

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner **Mr. Dilip Tarachand Gehlot.**

Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe" Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Paighar, PIN Code - 401 404.
State - Maharashtra, Country - India

Latitude Longitude - 19°40'34.3"N 72°45'08.6"E

Valuation Done for:

Cosmos Bank

Malad (West) Branch

Shop No 6,7,8, Kewal Towers, B. J. Palel Road, Malad (West), Mumbai,
State - Maharashtra, Country - India

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VALUATION OPINION REPORT

The property bearing Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe". Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Palghar, PIN Code - 401 404. State - Maharashtra. Country - India belongs to **Mr. Dilip Tarachand Gehlot**.

Boundaries of the property.

North	: Sahila Kunj
South	: Aadinath Complex
East	: Thakur Complex
West	: Open Plot

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 **₹ 31,36,000 00 (Rupees Thirty One Lakh Thirty Six 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.

MANOJ BABURAO
CHALIKWAR

MANOJ BABURAO CHALIKWAR
DIRECTOR
VASTUKALA CONSULTANTS (I) PVT. LTD.
REGD. VALUER
CHARTERED ENGINEER (INDIA)
REG. NO. CAT-I-F-1763
MUMBAI


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 Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe",
Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Palghar, PIN Code - 401 404, 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:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 29.09.2022 for Banking Purpose
2	Date of inspection	27.09.2022
3	Name of the owner/ owners	Mr. Dilip Tarachand Gehlot.
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	Address: Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Palghar, PIN Code - 401 404, State - Maharashtra, Country - India. Contact Person: Sachin Salgavkar
6	Location, street, ward no	Village Mahim, Palghar
	Survey/ Plot no. of land	Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Mix 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. = 378.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 374.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 449.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is	Village Mahim, Palghar Mahim Road

	abutting	
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
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? If the property owner occupied, specify portion and extent of area under owner-occupation	- Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized - Details not available
26	RENTS	
	(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	₹ 10,000.00 Expected 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?	N.A.
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.
	SALES	
38	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
39	Land rate adopted in this valuation	N.A. as the property under consideration is a Commercial Shop in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N.A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (Approx.)
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, Malad (West) Branch to assess fair market value as on 29.09.2022 for Commercial Shop No 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Palghar, PIN Code - 401 404, State - Maharashtra, Country - India belongs to **Mr. Dilip Tarachand Gehlot**.

We are in receipt of the following documents:

1	Copy of Agreement dated 03.11.2020.
2	Copy of Possession Letter dated 03.11.2020.
3	Copy of N.A. Order cum Building construction permission No. Mahasul / K-1 / T-1 / NAP / SR / 320 / 2013 dated 13.04.2016 issued by Collector Office, Palghar.

LOCATION:

The said building is located at Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim. The property falls in Residential Zone. It is at a travelling distance 4 Km. from Palghar railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 4 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. The building external condition is normal. The building is used for both residential & Commercial purpose. Ground Floor is having 3 commercial shops. The building is not having lift.

Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. As per site inspection, It consists of Working Area. The commercial shop is finished with Vitrified tile flooring, Teak wood door frame with Rolling Shutter & Concealed electrification.

Valuation as on 29th September 2022.

The Built up Area of the commercial shop	:	448.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	04 years
Cost of Construction	:	448.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,20,000.00
Depreciation	:	N. A. Building is less than 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,200.00 per Sq. M i.e. ₹ 5,500.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 29.09.2022	:	448.00 Sq. Ft. X ₹ 7,000.00 = ₹ 31,36,000.00

(Area of property x market rate of developed land & Commercial 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 29.09.2022	:	₹ 31,36,000.00
The realizable value of the property	:	₹ 28,22,400.00
Distress value of the property	:	₹ 25,08,800.00
Insurable value of the property	:	₹ 11,20,000.00
Guideline value of the property	:	₹ 24,64,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404 / 2, 407 / 1 & 2 of Village Mahim, Taluka & District - Palghar, PIN Code - 401 404, State - Maharashtra, Country - India for this particular purpose at **₹ 31,36,000.00 (Rupees Thirty One Lakh Thirty Six Thousand Only)** as on **29th September 2022**.

NOTES

1. I, Manoj B. 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 September 2022** is **₹ 31,36,000.00 (Rupees Thirty One Lakh Thirty Six Thousand 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.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief.
- (b) I have no direct or indirect interest in the property valued.

ANNEXURE TO FORM 0-1**Technical details** *Think, Innovate, Create* **Main Building**

1.	No. of floors and height of each floor	Part Ground + Part Stilt + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a commercial shop situated on Ground Floor
3.	Year of construction	2018 (Approx.)
4.	Estimated future life	56 Years Subject to proper, preventive periodic maintenance & 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 Rolling Shutter door
10	Flooring	Vitrified tile flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Not provided
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Route Map of the property

Site u/r



Latitude Longitude - 19°40'34.3"N 72°45'08.6"E

Note: The Blue line shows the route to site from nearest railway station (Palghar – 4 Km.)



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असहकार २१ १९९६



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Year: 2022/23

Annual Statement of Rates

Language: English

Selected District: २०/१२२

Select Taluka: घाटापर

Select Village: माहिन (१६१) वडवाड (१६१), इरगावती

Search By: Survey No. Location

Select Location: इतर विकसित विभाग

Index	दिवा. नं.	वर्गीकरण	रु.	एकक (च. म.)
SurveyNo	27274	पिंपरी इटिका	47100	से. मीटर
SurveyNo	27273	अर्जुनगिरी औद्योगिक एरिया सोडर. व	14100	से. मीटर
SurveyNo	27273	दुसरे	18200	से. मीटर
SurveyNo	270	-	0	NA

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Price Indicators

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223.5 Lac **1 BHK** **400 sq.ft** **1000 sq.ft**

Commercial Property for sale in **Mahim, Delhi**

Ground Floor **Overlooking main Road** **Unfurnished**

Super Area: **337 sqft** - 11.80sqft | Carpet Area: **775 sqft** - 22.76sqft | Property Age: **Less than 5 years**

Locality Fit: **Grocery Shops, Meal, Shop, Mobile, Shop, Clothes, Shop, Fast Food, Shop, Chemical, Shop, Saloon/Spa**

Call Contact Owner **Get Phone No.** **See contact made 27 days ago!**

More Details

Price	₹ 223.5 Lac
Address	Mahim, Delhi, Maharashtra
Facing	East
Transaction Type	New Property
Listing	44%

NOBROKER Home Buy Sell Rent Property Management

Durg in Pagar, West, Madhya Pradesh

₹ 11 Lac **1 BHK** **₹ 1,18,000** **238 sq.ft**

Durg **1 BHK** **238 sq.ft**

₹ 11 Lac **1 BHK** **₹ 1,18,000** **238 sq.ft**

Call Contact Owner

Activity on This Property

Similar Properties

Brooker Services

- Free Agreement
- Bank Loan Facility
- Online Document Call
- Bank Legal Services
- Bank Registration

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th September 2022**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 banking purpose as on day for **₹ 31,36,000.00** (Rupees Thirty One Lakh Thirty Six Thousand Only).

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Manoj Baburao Chalikwar is a Chartered Engineer (India) registered with the Council of Engineers (India) under the provisions of the Chartered Engineers Act, 1947. He is also a member of the Institution of Engineers (India) and the Institution of Valuers (India). He has been practicing as a Chartered Engineer (India) since 1985 and as a Valuer since 1995. He has been a member of the Council of Engineers (India) since 1985 and a member of the Institution of Valuers (India) since 1995. He has been a member of the Council of Engineers (India) since 1985 and a member of the Institution of Valuers (India) since 1995.



Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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