, Country – India.

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, Ground Floor, F Wing, "Labh Complex Co-op. Hsg. Soc. Ltd.", Vishwakarma Estate, Village - Diwanman, Vasai (West), Palghar - 401202, State - Maharashtra, Country - India belongs to Smt. Omana Prakash Velu & Shri. Prakash K. Velu. Name of the Proposed Purchaser is Mayaram Ramudit Yadav.

Boundaries of the property.

- North : D Wing
- South : H Wing
- East : Tejaswini Apartment
- West : Internal Road

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 Fair Market Value for this particular purpose at ₹ 32,12,000.00 (Rupees Thirty Two Lakh Twelve 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 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, email=mr@vastukala.org, c=IN  
Date: 2022.02.01 10:10:50 +05'30'

C.M.D.

Director

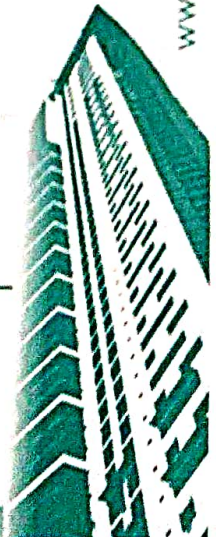


Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



| Mumbai   | Delhi NCR   | Nanded  | Aurangabad   |
|--|---|---|--|
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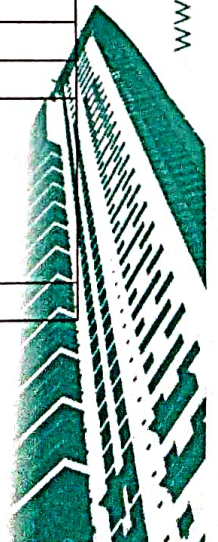
**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Aakruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

**VALUATION REPORT (IN RESPECT OF FLAT)**

| I  |   | General  |
|----|---|--|
| 1. | Purpose for which the valuation is made   | : To assess Fair Market value of the property for Bank Loan Purpose.   |
| 2. | a) Date of inspection   | : 29.12.2021   |
|    | b) Date on which the valuation is Made  | : 31.01.2022   |
| 3. | List of documents produced for perusal:   |  |
|    | i) Copy of Proposed Purchaser PAN Car No. AETPY1571M & Aadhar Card No. 4710 5551 8357 in the name of Mayaram Ramudit Yadav.   |  |
|    | ii) Copy of Agreement for Sale dated 09.03.1992 between M/s. H. L. Investment Corporation (the Builders) AND Smt. Omana Prakash Velu & Shri. Prakash K. Velu (the Purchasers) |  |
|    | iii) Copy of Commencement Certificate J. V. No. 421 / 88 / 89 dated 18.08.1988 issued by Diwanman Grampanchayat, Vasai.   |  |
| 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)  | <p><b>Name of Proposed Purchaser:</b><br/>Mayaram Ramudit Yadav</p> <p><b>Name of Owners:</b><br/>Smt. Omana Prakash Velu &amp; Shri. Prakash K. Velu</p> <p><b>Address:</b> Residential Flat No. 3, Ground Floor, F Wing, "Labh Complex Co-op. Hsg. Soc. Ltd.", Vishwakarma Estate, Village - Diwanman, Vasai (West), Palghar - 401202, State - Maharashtra, Country - India.</p> <p><b>Contact Person:</b><br/>Padma Iyer (Agent)<br/>Contact No.: 9975587570</p> <p>Name of Proposed Purchaser: Sole Ownership</p> <p>Name of Owners: Joint Ownership<br/>Details of ownership share is not available</p> |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)   | : The property is a Residential Flat is located on Ground Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i.e. 1BHK Flat). The property is at 1.7 Km. travelling from nearest railway station Vasai.  |
| 6. | Location of property  | :  |
|    | a) Plot No. / Survey No.  | : Survey No. 23, Hissa No. 1 of Village - Diwanman   |
|    | b) Door No.   | : Residential Flat No. 3   |
|    | c) C.T.S. No. / Village   | : Village - Diwanman   |
|    | d) Ward / Taluka  | : Taluka - Vasai   |
|    | e) Mandal / District  | : District - Palghar   |



|      |     |   |   |  |                         |
|------|-----|---|---|--|-------------------------|
|      | f)  | Date of issue and validity of layout of approved map / plan   | : | Copy of Approved plan were not provided and not verified.  |                         |
|      | g)  | Approved map / plan issuing authority   | : |  |                         |
|      | h)  | Whether genuineness or authenticity of approved map/ plan is verified   | : | N.A.   |                         |
|      | i)  | Any other comments by our empanelled valuers on authentic of approved plan  | : | N.A.   |                         |
| 7.   |     | Postal address of the property  | : | Residential Flat No. 3, Ground Floor, F Wing, "Labh Complex Co-op. Hsg. Soc. Ltd.", Vishwakarma Estate, Village - Diwanman, Vasai (West), Palghar - 401202, State - Maharashtra, Country - India |                         |
| 8.   |     | City / Town   | : | Vasai (West), Palghar  |                         |
|      |     | Residential area  | : | Yes  |                         |
|      |     | Commercial area   | : | No   |                         |
|      |     | Industrial area   | : | No   |                         |
| 9.   |     | Classification of the area  | : |  |                         |
|      | i)  | High / Middle / Poor  | : | Middle Class   |                         |
|      | ii) | Urban / Semi Urban / Rural  | : | Urban  |                         |
| 10.  |     | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village - Diwanman<br>Vasai Virar City Municipal Corporation   |                         |
| 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.  |     | <b>Boundaries of the property</b>   |   | <b>As per site</b>   | <b>As per documents</b> |
|      |     | North   | : | D Wing   | Details not available   |
|      |     | South   | : | H Wing   | Details not available   |
|      |     | East  | : | Tejaswini Apartment  | Details not available   |
|      |     | West  | : | Internal Road  | Details not available   |
| 13   |     | Dimensions of the site  | : | N. A. as property under consideration is a flat in an apartment building.  |                         |
|      |     |   |   | A<br>As per the Deed   | B<br>Actuals            |
|      |     | North   | : | -  | -                       |
|      |     | South   | : | -  | -                       |
|      |     | East  | : | -  | -                       |
|      |     | West  | : | -  | -                       |
| 14.  |     | Extent of the site  | : | Carpet Area in Sq. Ft. = 461.00<br>(Area as per actual site measurement)<br><br>Built Up Area in Sq. Ft. = 440.00<br>(Area as per Agreement)   |                         |
| 14.1 |     | Latitude, Longitude & Co-ordinates of flat  | : | 19°23'16.3"N 72°49'23.9"E  |                         |



|      |     |   |   |  |
|------|-----|---|---|--|
|      | f)  | Date of issue and validity of layout of approved map / plan   | : | Copy of Approved plan were not provided and not verified.  |
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|      | i)  | Any other comments by our empanelled valuers on authentic of approved plan  | : | N.A.   |
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| 8.   |     | City / Town   | : | Vasai (West), Palghar  |
|      |     | Residential area  | : | Yes  |
|      |     | Commercial area   | : | No   |
|      |     | Industrial area   | : | No   |
| 9.   |     | Classification of the area  | : |  |
|      | i)  | High / Middle / Poor  | : | Middle Class   |
|      | ii) | Urban / Semi Urban / Rural  | : | Urban  |
| 10.  |     | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village - Diwanman<br>Vasai Virar City Municipal Corporation   |
| 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.  |     | <b>Boundaries of the property</b>   |   | <b>As per site</b> <b>As per documents</b>   |
|      |     | North   | : | D Wing      Details not available  |
|      |     | South   | : | H Wing      Details not available  |
|      |     | East  | : | Tejaswini Apartment      Details not available   |
|      |     | West  | : | Internal Road      Details not available   |
| 13.  |     | Dimensions of the site  |   | N. A. as property under consideration is a flat in an apartment building.  |
|      |     |   |   | <b>A</b> <b>B</b>  |
|      |     |   |   | As per the Deed      Actuals   |
|      |     | North   | : | -      -   |
|      |     | South   | : | -      -   |
|      |     | East  | : | -      -   |
|      |     | West  | : | -      -   |
| 14.  |     | Extent of the site  | : | Carpet Area in Sq. Ft. = 461.00<br>(Area as per actual site measurement)   |
|      |     |   |   | <b>Built Up Area in Sq. Ft. = 440.00</b><br>(Area as per Agreement)  |
| 14.1 |     | Latitude, Longitude & Co-ordinates of flat  | : | 19°23'16.3"N 72°49'23.9"E  |



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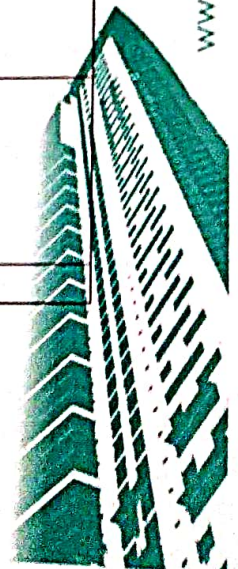
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|     |  |  |
|-----|--|--|
| 15. | Extent of the site considered for Valuation (least of 13A & 13B)                                       | : Built Up Area in Sq. Ft. = 440.00<br>(Area as per Agreement)   |
| 16  | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Vacant   |
| II  | <b>APARTMENT BUILDING</b>  |  |
| 1.  | Nature of the Apartment  | : Residential  |
| 2.  | Location   | : Survey No. 23, Hissa No. 1 of Village – Diwanman   |
|     | C.T.S. No.   | : -  |
|     | Block No.  | : -  |
|     | Ward No.   | : -  |
|     | Village / Municipality / Corporation   | : Village – Diwanman<br>Vasai Virar City Municipal Corporation   |
|     | Door No., Street or Road (Pin Code)  | : Residential Flat No. 3, Ground Floor, F Wing, “Labh Complex Co-op. Hsg. Soc. Ltd.”, Vishwakarma Estate, Village – Diwanman, Vasai (West), Palghar – 401202, State – Maharashtra, Country – India |
| 3.  | Description of the locality Residential / Commercial / Mixed   | : Residential  |
| 4.  | Year of Construction   | : 1997 (As per site information)   |
| 5.  | Number of Floors   | : Ground + 2 upper floors  |
| 6.  | Type of Structure  | : R.C.C. Framed Structure  |
| 7.  | Number of Dwelling units in the building   | : 4 Flats on Ground Floor  |
| 8.  | Quality of Construction  | : Good   |
| 9.  | Appearance of the Building   | : Good   |
| 10. | Maintenance of the Building  | : Good   |
| 11. | Facilities Available   | :  |
|     | Lift   | : No Lift  |
|     | Protected Water Supply   | : Municipal Water supply   |
|     | Underground Sewerage   | : Connected to Municipal Sewerage System   |
|     | Car parking - Open / Covered   | : Open Car Parking   |
|     | Is Compound wall existing?   | : Yes  |
|     | Is pavement laid around the building   | : Yes  |
| III | <b>FLAT</b>  |  |
| 1   | The floor in which the flat is situated  | : Ground Floor   |
| 2   | Door No. of the flat   | : Residential Flat No. 3   |
| 3   | Specifications of the flat   | :  |
|     | Roof   | : R.C.C. Slab  |
|     | Flooring   | : Vitrified tiles flooring   |
|     | Doors  | : Teak wood door framed with flush door with safety door   |
|     | Windows  | : Powder coated aluminum sliding windows   |
|     | Fittings   | : Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.   |
|     | Finishing  | : Cement Plastering  |



|           |  |   |   |
|-----------|--|---|---|
| 4         | House Tax  | : |   |
|           | Assessment No.   | : | Details not available   |
|           | Tax paid in the name of:   | : | Details not available   |
|           | Tax amount:  | : | Details not available   |
| 5         | Electricity Service connection No.:  | : | Details not available   |
|           | Meter Card is in the name of:  | : | Details not available   |
| 6         | How is the maintenance of the flat?  | : | Good  |
| 7         | Sale Deed executed in the name of  | : | <b>Name of Proposed Purchaser:</b><br>Mayaram Ramudt Yadav<br><br><b>Name of Owners:</b><br>Smt. Omana Prakash Velu & Shri. Prakash K. Velu |
| 8         | What is the undivided area of land as per Sale Deed?   | : | Details not available   |
| 9         | What is the plinth area of the flat?   | : | <b>Built Up Area in Sq. Ft. = 440.00<br/>(Area as per Agreement)</b>  |
| 10        | What is the floor space index (app.)   | : | As per local norms  |
| 11        | What is the Carpet Area of the flat?   | : | Carpet Area in Sq. Ft. = 461.00<br>(Area as per actual site measurement)  |
| 12        | Is it Posh / I Class / Medium / Ordinary?  | : | Medium  |
| 13        | Is it being used for Residential or Commercial purpose?  | : | Residential purpose   |
| 14        | Is it Owner-occupied or let out?   | : | Vacant  |
| 15        | If rented, what is the monthly rent?   | : | ₹ 6,500.00 Expected rental income per month   |
| <b>IV</b> | <b>MARKETABILITY</b>   | : |   |
| 1         | How is the marketability?  | : | Good  |
| 2         | What are the factors favouring for an extra Potential Value?   | : | Located in developed area   |
| 3         | Any negative factors are observed which affect the market value in general?  | : | No  |
| <b>V</b>  | <b>Rate</b>  | : |   |
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Built Up Area   |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).   | : | ₹ 7,300.00 per Sq. Ft.  |
| 3         | Break - up for the rate  | : |   |



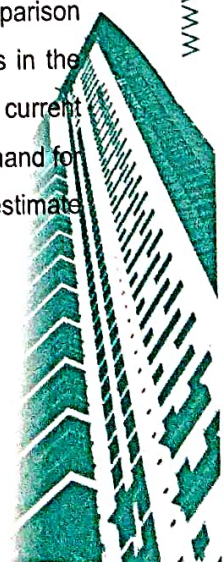


|   |  |   |
|---|--|---|
|   | I. Building + Services   | : ₹ 2,500.00 per Sq. Ft.  |
|   | II. Land + others  | : ₹ 4,800.00 per Sq. Ft.  |
| 4 | Guideline rate obtained from the Registrar's office  | : ₹ 51,670.00 per Sq. M.<br>i.e. ₹ 4,793.00 per Sq. Ft.                             |
|   | Guideline rate obtained from the Registrar's office (after depreciation)   | : ₹ 40,350.00 per Sq. M.<br>i.e. ₹ 3,749.00 per Sq. Ft.                             |
| 5 | Age of the building  | : 25 years  |
| 6 | Life of the building estimated   | : 35 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 7 | <b>Remarks: As per Site Inspection, Actual Total Carpet Area 461.00 Sq. Ft. is more than Built Up Area of 440.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 7,300.00 per Sq. Ft. is considered.</b> |   |

Details of Valuation:

| Sr. No. | Description  | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1       | Present value of the flat (incl. car parking, if provided)         | 440.00 Sq. Ft. | 7,300.00          | 32,12,000.00        |
| 2       | <b>Total Fair Market Value of the Property</b>                     |                |                   | <b>32,12,000.00</b> |
| 3       | <b>Realizable value of the property</b>                            |                |                   | <b>28,90,800.00</b> |
| 4       | <b>Distress value of the property</b>                              |                |                   | <b>25,69,600.00</b> |
| 5       | <b>Insurable value of the property (440.00 Sq. Ft. X 2,500.00)</b> |                |                   | <b>11,00,000.00</b> |
| 6       | <b>Guideline value of the property (440.00 Sq. Ft. X 3,749.00)</b> |                |                   | <b>16,49,560.00</b> |

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,300.00 per Sq. Ft. for valuation.



### Actual site photographs

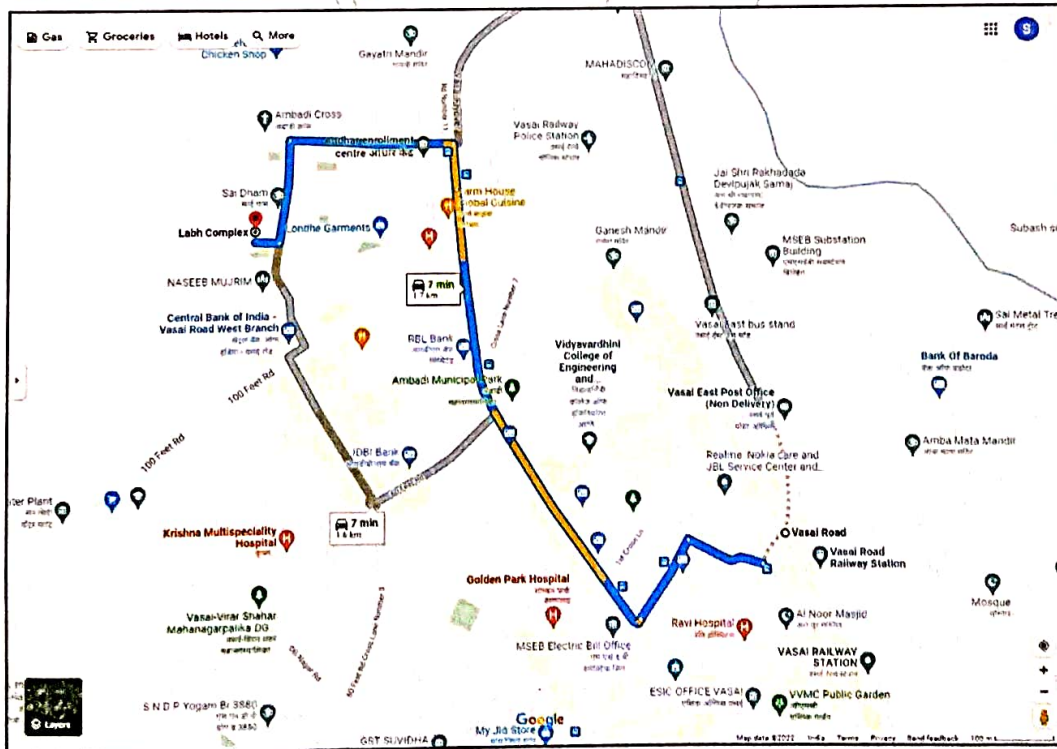
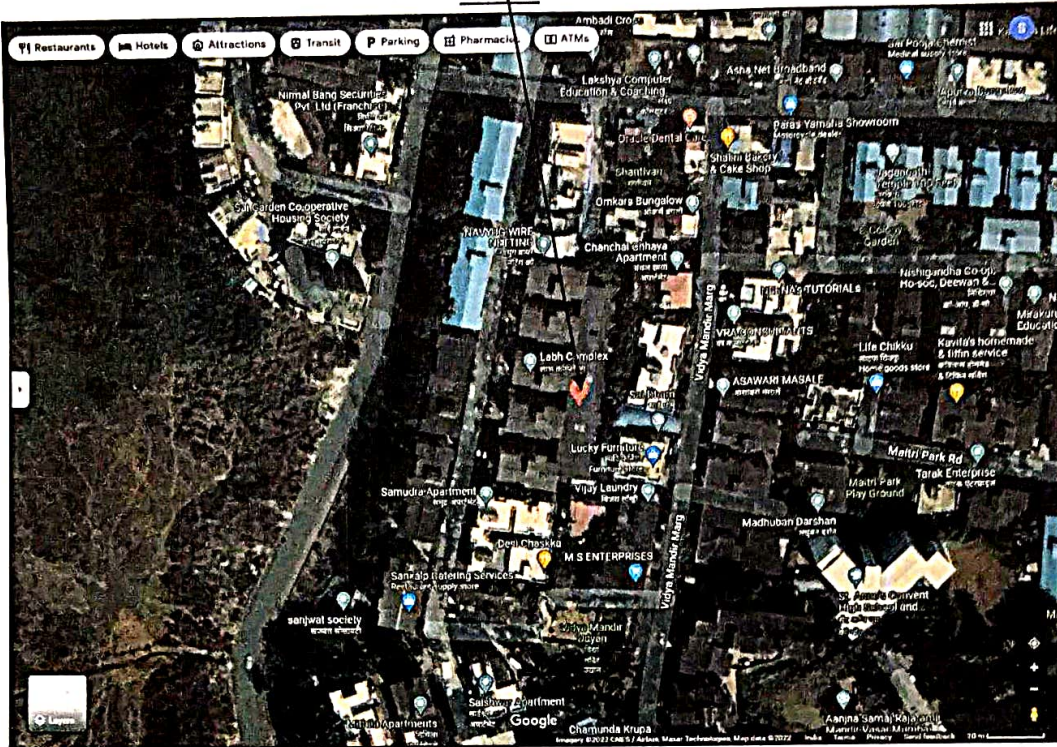


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## Route Map of the property

Site u/r



**Latitude Longitude: 19°23'16.3"N 72°49'23.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Vasai - 1.7 Km.)**



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