

Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - B, "Kailash Uptown Co-op. Hsg. Soc. Ltd.", Plot No. A-106, Sector 6, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, 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 Fair Market Value as on 29.11.2024 for Bank Loan Purpose.
1	Date of inspection	28.11.2024
3	Name of the owner / owners	<b>Mrs. Lila Debi</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	<b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, Wing - B, "Kailash Uptown Co-op. Hsg. Soc. Ltd.", Plot No. A-106, Sector 6, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India. <b>Contact Person :</b> Mr. Mitesh Sharma (Tenant) Contact No. -
6	Location, Street, ward no	Village - Karanjade, District - Raigad
7	Survey / Plot No. of land	Village - Karanjade, Plot No - A-106
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	<p><b>Carpet Area in Sq. Ft. = 410.79</b> (Area as per Site measurement)  <b>Carpet Area in Sq. Ft. = 348.79</b>  <b>Terrace Area in Sq. Ft. = 30.00</b>  <b>Flowered Area Area in Sq. Ft. = 32.00</b></p> <p><b>Carpet Area in Sq. Ft. = 440.00</b> (Area As Per Sale Deed)</p> <p><b>Built Up Area in Sq. Ft. = 528.00</b> (Carpet Area + 20%)  <b>Carpet Area in Sq. Ft. = 321.00</b>  <b>Flowerbed &amp; Cupboard Area in Sq. Ft. = 85.00</b>  <b>Terrace Area Area in Sq. Ft. = 34.00</b></p> <p>All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Karanjade, Taluka - Panvel, District - Raigad, Pin - PIN - 410 206
14	If freehold or leasehold land	Free Hold.
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	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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Nitesh Sharma from 1 year
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Nitesh Sharma from 1 year
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 10,000/- Present rental income per month.
	(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
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch Branch to assess Fair Market Value as on 29.11.2024 for Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - B, "**Kailash Uptown Co-op. Hsg. Soc. Ltd.**", Plot No. A-106, Sector 6, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India belongs to **Mrs. Lila Debi**.

### We are in receipt of the following documents:

1)	Copy of Occupancy Certificate No. CIDCO/BP-11804/TPO(NM)/2017/2872 Dated 08.01.2017 issued by CIDCO.
2)	Copy of Sale Deed Registration No.16939/2023 Dated 01.12.2023 between Mr. Debnarayan Bag & Mrs. Kabita Bag(The Seller) And Mrs. Lila Debi(The Purchaser).

### Location

The said building is located at bearing Plot No - A-106 in Sector - 6, Village - Karanjade, Taluka - Panvel, District - Raigad, PIN - 410 206. The property falls in Residential Zone. It is at a traveling distance 5.7 km. from Panvel Junction Railway Station.

### Building

The building under reference is having 1 basement + Part Ground + Part Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.+ Flowerbed & Terrace Area (i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 29th November 2024**

The Carpet Area of the Residential Flat	:	440.00 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 2024	:	7 Years
Cost of Construction	:	528.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,78,400.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 1,55,232.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,000/- per Sq. M. i.e. ₹ 6,410/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,066/- per Sq. M. i.e. ₹ 6,045/- per Sq. Ft.
Value of property	:	440.00 Sq. Ft. X ₹ 11,000 = ₹48,40,000
Others / Car Parking	:	₹
Total Value of property as on 29th November 2024	:	₹52,40,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 29th November 2024</b>	:	<b>₹ 52,40,000.00 - ₹ 1,55,232.00 = ₹ 50,84,768.00</b>
<b>Total Value of the property</b>	:	<b>₹ 50,84,768.00</b>
<b>The realizable value of the property</b>	:	<b>₹45,76,291.00</b>
<b>Distress value of the property</b>	:	<b>₹40,67,814.00</b>
<b>Insurable value of the property (528.00 X 2,800.00)</b>	:	<b>₹14,78,400.00</b>
<b>Guideline value of the property (528.00 X 6045.00)</b>	:	<b>₹31,91,760.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - B, "Kailash Uptown Co-op. Hsg. Soc. Ltd.", Plot No. A-106, Sector 6, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India for this particular purpose at **₹ 50,84,768.00 (Rupees Fifty Lakhs Eighty Four Thousands Seven Hundred And Sixty Eight Only)** as on 29th November 2024

### **NOTES**

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **29th November 2024** is **₹ 50,84,768.00 (Rupees Fifty Lakhs Eighty Four Thousands Seven Hundred And Sixty Eight Only)** Value varies with time and purpose and hence this value should not be referred

for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

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