



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vipul Rajnikant Shah**

Commercial Shop No. 6, Ground Floor, "**Annie Court Co-op. Hsg. Soc. Ltd.**", Opp. Rajesh Hotel, Station Road,
Village - Bhayandar, Bhayandar (West), Taluka & District - Thane, PIN code - 401 101,
State - Maharashtra, Country - India.

Latitude Longitude - 19°18'16.0"N 72°50'59.9"E

Valuation Done for:

Cosmos Bank

Bhayander (West) Branch

Shop No. 3, 4, 5, Rishab Apartment, S. No. 5A, Hissa No. 1 (Pt), Patel Nagar No. 1, Station Road,
Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.



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📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📠 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Bhayander (West) Branch / Mr. Vipul Rajnikant Shah (2370/2301538)

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Vastu/Mumbai/07/2023/2370/2301538

13/19-163-PSH

Date: 13.07.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 6, Ground Floor, "Annie Court Co-op. Hsg. Soc. Ltd.", Opp. Rajesh Hotel, Station Road, Village - Bhayandar, Bhayandar (West), Taluka & District - Thane, PIN code - 401 101, State - Maharashtra, Country - India belongs to **Mr. Vipul Rajnikant Shah**.

Boundaries of the property.

North	:	Shweta CHSL
South	:	Pooja Apartment
East	:	Ashirwad Apartment
West	:	Station 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 valued for banking purpose for ₹ **69,01,000.00 (Rupees Sixty Nine Lakh One 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.com, c=IN, postalCode=400072, serialNumber=14196202740570
Date: 2023.07.14 16:02:27 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



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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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC 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	₹ 23,000.00 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 up on, 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 – 1983 (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, Bhayander (West) Branch to assess fair market value as on 13.07.2023 for Commercial Shop No. 6, Ground Floor, "Annie Court Co-op. Hsg. Soc. Ltd.", Opp. Rajesh Hotel, Station Road, Village - Bhayandar, Bhayandar (West), Taluka & District - Thane, PIN code - 401 101, State - Maharashtra, Country - India belongs to **Mr. Vipul Rajnikant Shah**.

We are in receipt of the following documents:

1	Copy of Gift Deed dated 29.07.2021
3	Copy of Property Tax Bill No. 9538946 dated 30.04.2023 issued by Mira Bhayandar Municipal Corporation
4	Copy of Maintenance Bill No. 2493 dated 28.02.2023

LOCATION:

The said building is located at C.T.S. No. 1644 to 1653 of Village - Bhayandar. The property falls in Residential cum Commercial Zone. It is at a travelling distance 950 Mt. from Bhayandar railway station.

BUILDING:

The building under reference is having Ground + 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 building external condition is Normal. The building is used for residential cum Commercial purpose. Ground Floor is having 8 Commercial Shops. No Lift is provided in the building.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. The composition of Commercial Shop consists of Working Area + Store Room. The Commercial Shop is finished with Kota Stone flooring, M.S. Rolling Shutter, Casing Capping electrification

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **13th July 2023 is ₹ 69,01,000.00 (Rupees Sixty Nine Lakh One 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;

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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	1983 (Approx.)
4.	Estimated future life	20 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 5" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	M.S. Rolling Shutter
10.	Flooring	Kota Stone 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	Casing Capping 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	Provided
18.	No. of lifts and capacity	No Lift
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	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Road Zone : A, Tika No. 1, 2, 3, 5, 8 and 11) All the Properties on Both Side Facing towards Road from the West side of Bhayander Railway Station to Bhayander Gaothans on the Western End.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/1	23000	70700	81400	102100	81400
8/1362, 8/1363, 8/1364, 8/1365, 8/1369, 8/1370, 8/1371, 8/1372, 8/1373, 8/1374, 8/1375, 8/1376, 8/1380, 8/1381, 8/1382, 8/1383, 8/1384, 8/1385, 8/1386, 8/1387, 8/1388, 8/1389, 8/1390, 8/1391, 8/1630, 8/1631, 8/1632, 8/1633, 8/1634, 8/1635, 8/1636, 8/1637, 8/1638, 8/1639, 8/1640, 8/1643, 8/1644, 8/1645, 8/1646, 8/1647, 8/1648, 8/1649, 8/1650, 8/1651, 8/1652, 8/1653, 8/1654, 8/1655, 8/1656, 8/1657, 8/1658, 8/1659, 8/1660, 8/1661, 8/1662, 8/1663, 8/1664, 8/1665, 8/1666, 8/1667, 8/1668, 8/1676, 8/1677, 8/1683, 8/1685						

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Price Indicators

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₹70.0 Lac ₹35000000 [Apply for loan](#) [View on MAGICBRICKS](#)

Commercial Shop For Sale in Bhayandar West, Mumbai

Ground Floor Furnished

Super Area: 200 sqft * ₹350000000

Floor: Ground (Out of 4 Floors)

Contact Owner **perit solanki** - 91 9200000000

Get Phone No.

Contact Owner Get Phone No. Last connect made 17 days ago

More Details

Price	₹70 Lac
Address	Bhayandar West, Mumbai - Mira Road and Beyond, Maharashtra
Transaction Type	Resale
Construction Status	Ready to Move

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Shop in Bhayandar West, Mumbai For Sale **₹60 Lacs** **₹45,056/Month** **200 Sq.Ft** **Apply Loan**

Commercial Buy Jain Mandir Rd, Devchand Nagar, Shree Shankarshikhar Park...

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Shop Public

Freehold Ownership Type

Semi Furnished Furnishing

Jun 30, 2023 Valid Till

Ground Floor Shop Status

More Than 10 Year Age of Possesst

Immediately Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Maxus Mall | D Mart | Karunjo Estate | Big Bazaar | Somani New Golden West Ph 14

Price Indicators

NOBROKER

Shop In Bhayander West, Mumbai For Sale

₹45 Lacs
25,130 / Sq.Ft

₹33,792/Month
Estimated EMR

115 Sq.Ft
Built Up Area

Apply Loan

Commercial Buy
Shopping Center Station Rd, Near Bharat Cycle Store

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayander west / Shop for Sale in Bhayander west / Property Details

Shop
Public

Freehold
Ground Floor

Unfurnished
More Than 10 Year

Jul 11, 2023
Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Request Photos

Neighb: Akshay Mall, D. J. Park, Sonam New Golden Nest Ph. 14, Big 6 Kiosk, Kasturba Vardhanna Complex

99acres

Commercial Buy

₹42 Lac
₹42,000 per sq.ft. (approx)

Commercial Shop for Sale

100 sq.ft. (approx)

Freehold

Only public parking available

Only Public Washrooms available

0 to 1 Year Old

Freehold

100% in period: No lock in period

Property Age: 0 to 1 Year Old

Property Usage: Grocery, Fast Food, Tea Stall, Cloud Kitchens, View More

Property Code: AG7511242

www.99acres.com/4761142

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th July 2023**.

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 knowledgeable 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.

