

E-5 DEC 2017



Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : Mr. K. S. Rathour & Mrs. V. K. Rathour

Commercial Office No. 304 & 305, 3rd Floor, Wing - B, "Shubham Centre No. 2 Premises Co. Op. Soc. Ltd.", Chakala Road, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India.

Latitude Longitude : 19°06'51.2"N 72°51'32.1"E

Valuation Done for:

**Cosmos Bank
Bandra (West) Branch**

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050, State - Maharashtra, Country - India.

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Commercial Office No. 304 & 305, 3rd Floor, Wing - B, "Shubham Centre No. 2 Premises Co. Op. Soc. Ltd.", Plot No. 1, 3/A, Chakala Road, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India.
(See Rule 8 D)

Form 0-1

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 2nd December 2017 for Housing Loan												
2	Date of inspection	23.11.2017												
3	Name of the owner/ owners	Mr. K. S. Rathour & Mrs. V. K. Rathour												
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership												
5	Brief description of the property	Valuation Report of Commercial Office No. 304 & 305, 3rd Floor, Wing - B, "Shubham Centre No. 2 Premises Co. Op. Soc. Ltd .", Chakala Road, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India.												
6	Location, street, ward no	Chakala Road Andheri (East), Mumbai												
7	Plot No. Survey No. CTS No. of land	Survey No. 28/4 Plot No. 1, C.T.S No 491, Ward No. 2514												
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Commercial												
9	Classification of locality-high class/ middle class/poor class	Middle-Class												
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity												
11	Means and proximity to surface communication by which the locality is served	Auto, Bus, Private Vehicles, Railway, Taxi												
LAND														
12	Area of land supported by documentary proof. Shape, dimension and physical features	<table border="1"> <thead> <tr> <th>Title</th> <th>Carpet Area</th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>304</td> <td>362</td> <td>439.4</td> </tr> <tr> <td>305</td> <td>282</td> <td>328.4</td> </tr> <tr> <td>Total</td> <td>644</td> <td>772.80</td> </tr> </tbody> </table>	Title	Carpet Area	Built up Area	304	362	439.4	305	282	328.4	Total	644	772.80
		Title	Carpet Area	Built up Area										
		304	362	439.4										
		305	282	328.4										
Total	644	772.80												
Carpet Area = 644 Sq. Ft.														
Built up Area = 772.8 Sq. Ft														
(Carpet area + 20%) (Area as per As per agreement)														
13	Roads, Streets or lanes on which the land is abutting	Chakala Road Andheri (East) Mumbai												

Vastukala Consultants (I) Pvt. Ltd.





VALUATION OPINION REPORT

The property bearing Commercial Office No. 304 & 305, 3rd Floor, Wing - B, "Shubham Centre No. 2 Premises Co. Op. Soc. Ltd.", Chakala Road, Andheri (East), Mumbai, PIN Code - 400 099, State - Maharashtra, Country - India, belongs to **Mr. K. S. Rathour & Mrs. V. K. Rathour**

Boundaries of the property :

- North Chawl & Andheri Kurla Road
- South Building No. B/1
- East Building No. A/2 & Cardinal Gracias Road
- West Shubham Residential Building No. 9

Considering various parameters recorded, 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 Housing Loan purpose at ₹ 1,88,79,504.00 (Rupees One Crore Eighty Eight Lac Seventy Nine Thousand Five Hundred Four 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

[Signature]
C.M.D.

[Signature]
Director

Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report.



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