

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Sanjay Shridhar Dumbre**

Commercial Shop No. 12, Ground Floor, "**Yashwant Co-op. Hsg. Soc. Ltd.**", Yashwant Niwas,  
Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, Taluka & District – Thane,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'22.0"N 72°57'05.7"E

**Valuation Prepared for:**

**Cosmos Bank**

**Naupada Branch**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,  
State - Maharashtra, Country - India



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**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. 12, Ground Floor, "Yashwant Co-op. Hsg. Soc. Ltd.", Yashwant Niwas, Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Shri. Sanjay Shridhar Dumbre**.

Boundaries of the property.

North	:	'A' Wing of Yashwant CHSL
South	:	Wagle Estate Road
East	:	Slum Area
West	:	Internal Road

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 ₹ **39,29,625.00 (Rupees Thirty Nine Lakh Twenty Nine Thousand Six Hundred Twenty Five 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  
Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.28 11:15:22 +05'30'

Auth. Sign.



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



[www.vastukala.org](http://www.vastukala.org)

### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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

Commercial Shop No. 12, Ground Floor, "Yashwant Co-op. Hsg. Soc. Ltd.", Yashwant Niwas, Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, Taluka & District – Thane, 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 28.12.2023 for Bank Loan Purpose
2	Date of inspection	27.12.2023
3	Name of the owner/ owners	<b>Shri. Sanjay Shridhar Dumbre</b>
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	<b>Address:</b> Commercial Shop No. 12, Ground Floor, "Yashwant Co-op. Hsg. Soc. Ltd.", Yashwant Niwas, Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, Taluka & District – Thane, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Subhash Vishwakarma (Tenant)
6	Location, street, ward no	Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Taluka & District – Thane
	Survey/ Plot no. of land	Survey No. 445-b/1 (pt) & 445 b/2 (pt), CTS No. 1525 (pt) & 1526, Final Plot No. 181 B (pt) & 185 (pt) of Village Panchpakhadi
8	Is the property situated in residential/ commercial/ 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 vehicles
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 208.00 (Area as per actual site measurement)  <b>Built-up Area in Sq. Ft. = 210.00 (Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Kisan Nagar No. 1, Wagle Estate
14	If freehold or leasehold land	Freehold land
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.
	<b>IMPROVEMENTS</b>	
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
	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 TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Subhash Vishwakarma
	(ii) Portions in their occupation	Entire Shop

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Construction - 1994 (As per Occupancy

	year of completion	Certificate)
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.
	<b>Remark:</b> As per measurement Carpet area is 208.00 Sq. Ft. and as per Agreement Built-up area is 210.00 Sq. Ft., which is almost same. For the purpose of valuation we have considered the area as per Agreement.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 28.12.2023 for Commercial Shop No. 12, Ground Floor, "Yashwant Co-op. Hsg. Soc. Ltd.", Yashwant Niwas, Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Shri. Sanjay Shridhar Dumbre**.

### We are in receipt of the following documents:

1	Copy of Indenture of Agreement dated 02.12.1990 between Yashwant Co-op. Hsg. Soc. Ltd. (the Vendor Society) AND Shri. Sanjay Shridhar Dumbre (the Purchaser)
2	Copy of Occupancy Certificate No. TMP / SVV / 3285 / VP 5019 dated 17.01.1994 issued by Thane Municipal Corporation, Thane.
3	Copy of Share Certificate No. 3/142 bearing Nos. 696 to 700 having 5 Shares of Rs. 50/- each dated 12.01.2013 in the name of Shri. Sanjay Shridhar Dumbre issued by Yashwant Co-op. Hsg. Soc. Ltd.
4	Copy of Commencement Certificate No. V.P. 85019 dated 01.10.1986 issued by Thane Municipal Corporation, Thane.

### LOCATION:

The said building is located at land bearing Survey No. 445-b/1 (pt) & 445 b/2 (pt), CTS No. 1525 (pt) & 1526, Final Plot No. 181 B (pt) & 185 (pt) of Village Panchpakhadi, Taluka & District Thane. The property falls in Residential Zone. It is at 3.7 km. travelling distance from Thane 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 external condition of building is good. The building is used for residential cum commercial purpose. Ground Floor is having 16 Commercial Shops.

**Commercial Shop:**

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is having single unit. The commercial shop is finished with Kota finished flooring, MS rolling shutter, Concealed electrification etc.

**Valuation as on 28<sup>th</sup> December 2023**

<b>The Built-up Area of the Commercial Shop</b>	<b>:</b>	<b>210.00 Sq. Ft.</b>
---	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	1994
Expected total life of building	:	60 Years
Age of the building as on 2023	:	29 Years
Cost of Construction	:	210.00 X 2,500.00 = ₹ 5,25,000.00
Depreciation $\{(100-10) \times 29 / 60\}$	:	43.50%
Amount of depreciation	:	₹ 2,28,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,27,200.00 per Sq. M. i.e., ₹ 11,817.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,03,652.00 per Sq. M. i.e., ₹ 9,630.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,800.00 per Sq. Ft.
<b>Value of property as on 28.12.2023</b>	<b>:</b>	<b>210.00 Sq. Ft. X ₹ 19,800.00 = ₹ 41,58,000.00</b>

(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)

<b>Fair value of the property as on 28.12.2023</b>	<b>:</b>	<b>₹ 41,58,000.00 - ₹ 2,28,375.00 =</b> <b>₹ 39,29,625.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 39,29,625.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 35,36,663.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 31,43,700.00</b>
<b>Insurable value of the property (210.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 5,25,000.00</b>
<b>Guideline value of the property (210.00 X 9,630.00)</b>	<b>:</b>	<b>₹ 20,22,300.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 12, Ground Floor, "Yashwant Co-op. Hsg. Soc. Ltd.", Yashwant Niwas, Kisan Nagar No. 1, Wagle Estate, Village – Panchpakhadi, Thane (West) – 400 604, State – Maharashtra, Country – India for this particular purpose at **₹ 39,29,625.00 (Rupees Thirty Nine Lakh Twenty Nine Thousand Six Hundred Twenty Five Only)** as on **28.12.2023**.

## NOTES

1. 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 **28<sup>th</sup> December 2023 is ₹ 39,29,625.00 (Rupees Thirty Nine Lakh Twenty Nine Thousand Six Hundred Twenty Five 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:

Think.Innovate.Create

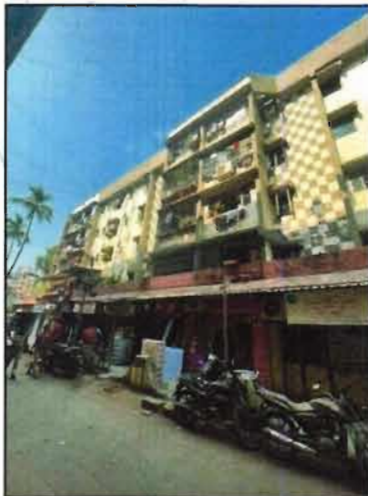




## ANNEXURE TO FORM 0-1

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	1994 (As per Occupancy Certificate)
4.	Estimated future life	31 Years Subject to proper, preventive periodic maintenance & 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	MS rolling shutter to main entrance
10.	Flooring	Kota finished flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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 wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	No lift
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	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

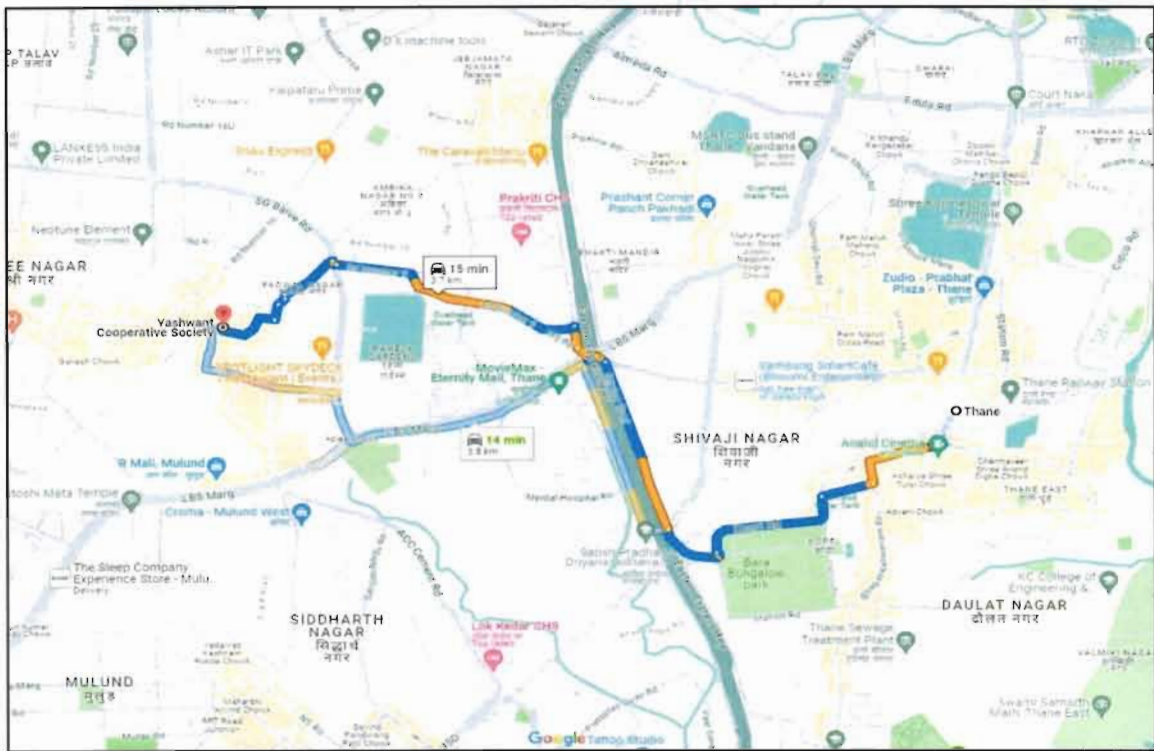
### Actual site photographs



Think.Innovate.Create

### Route Map of the property

Site u/r



**Latitude Longitude - 19°11'22.0"N 72°57'05.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 3.7 km.)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20232024
Language: English

**Annual Statement of Rates**

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : पांचपाखाडी

Search By:  Survey No  Location

Enter Survey No: 445

व्यवस्थानाम	भूमी मूल्य	निवासी मूल्य	वर्धित	दुकाने	वैयक्तिक	एकक (Rate)	Attribute
S/15/A-5(ब) बाणके औद्योगिक वसाहतीतील भुखंड क्रमांक ४-४४५	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
S/15/G-5(ब) पाचपाखाडी गा.पाहाडा, केंद्रीय पार्क कॉक व सर्गरी तलाव सर्व्हे नंबर	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,27,200.00			
No increase for shop located on ground floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,27,200.00</b>	<b>Sq. Mtr.</b>	<b>11,817.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	46,000.00			
The difference between land rate and building rate (A – B = C)	81,200.00			
Depreciation Percentage as per table (D) [100% - 29%] (Age of the Building – 29 Years)	71%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,03,652.00</b>	<b>Sq. Mtr.</b>	<b>9,630.00</b>	<b>Sq. Ft.</b>

### 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 & Kacha 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

## Price Indicators

**NOBROKER**

Shop in Thane West, Mumbai For Sale

₹ 18 Lacs  
₹ 15,215/Month  
115 Sq. Ft.

Shop  
Freehold  
Fully Furnished  
New 22, 2021

Public  
Ground Floor  
More Than 20 Year  
Immediately

Report what was not correct in this property

Looked by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

**NOBROKER**

Shop in Thane West, Mumbai For Sale

₹ 75 Lacs  
₹ 56,320/Month  
200 Sq. Ft.

Shop  
Freehold  
Semi-Furnished  
New 2, 2021

Public  
Ground Floor  
More Than 20 Year  
Immediately

Report what was not correct in this property

Looked by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

## Price Indicators

The screenshot displays a NoBroker listing for a shop in Thane West, Mumbai. The listing includes the following details:

- Property Type:** Shop
- Price:** ₹ 30 Lacs
- Monthly Rent:** ₹ 22,526/Month
- Area:** 126 Sq Ft
- Location:** Thane West, Mumbai
- Listing Date:** Nov 4, 2023
- Services:** Create Agreement, Check Loan Eligibility, Estimate Interest Cost, Book Legal Services, Book Repairs
- Activity On This Property:** 1,188 views, 0 likes

Think.Innovate.Create

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **28<sup>th</sup> 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:

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 ₹ 39,29,625.00 (Rupees Thirty Nine Lakh Twenty Nine Thousand Six Hundred Twenty Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.28 11:07:01 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create