

ON
IMMOVABLE PROPERTY

OWNED BY
MR. JITENDRA H. SHARMA.
MRS. SUMAN J. SHARMA.

PROPERTY SITUATED AT:-
M/S. RAMDEV CHAITANYA CO. OP. HSG. SOC. LTD.
SHOP NO. 04, GROUND FLOOR, 150 FT. ROAD,
PADMAVATI NAGAR, NEAR MAXUS MALL,
BHAYANDER (WEST), DIST. THANE -401 101



A.S. SHAIKH & CO.
YOUNG INDIA ENGINEERS & SURVEYORS
Professional Surveyor, Approved Valuers,
Loss Assessors and Chartered Engineers.

Govt. of India License No. SLA/47350
Chartered Engineer Reg. No. M/123569/3
Govt. Regd. Valuer:- Reg. No. CAT.VII/86 of 1988

Dewan Center, Shop No. 75, Level II,
S. V. Road, Jogeshwari (West),
Mumbai- 400 102.
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5.	Brief description of the property	:	The Building is of Ground + 7 Upper Floors having floor height of 9'7" ft. The Shop No. 4 on Ground Floor admeasuring 34.20 sq.mtr. i.e. 368 sq. ft. Built Up Area (As per Agreement) The Building has RCC Beams, Columns & Slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The Shop No. 4 on Ground Floor is used as General Store in the name & style of "M/s. Rajasthan Super Store "" . M.S. Rolling Shutter is provided. Flooring is finished in Kota tiles. Ceiling is of Ordinary type. Wiring is of Concealed type. The building is having 1 No. Lift of Local make having capacity of 6 persons & Compound Wall with 2 Nos. M. S. Gates. The Compound ground flooring around the building is finished with Chequered tiles. The construction of the building was found as per Sanction Plan Approved by the Competent Authority.
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Location of property		:	
a)	Plot No. / Survey No.	:	Survey No. 252, Hissa No 2
b)	Door No.	:	Shop No. 4
c)	T.S. No. / Village	:	Village - Bhayander
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / Taluka	:	Taluka - Thane
Postal address of the property		:	
City / Town		:	Thane
Residential area		:	Mixed Area
Commercial area		:	-----
Industrial area		:	-----
Classification of the area		:	
High / Middle / Poor		:	Middle
Urban / Semi Urban / Rural		:	Urban
Coming under Corporation limit / Village Panchayat / Municipality		:	M.B.M.C.
Whether covered under any State Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ notification area.		:	N.A.
Pending threat of acquisition by government		:	

Boundaries of the property		:	
North		:	Chandrakant Residency
South		:	150 Ft. Road
East		:	Hastagiri Co. op. Hsg. Soc. Ltd.
West		:	Internal Road
Latitude		:	19.2947643
Longitude		:	72.8454738
13	Dimensions of the site	:	A
		:	B
		:	As per the Deed
		:	Actual
		:	34.20 sq.mtr. i.e.
		:	213 sq. ft. Carpet
		:	Area & Loft -233
		:	sq.ft. , Opla -55
		:	sq.ft. (On Physical
		:	Measurement)
14	Extent of the site	:	N.A.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner

II. APARTMENT BUILDING

Sr. No.	Description	:	Remarks
1	Nature of the apartment	:	Commercial Shop
2	Location	:	S. No. 252, Hissa No. 2
	T.S. No.	:	Village. Bhayander
	Block No.	:	Tal. Thane
	Ward No.	:	Dist. Thane
	Village / Municipality / Corporation	:	M.B.M.C
	Door No., Street or Road (Pin Code)	:	M/s. Ramdev Chaitanya Co. op. Hsg. Soc. Ltd.
		:	Shop No. 04, Ground Floor , 150 Ft. Road , Padmavati Nagar , Near Maxus Mall, Bhayander (West), Dist. Thane -401 101
3	Description of the locality Residential / Commercial / Mixed	:	Mixed Area
4	Year of Construction	:	2006
5	Number of floors	:	Ground + 7 Upper Floors
6	Type of structure	:	R.C.C.
7	Number of Dwelling Shops in the building.	:	Applicant to Advice
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities available	:	
	Lift	:	1 No. Lift of Local make having capacity of

	Is Compound wall existing?	:	Yes with 2 Nos. M.S. Gates
	Is pavement laid around the Building?	:	Chequered Tiles
III	SHOP		
1	The floor in which the Shop is situated	:	Ground Floor
2	Door No. of the Shop	:	4
3	Specifications of the Shop	:	Commercial Shop
	Roof	:	R.C.C. Slab
	Flooring	:	Kota tiles
	Doors	:	M. S. Rolling Shutter
	Windows	:	N.A.
	Fittings	:	Satisfactory
	Finishing	:	Satisfactory
4	House Tax	:	
	Assessment No.	:	Applicant to Advice
	Tax paid in the name of	:	Applicant to Advice
	Tax amount	:	Applicant to Advice
5	Electricity Service connection No.	:	Applicant to Advice
	Meter Card is in the name of	:	Applicant to Advice
6	How is the maintenance of the Shop?	:	Good
7	Sale Deed executed in the name of	:	Mr. Jitendra H. Sharma . Mrs. Suman J. Sharma .
8	What is the undivided area of land as per Sale Deed?	:	Land belong to Society Members
9	What is the plinth area of the Shop?	:	368 sq. ft. Built Up Area.
10	What is the floor space index (app.)	:	1:1
11	What is the Carpet Area of the Shop?	:	213 sq. ft. Carpet Area & Loft -233 sq.ft. , Ota -55 sq.ft. (On Physical Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial Shop
14	Is it Owner-occupied or let out?	:	Owner-Occupied
15	If rented, what is the monthly rent?	:	N.A.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	N.A.
3.	Any negative factors are observed which affect the market value in general?	:	N.A.
V	RATE		
1	After analyzing the comparable sale	:	Prevailing Rate of the Shop

assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (given details).	: Rs. 15,000/- per sq. ft. Enquiry in the Market
Break - up for the rate	
Building + Services	: Rs. 2,000/-
Land + others	: Rs. 13,000/-
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Government Stamp Duty Rate for such shop is Rs. 7,320/- per sq. ft.

COMPOSITE RATE ADOPTED AFTER DEPRECIATION

Depreciated building rate	:
Replacement cost of Shop with services (v(3)i)	: Rs. 7,36,000/-
Age of the building	: 15 Years
Life of the building estimated	: 45 Years
Depreciation percentage assuming the salvage value as 10%	: 22.5 %
Depreciated Ratio of the building	: Rs. 1,550/-
Total composite rate arrived for valuation	:
Depreciated building rate VI (a)	: Rs. 5,70,400/-
Rate for Land & other V (3) ii	: Rs. 47,84,000/-
Total Composite Rate	: Rs. 53,54,400/-
Approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation	: Considering Location & locality, facilities & amenities, quality of Construction, residual life of the building, business potential, supply of demand, local nearby enquiry, market feed back of investigation. See Annexure "A"

Details of Valuation:

Description	Qty.	Rate per Unit Rs.	Estimated value Rs.
M/s. Ramdev Chaitanya Co. op. Hsg. Soc. Ltd. Shop No. 04, Ground Floor, 150 Ft. Road, Padmavati Nagar, Near Maxus Mall, Bhayander (West), Dist. Thane -401 101	368 sq. ft. B.U.A.	Rs. 14,550/-	Rs. 53,54,400/-

Fair Market Value of the Property.	Rs. 53,54,400/-
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Realizable value of the Property (90% F.M.V.)	Rs. 48,18,960/-
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Declaration: -

I hereby declare that: -

- a) The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property being valued.
- c) We have valued the right Property as reflected in the Report.
- d) Our representative has personally inspected the property.
- e) My registration with State Chief Commissioner of Income Tax is valid as on date.
- f) This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- g) I have not been convicted of any offence and sentenced to term of imprisonment.
- h) I have not been found guilty of misconduct in my professional capacity.
- i) We shall not be held responsible in any event and liable for consequential damages/loss of due to this Report.
- j) The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- k) Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the applicant / Borrower. The valuer shall not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

Place : Mumbai

Date : 29.03.2021

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)

Branch Manager Certificate

1. Details of Property Visited:
2. Date of Visit: _____ Time of Visit: _____
3. Name & Designation of Visiting Official: _____
4. Remarks if any: -----

The undersigned has inspected the property detailed in the Valuation Report dated _____ 01
 _____. We are satisfied that the fair & reasonable market value of the property is Rs. _____/-
 Rupees. _____).

Date: _____

Signature: _____

For Insurance Purpose (See Annexure "A")

Rs. 7,36,000/-

tion: -

declare that: -

The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have no direct or indirect interest in the property being valued.

I have valued the right Property as reflected in the Report. My representative has personally inspected the property.

My registration with State Chief Commissioner of Income Tax is valid as on date. My valuation report will remain valid for 3 months from the date of the Report as the

property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.

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Mumbai

03.2021

ISSUED WITHOUT PREJUDICE

For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)

Branch Manager Certificate

Address of Property Visited:

Time of Visit:

& Designation of Visiting Official:

Remarks if any: -----

has inspected the property detailed in the Valuation Report.