

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



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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. 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**.

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
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 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'

Auth. Sign.



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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	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?	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

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 **28th 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

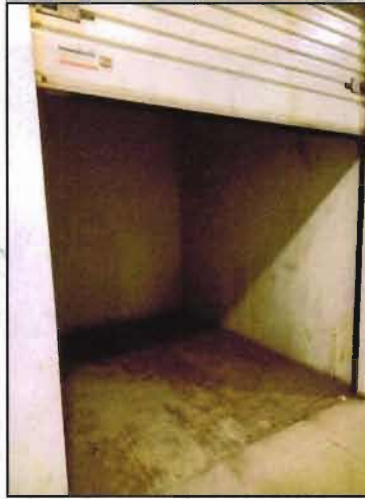
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Lower Ground + Ground + 2 upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Lower Ground Floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	59 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	Vitrified tiles 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	4 Lifts & 2 escalators
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

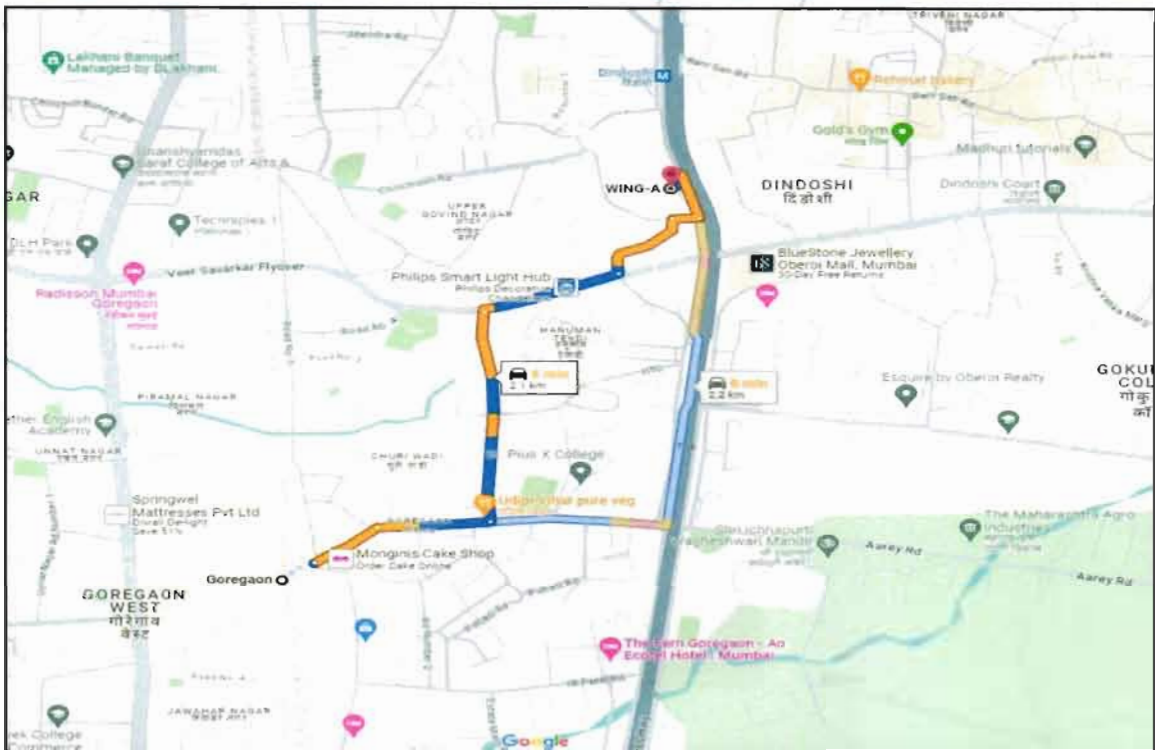
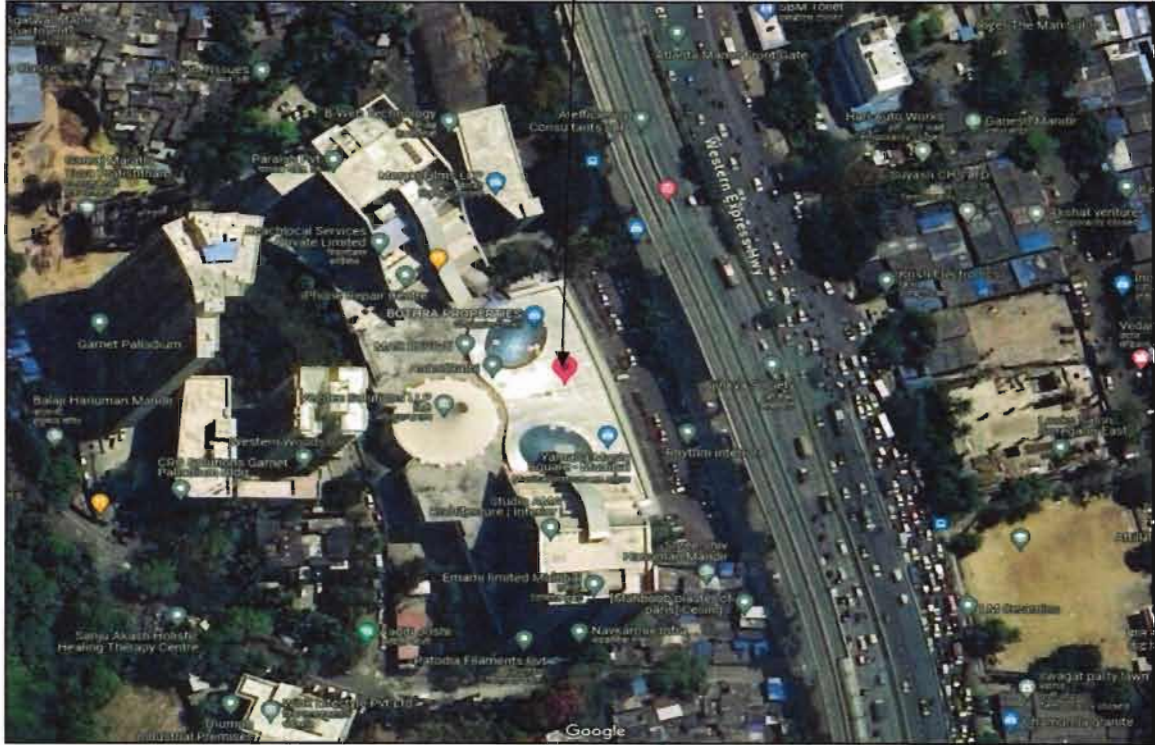


Dec 27, 2023 5:13:03 PM

Mall परिसर दुर्गाबाई महाशयरी मालाड ईस्ट मुंबई
कोकण विद्युत निगम महाराष्ट्र

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

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year	2023-2024	Language	English
Selected District	MumbaiSubUrban		
Select Village	विंदाणी (बागीचली)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
Enter Survey No	1	<input type="button" value="Search"/>	
उपविभाग	शुची अर्धीत	निवासी अर्धीत	एकक (Rs.)
61/289-पुभाग: उत्तरेक नावाची मीमा, पुर्वेक दुववती मार्ग, इजिप्ट व एजिप्ट व इंडी मीमा	38270	110340	134900184000110340
			चौ मीटर
			चि टी एम. मंजर

Stamp Duty Ready Reckoner Market Value Rate for Shop	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) (A)	1,28,000.00	Sq. Mtr.	11,966.00	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

Price Indicators

NOBROKER

Shop in Malad East, Mumbai For Sale

₹ 90 Lacs
45,000 Sq. Ft.

₹ 67,584/Month
₹ 3,378/Sq. Ft.

200 Sq. Ft.
3,474 Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Malad East / Shops for Sale in Malad East / Property Details

Share

Shop
Freehold
Unfurnished
Aug 20, 2021
Floor 2

Public
Kang
Ground Floor
More Than 20 Year
Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Report Photo

Neighb: 16220 1746 PIR CDK Saraj Shivd Jodhwar Road

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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**
Director

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'

Auth. Sign.

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