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





# Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Sheetal Sanjeev Singh

Commercial Shop No. 34, Lower Ground Floor, 'A' Wing, **"Express Zone Mall"**, Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'34.7"N 72°51'30.5"E

# Valuation Prepared for:

#### Cosmos Bank

#### Bhayander (West) Branch

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, 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

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Valuation Report Prepared For: Cosmos Bank / Bhayander (West) Branch / Sheetal Sanjeev Singh (5944/2304247)

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Vastu/Mumbai/12/2023/5944/2304247 28/14-476-JAVS Date: 28.12.2023

## **VALUATION OPINION REPORT**

The property bearing Commercial Shop No. 34, Lower Ground Floor, 'A' Wing, "Express Zone Mail", Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to Sheetal Sanjeev Singh.

Boundaries of the property.

North : Oberoi Mall

South : Pandit Motilal Nehru Marg
East : Western Express Highway

West : Garnet Palladium

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 ₹ 21,88,620.00 (Rupees Twenty One Lakh Eighty Eight Thousand Six Hundred Twenty 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 17:29:17 +05'30'

Director Auth. Sign.

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





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TeleFax: +91 22 28371325/24mumbai@vastukala.org

# Commercial Shop No. 34, Lower Ground Floor, 'A' Wing, "Express Zone Mall", Western Express Highway, Malad (East), Mumbai – 400 097, 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	Sheetal Sanjeev Singh		
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. 34, Lower Ground Floor, 'A' Wing, "Express Zone Mall", Western Express Highway, Malad (East), Mumbai 400097, State – Maharashtra, Country – India  Contact Person:  Mr. Kanhaiya Yadav (Owner's Friend)  Contact No.: +91 9004861226		
6	Location, street, ward no	Panch Bawadi, Malad (East), Mumbai		
	Survey/ Plot no. of land	C.T.S. No. 581/D of Village Malad East, C.T.S. Nos. 1-B/1, 1-B/2, 1-B/3, 1-B/4, 1-B/5 of Village Dindoshi		
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	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. = 74.00 (Area as per actual site measurement)		
		Carpet Area in Sq. Ft. = 81.00 (Area as per Agreement for Sale)		
		Built-up Area in Sq. Ft. = 97.00 (Carpet Area + 20%)		
13	Roads, Streets or lanes on which the land is	Off Western Express Highway		



	abutting				
14	If freehold or leasehold land		Freehold land		
15	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	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		ere any restriction covenant in regard to of land? If so, attach a copy of the nant.	As per documents		
17		nere any agreements of easements? If so, n a copy of the covenant	Information not available		
18			Information not available		
19	devel	any contribution been made towards opment or is any demand for such bution 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		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  Ite Create		
24	Is the	building owner occupied/ tenanted/ both?	Vacant		
	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 MCGM norms  Percentage actually utilized – Details not available		
26	REN	TS			
	(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	₹ 5,000.00 Expected rental income per month
_	(iv)	Gross amount received for the whole property	N.A.
27		ny of the occupants related to, or close to ess associates of the owner?	N.A.
28	of fix	parate amount being recovered for the use tures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for es charges? If so, give details	N.A.
29	1	details of the water and electricity charges, to be borne by the owner	N.A.
30	1	he tenant to bear the whole or part of the repairs and maintenance? Give particulars	N.A.
31	1	it is installed, who is to bear the cost of enance and operation- owner or tenant?	N.A.
32		ump is installed, who is to bear the cost of enance and operation- owner or tenant?	N.A.
33	for lig	has to bear the cost of electricity charges hting of common space like entrance hall, passage, compound, etc. owner or t?	N.A.
34		is the amount of property tax? Who is to it? Give details with documentary proof	Information not available
35	no.,	e building insured? If so, give the policy amount for which it is insured and the all premium	Information not available
36		y dispute between landlord and tenant ding rent pending in a court of rent?	N.A.
37		any standard rent been fixed for the ises under any law relating to the control of:	n.A. ite.Create
	SALE	ES	
38	in the Name	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration ale 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		e instances are not available or not relied , the basis of arriving at the land rate	N. A.
	COST	OF CONSTRUCTION	
41	Year	of commencement of construction and	Year of Construction - 2022 (As per Occupancy





Valuation Report Prepared For: Cosmos Bank / Bhayander (West) Branch / Sheetal Sanjeev Singh (5944/2304247)

_	-		
Page	6	۸f	16

	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.
	Remark: The shop is located at lower ground / basement floor.	

# PART II- VALUATION

#### **GENERAL:**

Under the instruction of Cosmos Bank, Bhayander (West) Branch to assess fair market value as on 28.12.2023 for Commercial Shop No. 34, Lower Ground Floor, 'A' Wing, "Express Zone Mall", Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to Sheetal Sanjeev Singh.

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

1	Copy of Agreement for Sale dated 14.12.2023 between Smt. Radha Tolaram Chaudhari (the Seller) AND
	Sheetal Sanjeev Singh (the Purchaser) - Only 4 pages received
2	Copy of Occupancy Certificate No. CHE / 9139 / BP (WS) / AP / OCC / 2 / New dated 27.07.2022 issued
	by Municipal Corporation of Greater Mumbai

#### LOCATION:

The said building is located at land bearing C.T.S. No. 581/D of Village Malad East, C.T.S. Nos. 1-B/1, 1-B/2, 1-B/3, 1-B/4, 1-B/5 of Village Dindoshi. The property falls in Residential Zone. It is at 2.1 km. travelling distance from Goregaon railway station.

#### **BUILDING:**

The building under reference is having Lower Ground + Ground + 2 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 commercial purpose. Lower Ground Floor is having approx. 200 Commercial Shops. The building has 4 Lifts & 2 escalators

#### **Commercial Shop:**

The commercial shop under reference is situated on the lower ground floor. The composition of commercial shop is having single unit. At the time of visit shop was in vacant condition. It was finished with vitrified tiles flooring, MS rolling shutter, Concealed electrification etc.





#### Valuation as on 28th December 2023

The Carpet Area of the Commercial Shop	:	81.00 Sq. Ft.

### **Deduct Depreciation:**

Year of Construction of the building	:	2022
Expected total life of building	:	60 Years
Age of the building as on 2023	:	01 Year
Cost of Construction	:	97.00 X 2,800.00 = ₹ 2,71,600.00
Depreciation {(100-10) X 29/60}	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 1,84,000.00 per Sq. M. 70% rate considered for shop at lower ground floor - ₹ 1,28,800.00 per Sq. M. ₹ 11,966.00 per Sq. Ft.
Guideline rate (after depreciate)	I	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 38,600.00 per Sq. Ft.
70% Rate Considered as property located on Lower Ground Floor / Basement		₹ 27,020.00 per Sq. Ft.
Value of property as on 28.12.2023	:	81.00 Sq. Ft. X ₹ 27,020.00 = ₹ 21,88,620.00

(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)

Fair value of the property as on 28.12.2023	1	₹ 21,88,620.00
Total Value of the property	3/	₹ 21,88,620.00
The realizable value of the property		₹ 19,69,758.00
Distress value of the property	to	₹17,50,896.00
Insurable value of the property (97.00 X 2,800.00)	1.0	₹ 2,71,600.00
Guideline value of the property (As per Index II)	:	₹ 14,94,374.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 34, Lower Ground Floor, 'A' Wing, "Express Zone Mall", Western Express Highway, Malad (East), Mumbai – 400 097 State – Maharashtra, Country – India for this particular purpose at ₹ 21,88,620.00 (Rupees Twenty One Lakh Eighty Eight Thousand Six Hundred Twenty 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 ₹ 21,88,620.00 (Rupees Twenty One Lakh Eighty Eight Thousand Six Hundred Twenty 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:

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### **ANNEXURE TO FORM 0-1**

### Technical details

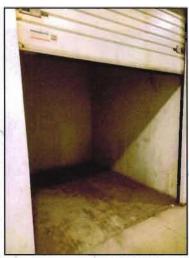
### Main Building

1.	No of flor	ors and height of each floor	Lower Ground + Ground + 2 upper floors		
2.			N.A. as the said property is a Commercial Shop		
Ζ.	Fillilli ale	a 11001 wise as per 15 5501-1900	situated on Lower Ground Floor		
	Year of construction				
3			2022 (As per Occupancy Certificate)		
4	Estimated future life		59 Years Subject to proper, preventive periodic		
			maintenance & structural repairs		
5		onstruction- load bearing C frame/ steel frame	R.C.C. Framed Structure		
6	Type of fo	oundations	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	d Windows	MS rolling shutter to main entrance		
10	Flooring		Vitrified tiles flooring		
11	Finishing	7	Cement plastering		
12		and terracing	R.C.C. slab		
13	•	rchitectural or decorative features,	No No		
10	if any	remicedural of decorative leatures,	140		
14	(i)	Internal wiring – surface or	Concealed electrification		
		conduit	V.   √		
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	1 / /		
15	Sanitary i	nstallations	<i>j</i>		
10	(i)	No. of water closets	N.A.		
	(ii)	No. of lavatory basins	/		
	(iii)	No. of urinals	<i>J.</i>		
	(iv)	No. of sink			
16	Class of f white/ord	ittings: Superior colored / superior	Ordinary		
17	Compour	•	Provided		
''	Height an		vate.Create		
		onstruction	, 4.0,0,0,0		
18		s and capacity	4 Lifts & 2 escalators		
19	Undergro	und sump – capacity and type of	R.C.C tank		
20	Constructi		D.C.C.tank on torrace		
20	Over-head tank Location, capacity		R.C.C tank on terrace		
21	Type of construction  Pumps- no. and their horse power		As per requirement		
22		nd paving within the compound	Chequred tiles in open spaces, etc.		
	approxim	ate area and type of paving	<u> </u>		
23		disposal – whereas connected to	Connected to Municipal Sewerage System		
		wers, if septic tanks provided, no.			
	and capa	City			



# **Actual site photographs**













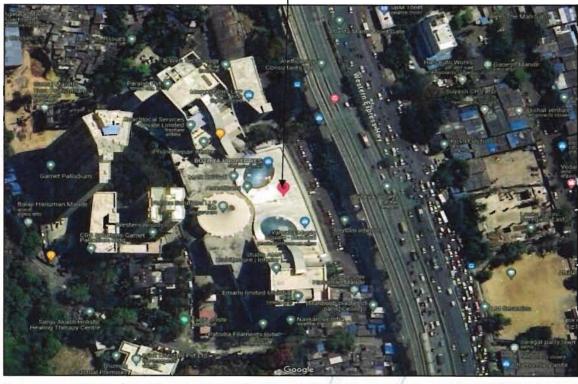
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# Route Map of the property

Site u/r





Latitude Longitude - 19°10'34.7"N 72°51'30.5"E

**Note**: The Blue line shows the route to site from nearest railway station (Goregaon – 2.1 km.)





# **Ready Reckoner Rate**



Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	1,84,000.00			
70% Rate Considered as property located on Lower Ground Floor / Basement	1,28,800.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,28,000.00	Sq. Mtr.	11,966.00	Sq. Ft.
(A)				

### 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:

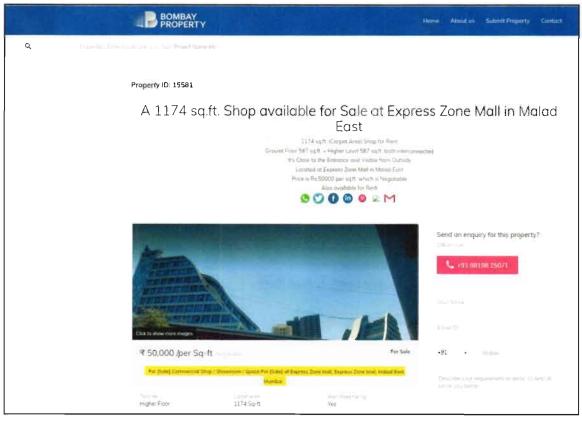
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21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

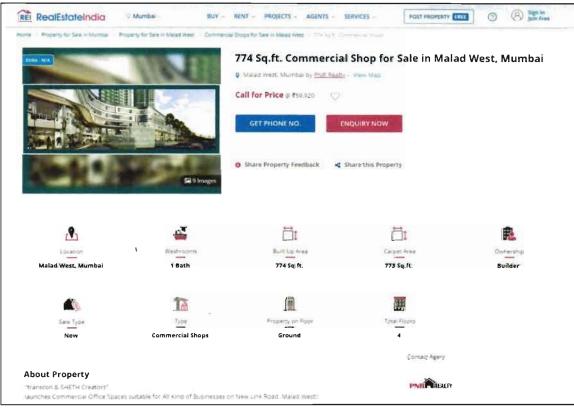
Table - D: Depreciation Percentage Table

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



# **Price Indicators**

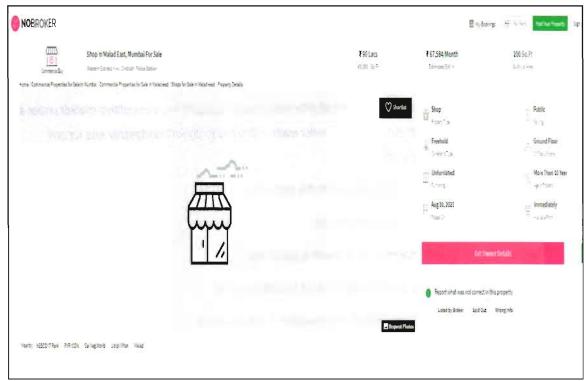








# **Price Indicators**





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#### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 28th 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 ₹ 21,88,620.00 (Rupees Twenty One Lakh Eighty Eight Thousand Six Hundred Twenty 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 17:29:37 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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