



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya**

Commercial Shop No. 05, Ground Floor, "**Trishul Symphony**", Plot No. 214 - 217, Sector - 19, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India.

Latitude Longitude - 19°03'07.1"N 73°04'52.1"E

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Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai - 400 001,
State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
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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 OPINION REPORT

The property bearing Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector - 19, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya.**

Boundaries of the property.

North : Central Park Road
South : Avneesh CHSL
East : Open Plot
West : Internal Road & Nakoda Bheruji Mandir

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 **₹ 2,09,56,000.00 (Rupees Two Crore Nine Lakh Fifty Six 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

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manojbaburaochalikwar@vastukala.com, c=IN
2.5.4.20=f022b0c4ad2f5d0c1e0b739e26869313490c15d33d4134
3115279017a18f05652, postalCode=400059, st=Maharashtra,
serialNumber=9126465966b2a55a8a0e2eb11e148d2
a394e28f2e78327b6258c, email=MANOJ BABURAO CHALIKWAR
Date: 2023.12.11 19:07:04 +05'30'

Auth. Sign.



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

13	Roads, Streets or lanes on which the land is abutting	Plot No. 214 - 217, Sector – 19, Kharghar, Navi Mumbai – 410 210.
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?	Tenant Occupied - Scootsy Logistics Pvt. Ltd.
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Scootsy Logistics Pvt. Ltd.
	(ii) Portions in their occupation	Fully Tenant Occupied

	contract/By employing Labour directly/ both?	
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, Fort Branch to assess fair market value as on 11.12.2023 for Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector – 19, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 16.12.2021 Between M/s. Trishul Developers (the Builder) and Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya (the Purchasers).
2	Copy of Occupancy Certificate No. CIDCO / BP-6823 / TPO (NM & K) / 2015 / 1317 dated 09.11.2015 issued by City and Industrial Development of Maharashtra Limited.
3	Copy of Unregistered Leave & License Agreement dated 24.01.2021 (Commencing from 01.01.2023 to 31.12.2023) Between Mrs. Neeta Laxman Dubariya, Mrs. Premita Kishor Dubariya & Mrs. Bhavna Dhanji Dubariya (the Licensors) and Scootsy Logistics Pvt. Ltd. (the Licensee).

LOCATION:

The said building is located at Plot No. 214 - 217, Sector – 19 of Village – Kharghar, Navi Mumbai. The property falls in Commercial Zone. It is at a walkable distance 4.3 Km. from Kharghar railway station.

BUILDING:

The building under reference is having Ground + 20 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 is used for commercial shop. Ground Floor is having 6 Commercial Shop. The building having 2 Lifts. The building external condition is normal.

Commercial Shop:

The residential flat under reference is situated on the Ground Floor. It consists of Single Shop. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter, Concealed electrification.

Valuation as on 11th November 2023

The Built Up Area of the Commercial Shop	:	1,352.00 Sq. Ft.
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Deduct Depreciation:

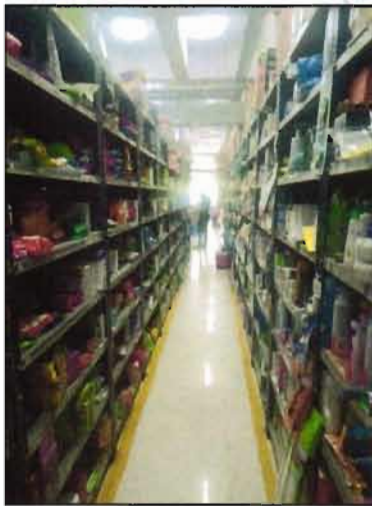
Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 Years
Cost of Construction	:	1,352.00 X 2,500.00 = ₹ 33,80,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12.00%
Amount of depreciation	:	₹ 4,05,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,40,200.00 per Sq. M. i.e., ₹ 13,025.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,576.00 per Sq. M. i.e., ₹ 12,317.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,800.00 per Sq. Ft.
Value of property as on 11.12.2023	:	1,352.00 Sq. Ft. X ₹ 15,800.00 = ₹ 2,13,61,600.00

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


Depreciated fair value of the property as on 11.12.2023	:	₹ 2,13,61,600.00 - ₹ 4,05,600.00 = ₹ 2,09,56,000.00
Total Value of the property	:	₹ 2,09,56,000.00
The Realizable value of the property	:	₹ 1,88,60,400.00
Distress value of the property	:	₹ 1,67,64,800.00
Insurable value of the property (1,352.00 X 2,500.00)	:	₹ 33,80,000.00
Guideline value of the property (1,352.00 X 12,317.00)	:	₹ 1,66,52,584.00


Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector – 19, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India for this particular purpose at ₹ 2,09,56,000.00 (Rupees Two Crore Nine Lakh Fifty Six Thousand Only) as on 11th December 2023.

Actual site photographs



Ready Reckoner Rate


Department of
Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक
विभाग
महाराष्ट्र शासन


Valuation For Rural Area

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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan Help on Division

District Name: रायगड Taluka Name: पनवेल Village/Zone Name: मौजे : पनवेल (पनवेल पा)

Attribute: ईए SubZone Name: 19/19-कारपूर मिटकी नं.1

Mahepalika Area: A Class Palika

Open Land	Residence	Office	Shop	Industry	Unit
44900	111800	127800	140200	127800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,40,200.00			
No Increase at shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,40,200.00	Sq. Mt.	13,025.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	44,900.00			
The difference between land rate and building rate (A – B = C)	95,300.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,32,576.00	Sq. Mt.	12,317.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Sales instance

2741398 11-12-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि.पनवेल 3 दस्त क्रमांक 2741 2023 नोंदणी Regn 63m
गावाचे नाव : खारघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4800000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4483596	
(4) भू.मापन,पोटहिसा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 19 19,दर रु. 1,40,200 - प्रती चौ.मी. शॉप नंबर 16ए,तळ मजला,ए विंग,मैत्री आयकॉन को ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड,प्लॉट नंर 35 व 36,सेक्टर नंबर 19,खारघर,तालुका पनवेल,जिल्हा रायगड,क्षेत्र 31.98 चौ.मी. बिल्टअप,((Plot Number : 35 व 36 :))	
(5) क्षेत्रफळ	31.98 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -महावीर किशनलाल जैन वय -50 पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं राहणार प्लॉट नंबर 202, शंकेश्वर अपार्टमेंट, प्लॉट नंबर 524/527, सेक्टर नंबर 22, तुर्भे, नवी मुंबई, महाराष्ट्र, ठाणे पिन कोड -900705 पॅन नं -AAHP7775N	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -नैनाराम हिम्मतराम पटेल वय -38, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं राहणार प्लॉट नंबर 503, निवाण लक्ष्मी, प्लॉट नंबर 169, सेक्टर नंबर 19, खारघर, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, शईघाट() पिन कोड -410210 पॅन नं -AMC/P9526E	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2741 2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्योक्तासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th December 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.

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 ₹ 2,09,56,000.00 (Rupees Two Crore Nine Lakh Fifty Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=9d22b4c4fa35a021edc129e2685913490f1d3344133
3115279b17a1805652, postalCode=400069, st=Maharashtra,
serialNumber=41a364596ab8c89d62a55a8fca1cFeb11f11bd2
e394e292e29a327b6238fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.12.11 18:07:25 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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