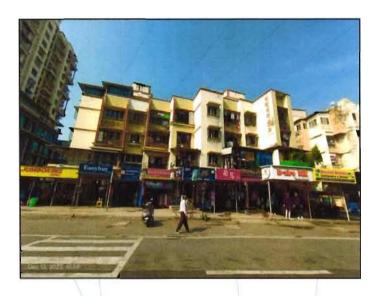




Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Shri. Rajesh Ashokrao Malkapurkar

Commercial Shop No. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village - Bolini, Virar (West), Taluka - Vasai, District - Palghar, PIN Code - 401 303, State - Maharashtra, Country - India.

Latitude Longitude - 19°27'29.4"N 72°48'15.3"E



Valuation Prepared for: Cosmos Bank

Malad East Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad (East), Mumbai - 400 066, State - Maharashtra, Country - India



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

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





Valuation Report Prepared For: Cosmos Bank / Malad (East) Branch / Shri. Rajesh Ashokrao Malkapurkar (5566/2303977)

Page 2 of 17

Vastu/Mumbai/12/2023/5566/2303977 15/02-206-PANI

Date: 15.12.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village - Bolini, Virar (West), Taluka - Vasai, District - Palghar, PIN Code - 401 303, State - Maharashtra, Country - India belongs to Shri. Rajesh Ashokrao Malkapurkar.

Boundaries of the property.

North Ekveera Apartment

South Kingstone Court Building East Narangi Bypass Road

West Ganpati Mandir, Y. K. Nagar

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 ₹ 33,09,390.00 (Rupees Thirty Three Lakh Nine Thousand Three Hundred Ninety 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

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India) Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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 Report of Commercial Shop No. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village – Bolinj, Virar (West), Taluka – Vasai, District – Palghar, PIN Code – 401 303, 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 15.12.2023 for Banking Purpose
2	Date of inspection	13.12.2023
3	Name of the owner/ owners	Shri. Rajesh Ashokrao Malkapurkar
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. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village – Bolinj, Virar (West), Taluka – Vasai, District – Palghar, PIN Code – 401 303, State – Maharashtra, Country – India. Contact Person: Mr. Roshanlal Devilal Sisodia (Tenant)
6	Location, street, ward no	Y. K. Nagar, Narangi Bypass Road
7	Survey/ Plot no. of land	Plot No. 1 to 5, Survey No. 137 of Village - Bolinj
8	Is the property situated in residential/cornmercial/ 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	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 135.00 Otla Area in Sq. Ft. = 26.00 Total Carpet Area in Sq. Ft. = 161.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 210.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Y. K. Nagar, Narangi Bypass Road





14	If free	hold or leasehold land	Free Hold
15	If leas	sehold, the name of Lessor/lessee, nature of , date of commencement and termination of and terms of renewal of lease.	
	(i	i) Initial Premium	N. A.
	(i	ii) Ground Rent payable per annum	
	(iii) Unearned increased payable to the	
		Lessor in the event of sale or transfer	
16	1	ere any restriction covenant in regard to of land? If so, attach a copy of the nant.	As per documents
17		here any agreements of easements? If so, ha copy of the covenant	Information not available
18	Town Plan	the land fall in an area included in any Planning Scheme or any Development of Government or any statutory body? If ve 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			No
21	Attac	h a dimensioned site plan	N.A.
	IMPR	ROVEMENTS	/
22		h plans and elevations of all structures ling 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 – Mr. Roshanlal Devilal Sisodia
	If the property owner occupied, specify portion and extent of area under owner-occupation		Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible - As per CIDCO / VVCMC norms
			Percentage actually utilized – Details not available
26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Roshanlal Devilal Sisodia
	(ii) Portions in their occupation		Fully Occupied





	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 27,000.00 Present rental income per month
III	(iv) Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
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. ate.Create
	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	
41	Year of commencement of construction and	Year of Completion – 2004 (Approx.)





	year of completion	
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
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: As per Site Measurement, The Carpet Area in Sq. Ft. = 135.00 & Otla Area in Sq. Ft. = 26.00., But as per Agreement for Sale Built up Area is 210.00 Sq. Ft. as it is a Commercial unit the loading is 55% on the Carpet Area without Olta hence to give the proper weighted, we have given rate of 16,500.00 per Sq. ft on Built up Area.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 15.12.2023 for Commercial Shop No. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village – Bolinj, Virar (West), Taluka – Vasai, District – Palghar, PlN Code – 401 303, State – Maharashtra, Country – India belongs to Shri. Rajesh Ashokrao Malkapurkar.

We are in receipt of the following documents:

1	1 Copy of Agreement for Sale dated 02.08.2002	
2	Copy of 7/12 Extracts	/

LOCATION:

The said building is located at Plot No. 1 to 5, Survey No. 137 of Village – Bolinj, Taluka – Vasai, District – Palghar. The property falls in Commercial Zone. It is at a travelling distance 1.0 Km. from Virar 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Normal. The building is used for commercial purpose. Ground Floor is having 13 Commercial Shops. The building is not having a Lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of single unit + Otla Area. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter door, Casing Capping electrification, Cement plastering.





Valuation as on 15th December 2023

The Built Up Area of the Commercial Shop	:	210.00 Sq. Ft.

Deduct Depreciation:

:	2004 (Approx.)
:	60 Years
:	19 Years
:	210.00 X 2,600.00 = ₹ 5,46,000.00
:	28.50%
:	₹ 1,55,610.00
- 7	₹ 76,100.00 per Sq. M.
1	i.e., ₹ 7,070.00 per Sq. Ft.
	₹ 64,339.00 per Sq. M.
	i.e., ₹ 5,977.00 per Sq. Ft.
:	₹ 16,500.00 per Sq. Ft.
;	210.00 Sq. Ft. X ₹ 16,500.00 = ₹ 34,65,000.00

(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)

Depreciated fair value of the property as on 15.12.2023	1	₹ 34,65,000.00 - ₹ 1,55,610.00 =
	1	₹ 33,09,390.00
Total Value of the property	ř	₹ 33,09,390.00
The realizable value of the property	1	₹ 29,78,451.00
Distress value of the property	رز	₹ 26,47,512.00
Insurable value of the property	d.	₹ 5,46,000.00
Guideline value of the property	:	₹ 12,55,170.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 2, Ground Floor, "Yashwant Kunj", Yashwant Kunj & Yashwant Kasturi Co-op. Hsg. Soc. Ltd., Y. K. Nagar, Village – Bolinj, Virar (West), Taluka – Vasai, District – Palghar, PIN Code – 401 303, State – Maharashtra, Country – India for this particular purpose at ₹ 33,09,390.00 (Rupees Thirty Three Lakh Nine Thousand Three Hundred Ninety Only) as on 15th December 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 15th December 2023 is ₹ 33,09,390.00 (Rupees Thirty Three Lakh Nine Thousand Three Hundred Ninety 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:

Think.Innovate.Create







ANNEXURE TO FORM 0-1

Technical details

Main Building

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		2004 (Approx.)	
4	Estimated	future life	41 Years Subject to proper, preventive periodic maintenance & structural repairs	
5		onstruction- load bearing frame/ steel frame	R.C.C. Framed Structure	
6	Type of fo	undations	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	MS rolling shutter door	
10	Flooring		Vitrified tiles flooring	
11	Finishing	//	Cement plastering	
12	Roofing ar	nd terracing	R.C.C. Slab	
13	Special architectural or decorative features, if any		Yes	
14	(i)	Internal wiring – surface or conduit	Casing Capping electrification	
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.		
15	Sanitary installations		As per Requirement	
	(i) No. of water closets			
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary	
17	Compound	d wall	6'.0" High, R.C.C. column with B. B. masonry	
	Height and length		wall	
	Type of construction			
18	No. of lifts	and capacity	Not provided	
19	Undergro	ound sump – capacity and type of	R.C.C tank	





	construction	
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Think.Innovate.Create







Actual site photographs



















Actual site photographs







Route Map of the property

Site, u/r





Latitude Longitude - 19°27'29.4"N 72°48'15.3"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 1.0 Km.)







Ready Reckoner Rate



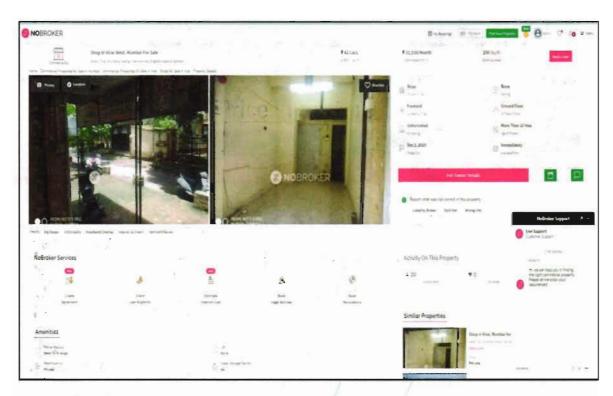


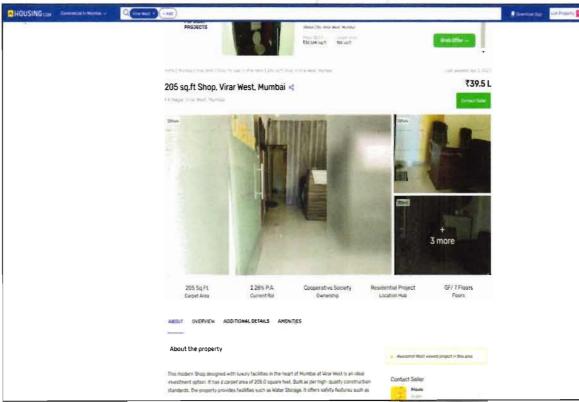
Think.Innovate.Create





Price Indicators





DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 15th 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 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.
- 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.
- 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 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 ₹ 33,09,390.00 (Rupees Thirty Three Lakh Nine Thousand Three Hundred Ninety Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

DN: cville, qui VASTUKALA CORSULTANTS III PRIVATE LIMITED, qui admini. 25.4.20-98.2256/c46.435dc03e0c19e76665913460r12d33d413 3115279b17a18b5652, postalCode=400099, sti-Maharashtra. serialiyumbervii 1356366abbccd9dd622553dfce3chd811811bd. 998a1879-397764594, cvillakaN118AII QUZYYYAI RYMAN

Auth. Sign.

Director

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

Think.Innovate.Create