



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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CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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 West

Ashirwad Apartment

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**

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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Valuation Report of 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.

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 13.07.2023 for Bank Loan Purpose
2	Date of inspection	12.07.2023
3	Name of the owner/ owners	Mr. Vipul Rajnikant Shah
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. 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. Contact Person: Mr. Vipul Rajnikant Shah (Owner) Contact No. 9869032068
6	Location, street, ward no	Station Road
	Survey/ Plot no. of land	C.T.S. No. 1644 to 1653 of Village - Bhayandar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial 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
	LAND	ENDOUGLES AND CONTROL OF THE CONTROL
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 165.00 (Area as per Actual Site Measurement)
		Built up Area in Sq. Ft. = 206.00 (Area as per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Station Road



14	If fre	eehold or leasehold land	Free hold
15	leas	asehold, the name of Lessor/lessee, nature of e, date of commencement and termination of e 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			As per documents
17	Are attac	there any agreements of easements? If so, ch 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.		
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 / Section 2 (1) / Deficit on the contract of the contract o
21	Attac	ch a dimensioned site plan	N.A.
	IMPI	ROVEMENTS	
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	e building owner occupied/ tenanted/ both?	Owner Occupied
	If the	e property owner occupied, specify portion extent of area under owner-occupation	Fully Occupied
25		t is the Floor Space Index permissible and entage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized - Details not available
26	REN	TS	An attendings for any acquire
	(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	06
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.





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

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	Remark:	
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

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





Valuation as on 13th July 2023

The Built up Area of the Commercial Shop	:	206.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1983 (Approx.)
Expected total life of building	;	60 Years
Age of the building as on 2023	,	40 Years Subject to proper, preventive periodic Maintenance & Structure repairs.
Cost of Construction		206.00 Sq. Ft. X ₹ 2,500.00 = ₹ 5,15,000.00
Depreciation {(100-10) x40}/60	:	60.00%
Amount of depreciation	TO EN	₹ 3,09,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	1	₹1,02,100.00 per Sq. M. i.e. ₹ 9,485.00 per Sq. Ft.
Guideline rate (After depreciation)	:\	₹ 70,460.00.00 per Sq. M. i.e. ₹ 6,546.00 per Sq. Ft.
Prevailing market rate	i in	₹ 35,000.00 per Sq. Ft.
Value of property as on 13.07.2023	:	206.00 Sq. Ft. X ₹ 35,000.00 = ₹ 72,10,000.00

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. — Depreciation)

Total Value of the property	/:	₹ 69,01,000.00
The realizable value of the property	:	₹ 62,10,900.00
Distress value of the property		₹ 55,20,800.00
Insurable value of the property	12.	₹ 5,15,000.00
Guideline value of the property		₹ 13,48,476.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of 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 for this particular purpose at ₹ 69,01,000.00 (Rupees Sixty Nine Lakh One Thousand Only) as on 13th July 2023.





NOTES

- 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.
- 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

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Main Building

	160mmodi detano		
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		
	(i) No. of water closets	As per Requirement	
	(ii) No. of lavatory basins		
	(iii) No. of urinals	 Zome schaff som transmit til taltt or skar. 	
	(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	R.C.C tank on terrace	
0.1	Type of construction	May be provided as per requirement	
21	Pumps- no. and their horse power	May be provided as per requirement Cement concrete in open spaces, etc.	
22	Roads and paving within the compound approximate area and type of paving		
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System	



Actual site photographs











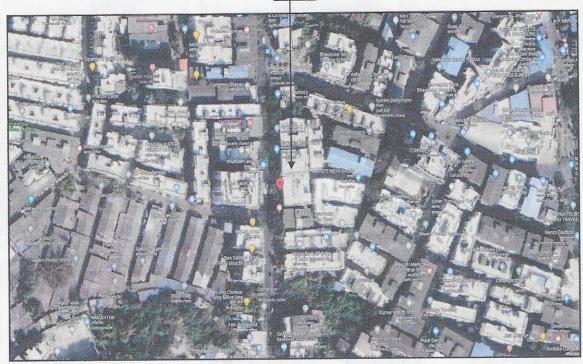


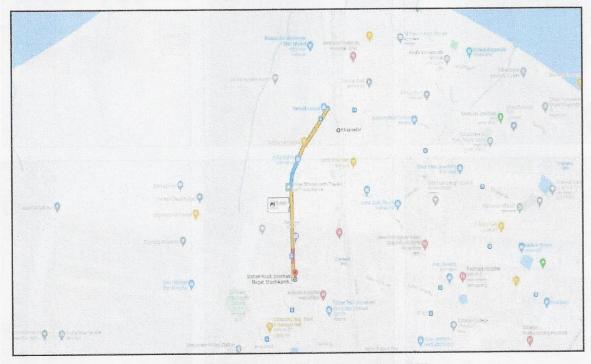






Route Map of the property Site u/r





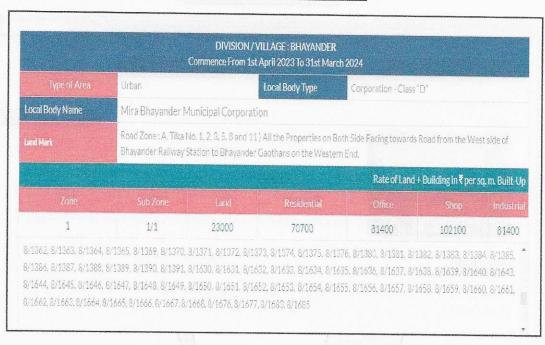
Latitude Longitude - 19°18'16.0"N 72°50'59.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar - 950 Mt.)





Ready Reckoner Rate

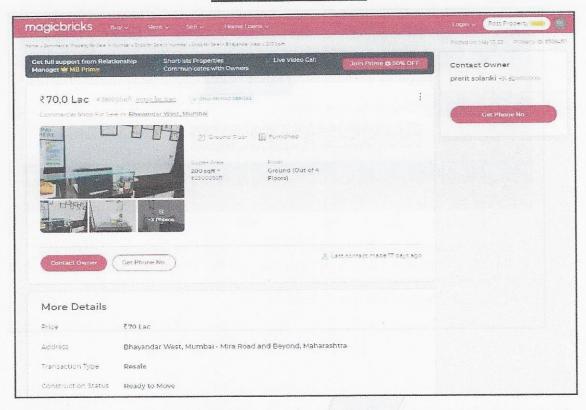


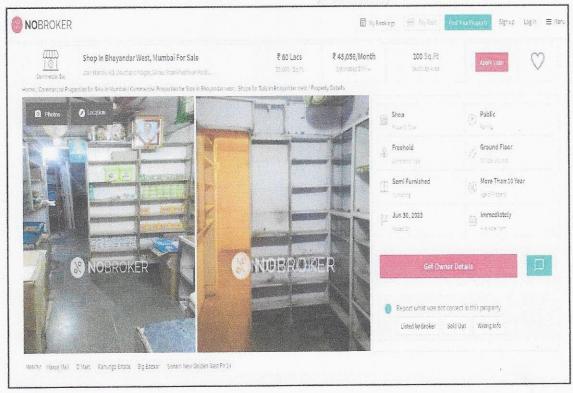
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Price Indicators

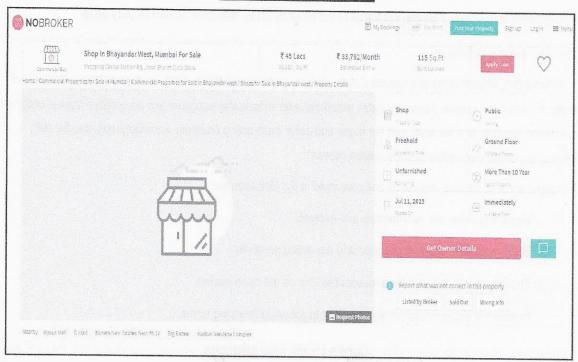


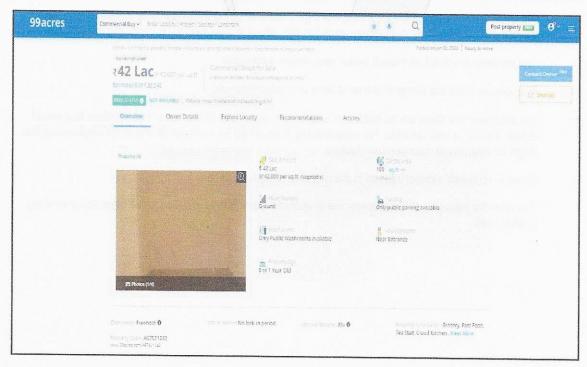






Price Indicators











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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 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

- 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.
- 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 neighborhood 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 ₹ 69,01,000.00 (Rupees Sixty Nine Lakh One Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Auth. Sign.

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

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

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