

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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**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.

C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

Director

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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></td> </tr> <tr> <td>305</td> <td>282</td> <td></td> </tr> <tr> <td>Total</td> <td>644</td> <td>772.80</td> </tr> </tbody> </table> <p>Carpet Area = 644 Sq. Ft. Built up Area = 772.8 Sq. Ft . (Carpet area + 20%) (Area as per As per agreement)</p>	Title	Carpet Area	Built up Area	304	362		305	282		Total	644	772.80
Title	Carpet Area	Built up Area												
304	362													
305	282													
Total	644	772.80												
13	Roads, Streets or lanes on which the land is abutting	Chakala Road Andheri (East), Mumbai												



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 increase 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.	No
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	Attach
	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)	Attach
24	Is the building owner occupied/tenanted/both?	Owner Occupied - Mr. K. S. Rathour & Mrs. V. K. Rathour
25	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
26	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
	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	N.A.
(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?	No
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 Office in an 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 1998
42	What was the method of construction, by contract/By employing Labour directly/ both?	N.A.



floor finish. The whole building is used for Commercial use. Lift is provided in the building

Commercial Office:

The Commercial Office under reference is situated on the 3rd Floor. It consists of Reception area + 2 Cabin + Working area + 2 Toilets . The Commercial Office is finished with Vitrified Tile Flooring, Acoustic false ceiling, Teak Wood door frame with Collapsible doors, paint type, Acrylic OBD painting, Alluminum Sliding Windows windows & Concealed electrification.

Valuation as on 2nd December 2017

The Built up area of the Commercial Office : 772.80 Sq. Ft.

The Saleable area of the Commercial Office : 772.80 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building : 1998

Expected total life of building : 60.00

Age of the building as on 2017 : 19

Cost of Construction : 772.80X2,000.00 = ₹ 15,45,600.00

Guideline rate obtained from the Stamp Duty Ready Reckoner. : ₹ 1,51,300.00 per Sq. M. i.e. ₹ 14,056.00 per Sq. Ft.

Depreciation : $\{(100-10) \times 19\}/60.00 = 28.50\%$

Amount of depreciation : ₹ 4,40,496.00

Value of property as on 02.12.2017 : (772.80 Sq. Ft. X ₹ 25,000.00 = ₹ 1,93,20,000.00)

(Area of property x market rate of developed land & Residential premises as on 2017 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

Depreciated fair value of property as on 02.12.2017 : (₹ 1,93,20,000.00 - ₹ 4,40,496.00) = ₹ 1,88,79,504.00

Value of the property : ₹ 1,88,79,504.00

The realizable value of the property : ₹ 1,69,91,554.00

Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate : ₹ 1,44,841.6 per Sq. M. i.e. ₹ 13,456.00 per Sq. Ft.

Distress value of the property : ₹ 1,51,03,603.00

Insurable value of the property : ₹ 15,45,600.00

Taking into consideration above said facts, we can evaluate the value of for this particular purpose at ₹ **1,88,79,504.00 (Rupees One Crore Eighty Eight Lac Seventy Nine Thousand Five Hundred Four Only) as on 2nd December 2017.**

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



Director



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NOTES:

1. I, Sharad 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 2nd December 2017 is **₹ 1,88,79,504.00 (Rupees One Crore Eighty Eight Lac Seventy Nine Thousand Five Hundred Four 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

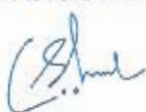
I hereby declare that

- (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:

Date : 02.12.2017

Place : Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.



Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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ANNEXURE TO FORM 0-1

Technical Details		Main Building
1	No. of floors and height of each floor	Ground + 6 upper floors.
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office on 3rd floor
3	Year of construction	1998
4	Estimated future life	41.00 years Subject to proper, preventive periodic maintenance and 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 Collapsible doors, Alluminum Sliding Windows windows
10	Flooring	Vitrified Tile Flooring
11	Finishing	Cement Plastering + POP finish
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring :surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	
	(i) No. of water closets	1
	(ii) No. of lavatory basins	1
	(iii) No. of urinals	1
	(iv) No. of sinks	1
16	Class of fittings: Superior colored / superior white/ordinary.	Good
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	The Building is having 4 Lifts
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	available as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tile in open spaces, etc.
23	Sewage disposal - whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

For VASTUKALA CONSULTANTS (I) PVT. LTD.



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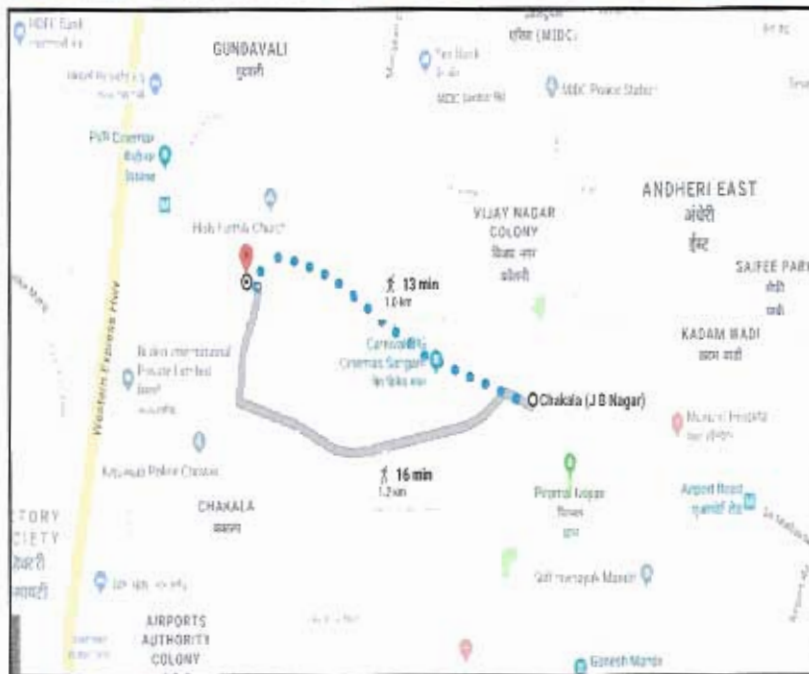
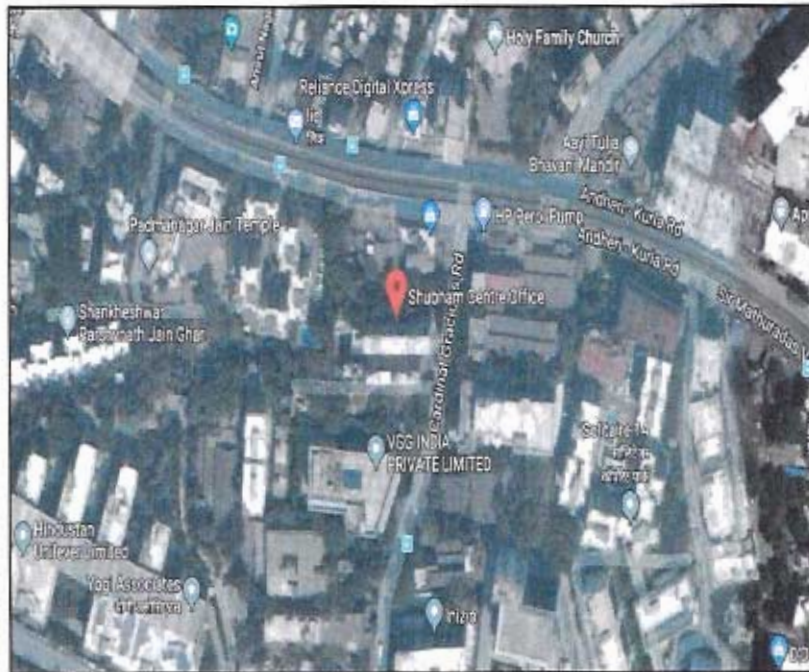


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



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

Note: The Blue line shows the route to site from nearest metro railway station (J. B. Nagar Metro Station 1.0 Km.)



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Price Indicator

1.98 Cr Commercial Office Space

Worli (Central Mumbai) [View Location](#)

PROPERTY DETAILS **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS**

	Type: 1 (Out of 7 Floors) Size: 4th 1200 sqft + 112 sqft Furnishing: Unfurnished Car parking: 1 Covered Construction Status: Under Construction	Units on Floor: 4 Facing: Sea Facing Main Road Amenities: 2 Bathrooms: 2	Contact Now
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1.32 Cr Commercial Office Space

Worli (Central Mumbai) [View Location](#)

PROPERTY DETAILS **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS** **DISCUSSIONS**

	Type: 1 (Out of 8 Floors) Size: 4th 800 sqft + 275,000 sqft Furnishing: Unfurnished Car parking: 1 Covered Construction Status: Ready to Move	Units on Floor: 4 Facing: Sea Facing Main Road Amenities: 2 Bathrooms: 2	Contact Now
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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **2nd December 2017**.

The term Fair Market 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.

UNDERLYING 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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 **₹ 1,88,79,504.00 (Rupees One Crore Eighty Eight Lac Seventy Nine Thousand Five Hundred Four Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



Director



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