

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Dream Realtors**

Commercial Office No. 4, 1<sup>st</sup> Floor, "**Sachinam Co-Op. Hsg. Soc. Ltd.**", Almeida Road,  
Village – Panchpakhadi, Thane (West), Taluka & District – Thane,  
PIN Code – 400 602, State – Maharashtra, Country – India

Latitude Longitude - 19°11'54.0"N 72°57'57.7"E

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### Valuation Done for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali, Opp. Deodhar Hospital, Naupada, Maharashtra.



#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
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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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Commercial Office No. 4, 1<sup>st</sup> Floor, "Sachinam Co-Op. Hsg. Soc. Ltd.", Almeida Road, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India belongs to **M/s. Dream Realtors.**

### Boundaries of the property.

North	:	Almeida Road
South	:	Sai Vatsalya Building
East	:	Shops
West	:	Namdeo Wadi Marg

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 **₹ 3,45,51,000.00 (Rupees Three Crore Forty Five Lakh Fifty One 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  
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: 2024.01.24 12:46:47 +05'30'

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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Valuation Report of Commercial Office No. 4, 1st Floor, "Sachinam Co-Op. Hsg. Soc. Ltd.", Almeida Road,  
Village – Panchpakhadi, Thane (West), Taluka & District – Thane,  
PIN Code – 400 602, 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 24.01.2024 for Banking Purpose
2	Date of inspection	18.01.2024
3	Name of the owner/ owners	<b>M/s. Dream Realtors</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Company Ownership
5	Brief description of the property	<b>Address:</b> Commercial Office No. 4, 1 <sup>st</sup> Floor, "Sachinam Co-Op. Hsg. Soc. Ltd.", Almeida Road, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India
6	Location, <b>street</b> , ward no	Almeida Road, Village – Panchpakhadi
	Survey/ Plot no. of land	Survey No. 113/2, 332/1, 333, Hissa No. 1, 2, 3, OP No. 461 & 462, Final Plot No. 326 – B (Sub divided Plot B) of TPS I 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 cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1270.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 1047.00</b> (Area as per Builder Letter)  Built Up Area in Sq. Ft. = 1152.00 (Carpet Area +10%)
13	Roads, Streets or lanes on which the land is abutting	Almeida Road



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 1,26,000/- 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?	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.
		<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 Office 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 Completion – 2022 (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.
<p><b>Remark:</b> As per site measurement, the carpet area of the property is 1270.00 Sq. ft. but as per Developer Letter of the property area is 1047.00 sq. ft. Hence to give proper weightage to the value of the property, Higher rate i.e. `33,000.00 per Sq. ft. is considered.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 24.01.2024 for Commercial Office No. 4, 1<sup>st</sup> Floor, "**Sachinam Co-Op. Hsg. Soc. Ltd.**", Almeida Road, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India belongs to **M/s. Dream Realtors.**

We are in receipt of the following documents:

1	Copy of Development Agreement dated 06.09.2018
2	Copy of Occupancy Certificate V. P. No. S02 / 0225 / 18 / TMC / TDD / OCC / 1015 / 22 dated 23.02.2022 issued by Thane Municipal Corporation.
3	Copy of Builder Letter dated 18.01.2024 issued by M/s. Dream Realtors.
4	Copy of Approved plan Document No. V.P. No. S02 / 0225 / 18 – TMC / TD – DP / TPS / 5060 / 19 dated 02.05.2019 issued by Thane Municipal Corporation

### LOCATION:

The said building is located at Survey No. 113/2, 332/1, 333, Hissa No. 1, 2, 3, OP No. 461 & 462, Final Plot No. 326 – B (Sub divided Plot B) of TPS I of Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India. The property falls in Residential cum Commercial Zone. It is at a travel distance of 2.3 KM. from Thane railway station.

### BUILDING:

The building under reference is having Stilt + 7 Upper Floor. 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 is used for Commercial & Residential purpose. 1<sup>st</sup> Floor is having 1 Commercial Office & 3 Residential Flat. The building is having 1 lift. The building's external condition is good.

### Commercial Office:

The Commercial Office under reference is situated on the 1<sup>st</sup> Floor. It consists of Gym Area + Changing Room + 1 Toilet. At present, Commercial Office used as Gym. The Commercial Office is finished with Matte Black Gym Floor



tiles, Teak Wood door frame with flush shutter door, Powder coated Aluminum sliding windows & Concealed plumbing & Casing Capping electrification.

#### Valuation as on 24th January 2024

<b>The Carpet Area of the Commercial Office</b>	<b>:</b>	<b>1047.00 Sq. Ft.</b>
<b>The Built Up Area of the Commercial Office</b>	<b>:</b>	<b>1152.00 Sq. Ft.</b>

#### Deduct Depreciation:

Year of Construction of the building	:	2022 (As per site Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	02 Years
Cost of Construction	:	1152.00 Sq. Ft. X 2,800.00 = ₹ 32,25,600.00
Depreciation	:	N.A., as the age of the building below 5 years
Amount of depreciation	:	NIL
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,68,300.00 per Sq. M. i.e. ₹ 15,635.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A.
Prevailing market rate	:	₹ 33,000.00 per Sq. Ft.
<b>Value of property as on 24.01.2024</b>	<b>:</b>	<b>₹ 1047.00 Sq. Ft. X ₹ 33,000.00 =</b> <b>₹ 3,45,51,000.00</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>Total fair value of the property as on 24.01.2024</b>	<b>:</b>	<b>₹ 3,45,51,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 3,45,51,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 3,10,95,900.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 2,76,40,800.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 32,25,600.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 1,80,11,520.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Office No. 4, 1<sup>st</sup> Floor, "Sachinam Co-Op. Hsg. Soc. Ltd.", Almeida Road, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 602, State – Maharashtra, Country – India for this particular purpose at ₹ 3,45,51,000.00 (Rupees Three Crore Forty Five Lakh Fifty One Thousand Only) as on 24th January 2024.

## NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th January 2024 is ₹ 3,45,51,000.00 (Rupees Three Crore Forty Five Lakh Fifty One Thousand 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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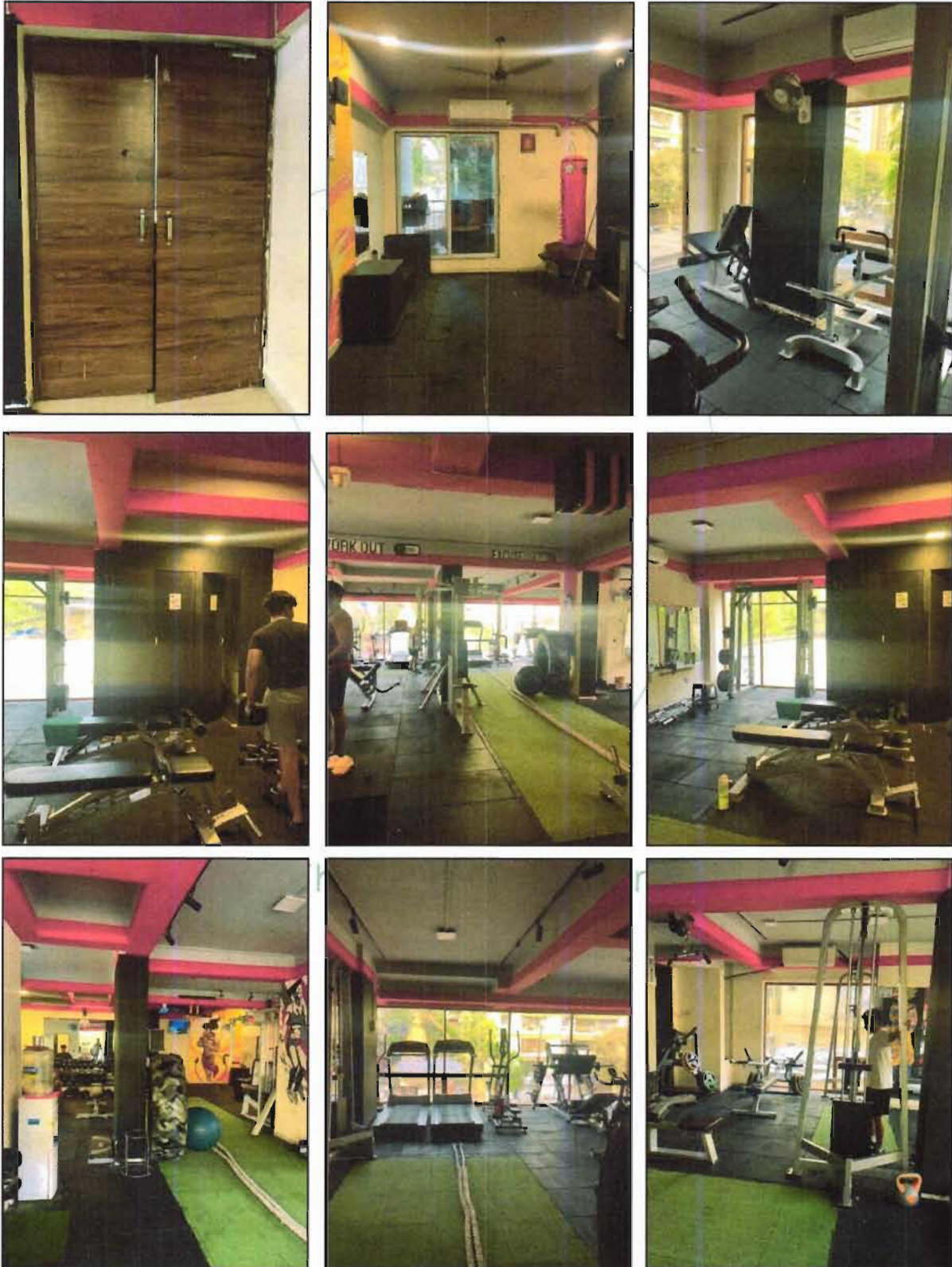
**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 1 <sup>st</sup> Floor
3.	Year of construction	2022 (As per site Occupancy Certificate)
4.	Estimated future life	58 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	Teak wood door frame with flush shutter door, Powdered Coated Aluminum sliding windows
10.	Flooring	Matte Black Gym Floor tiles & Vitrified Tiles for Toilet
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.	Concealed plumbing
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 wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	1 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	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

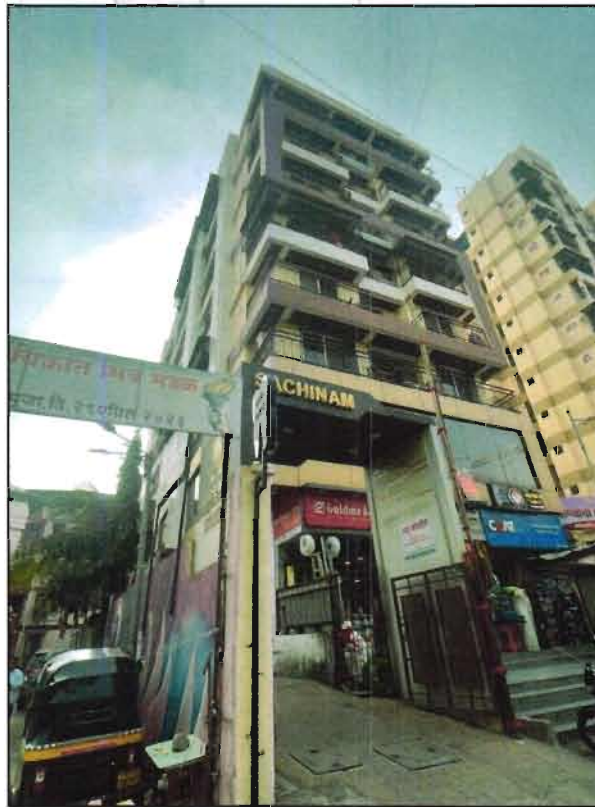
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## Actual site photographs



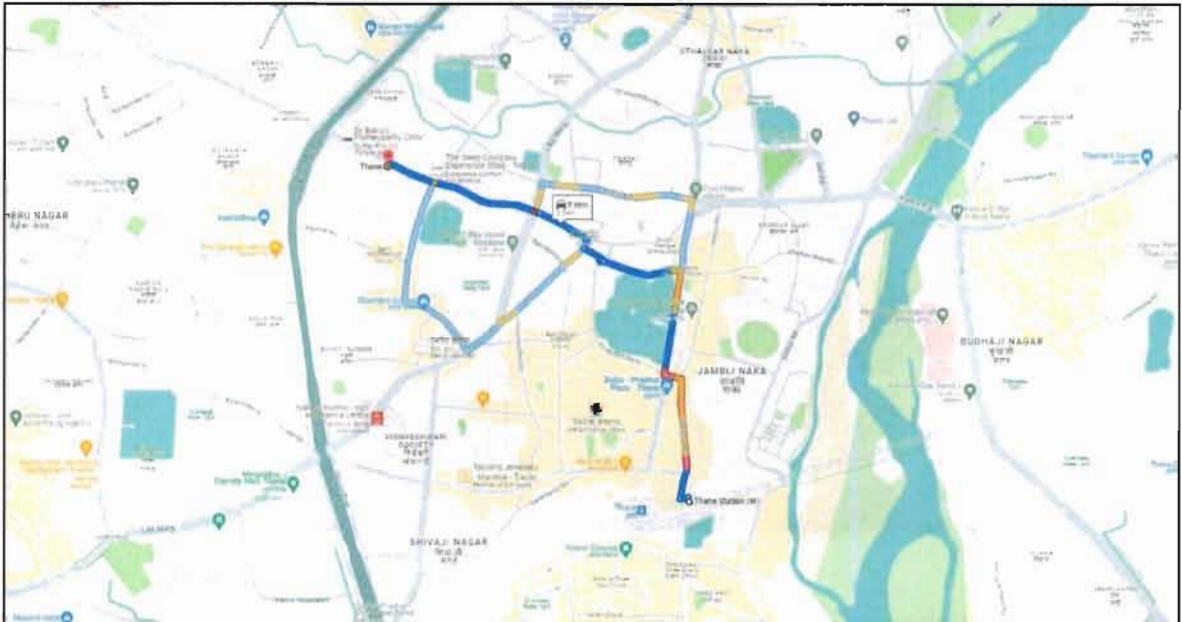


## Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°11'54.0"N 72°57'57.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.3 KM)



## Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	5F) On North Noori Baug road to Eastern Express Highway, on South Panchpakhadi village boundary, on East Lal Bahadur Shashtri Marg, on West-Eastern Express Highway, all the properties bounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/19/4	56000	146400	168300	183300	168300
<b>Final Plot No.</b> 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366.						

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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Get full support from Relationship Manager **MI Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% Off**

Posted on Nov 28, 23 Property ID: 6578775

**₹1.1 Cr** ₹99 Lac ₹24444/sqft EMI ₹50k | Get one-approved loan **Special Price by Owner**

**Contact Owner**  
Soham Bhoir +91-8800000000  
[Get Phone No.](#)

Office Space For Sale in Almeda Road, Thane

**Unfurnished**

Super Area 450 sqft - ₹24444/sqft	Carpet Area 300 sqft - ₹36667/sqft	Floor 1 (Out of 3 Floors)
Units On Floor 4	Pantry No Personal Pantry	Washroom 1
Overlooking Main Road Facing	Facing West	LEED Certification Certified

Zone: Free Zone LEED Certified Building

[Contact Owner](#) [Get Phone No.](#) Last contact made 212 days ago

**More Details**

Price	₹1.1 Cr
Booking Amount	₹30.0 Lac
Facilities	Lift, Security, Air Conditioned, CCTV Camera
Address	Thane West, Thane, Almeda Road, Thane, Maharashtra

**99acres** Commercial Buy Own Locals Project Society Landmark

₹1 Cr Estimated EMI ₹75879

Property (14)

Number of Seats 2 seats	Carpet Area 331 sq.ft. (30.74 sq.m)
Area span & 2 way 1 floor (1st / 3 floors building)	Meeting rooms & cabins 2 meeting rooms and 1 cabin available
Washrooms 2 shared washrooms available	

10 people viewed this property this week

**Places nearby**  
Near Thane Railway Station, Thane West, Thane West, Thane, Mumbai

- Nandibaba temple
- nilkateshwar mandir
- State bank of india ATM
- icici bank ATM
- Shri Gajanan Netralaya

## Price Indicators

HOUSING.com
Commercial in Mumbai

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Home / Thane / Thane West / Office Space for sale in Thane West / 368 sq.ft Ready to use Office Space in Thane West

### 368 sq.ft Ready to use Office Space, Thane West, Thane

Gated/Secured: Thane West, Thane

₹90.0 L

Contact Us

368 Sq.Ft  
Carpet Area

5% P.A.  
Expected Ret

5 - 10  
Seats

Residential  
Zone Type

1st/ 4 Floors  
Floors

**ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES**


**About the property**

Available for sale is a commercial space situated at Thane West, a well-known neighbourhood in Thane. The property's age is 12 years. It is a well-maintained property having a carpet area of 368.0 square feet and a built-up area of 500.0 square feet. It is available for a price of 90.0 L.

[Read More](#)

You have a first choice. This property is great!


**Contact Seller**

 Nishit Patel

+91\*\*\*\*\*7454

Please share your contact

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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 **24th January 2024**.

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 ₹ 3,45,51,000.00 (Rupees Three Crore Forty Five Lakh Fifty One Thousand Only).

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 12:47:16 +05'30'

Auth. Sign.

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