

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Meenadevi Pradeep Kedia**

Industrial Gala No. 15, Ground Floor, Wing – B, "**Wooden Boxes Manufacturers Co-Op. Industrial Estate Ltd.**", Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West),
Mumbai – 400 079, State - Maharashtra, Country – India.

Latitude Longitude - 19°06'48.2"N 72°55'04.9"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambekar Garden, Chembur (East),
State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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 Industrial Gala No. 15, Ground Floor, Wing – B, “**Wooden Boxes Manufacturers Co-Op. Industrial Estate Ltd.**”, Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400 079, State - Maharashtra, Country -- India belongs to **Smt. Meenadevi Pradeep Kedia**.

Boundaries of the property.

North	:	Wing - A
South	:	Wing - C
East	:	Open Plot
West	:	Hiranandani Link 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 **₹ 1,66,80,600.00 (Rupees One Crore Sixty Six Lakh Eighty Thousand Six Hundred 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: 2024.02.13 12:39:02 +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



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

Valuation Report of Industrial Gala No. 15, Ground Floor, Wing – B, **“Wooden Boxes Manufacturers Co-Op. Industrial Estate Ltd.”**, Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400 079, 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 13.02.2024 for Banking Purpose
2	Date of inspection	09.02.2024
3	Name of the owner/ owners	Smt. Meenadevi Pradeep Kedia
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: Industrial Gala No. 15, Ground Floor, Wing – B, “Wooden Boxes Manufacturers Co-Op. Industrial Estate Ltd.” , Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400 079, State - Maharashtra, Country – India. Contact Person: Mr. Pradeep Kedia (Owner's Husband) Contact No.: 9819850560
6	Location, street , ward no	Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400079
7	Survey/ Plot no. of land	City Survey No. 1/7 of Village – Ghatkopar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 754.00 (Area as per Actual Site measurement) Carpet Area in Sq. Ft. = 750.00 (Area as Agreement for Sale)

		Built Up Area in Sq. Ft. = 900.00 (Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400 079
14	If freehold or leasehold land	Freehold
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	Yes
	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?	Owner Occupied
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	



	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 55,500.00 Expected rental income per month
	(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.
		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 an Industrial Gala in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2001 (As per Part Occupancy 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.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 13.02.2024 for Industrial Gala No. 15, Ground Floor, Wing – B, “**Wooden Boxes Manufacturers Co-Op. Industrial Estate Ltd.**”, Kailash Industrial Complex, Behind Godrej Colony, Parksite, Vikhroli (West), Mumbai – 400 079, State - Maharashtra, Country – India belongs to **Smt. Meenadevi Pradeep Kedia**.

We are in receipt of the following documents:

1	Copy of Deed of Sale dated 30.12.2002 between Shri. Anandrao Dnyanu More (The Transferor) And Smt. Meenadevi Pradeep Kedia (The Transferee).
2	Copy of Part Occupancy Certificate No. CE / 4595 / BPES / AN dated 02.02.2001 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Previous Valuation Report dated 26.12.2018 in the name of Smt. Meenadevi Pradeep Kedia issued by Thite Valuers & Engineering Pvt. Ltd.

LOCATION:

The said building is located at City Survey No. 1/7 of Village – Ghatkopar, Taluka - Kurla, District - Mumbai, State - Maharashtra, Country – India. The property falls in Industrial Zone. It is at a travelling distance of 2.9 Km. from Vikhroli railway station.

BUILDING:

The building under reference is having Ground + 2 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 Industrial purpose. Ground Floor is having 13 Industrial Galas. The building external condition is normal.

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Gala situated on Ground Floor
3.	Year of construction	2001 (As per Part Occupancy Certificate)
4.	Estimated future life	37 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 Glass Door & MS Rolling Shutter
10.	Flooring	Partly Vitrified & Partly Kota 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	Casing capping Electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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



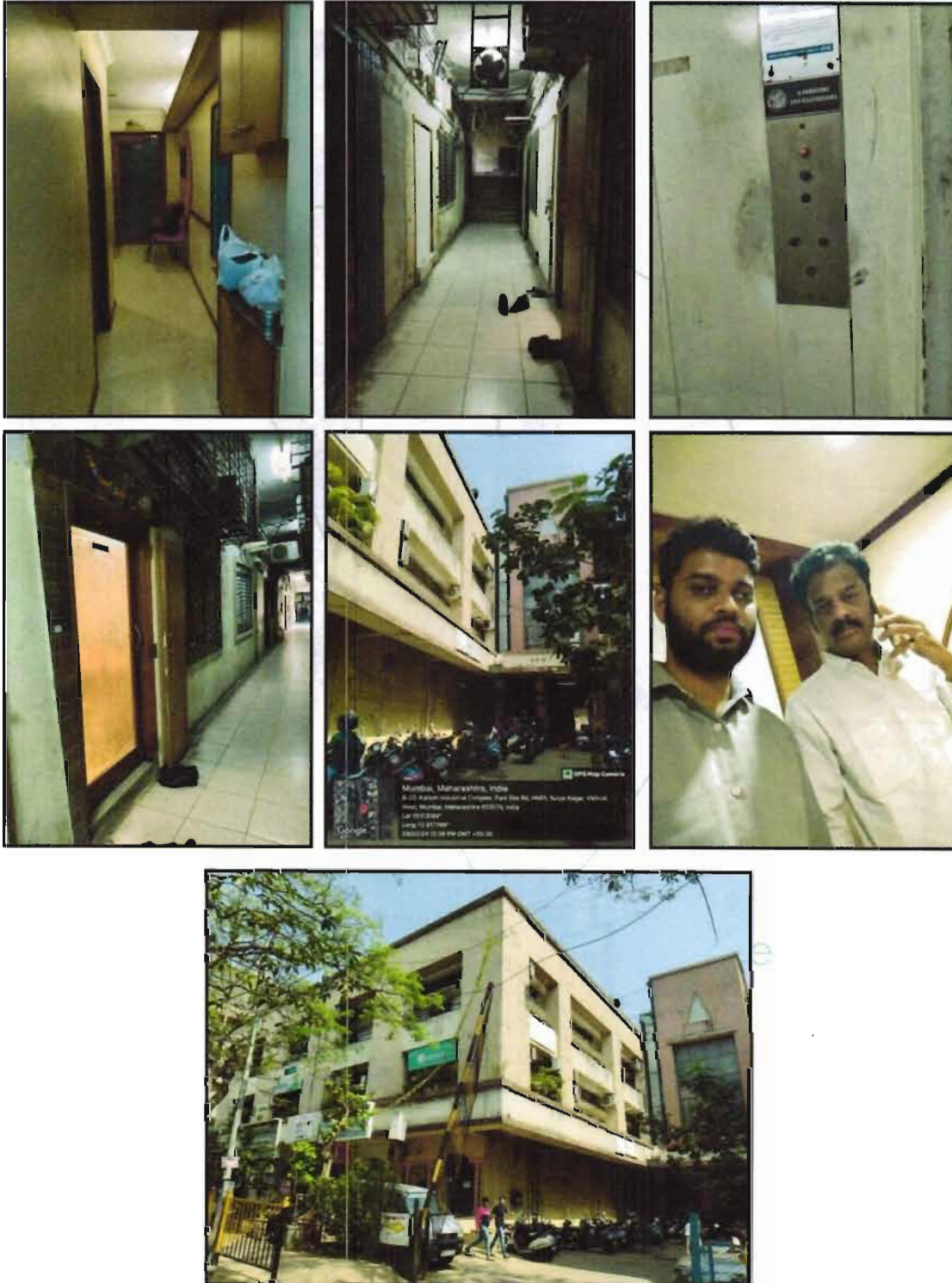
Think.Innovate.Create



Actual site photographs



Actual site photographs



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

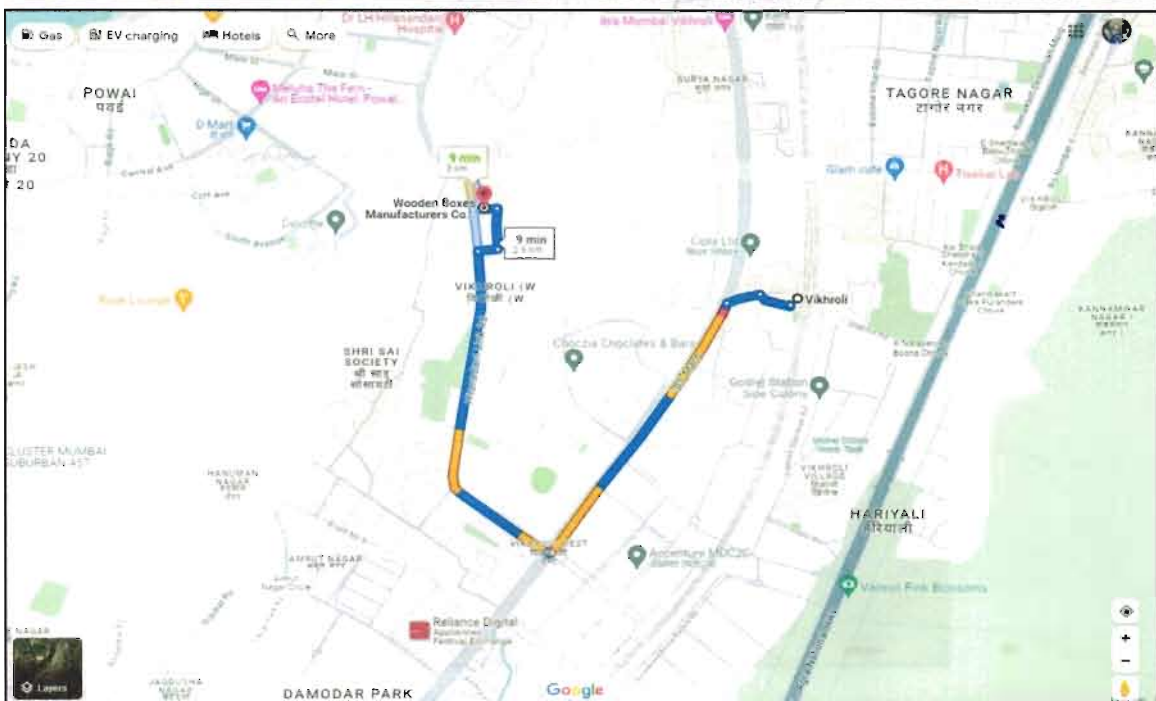
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

Site u/r



Latitude Longitude - 19°06'48.2"N 72°55'04.9"E

Note: The Blue line shows the route to site from nearest railway station (Vikhroli – 2.9 Km.)

Ready Reckoner Rate

The screenshot shows the Maharashtra Department of Registration & Stamps website. The page is titled "Valuation For Influence Area" and includes a "Location Details" section. The "Select Type" dropdown is set to "Other". The "Division Name" is "Mumbai". The "District Name" is "मुंबई (उत्तरपूर)" and the "Zone Name" is "102-वाटकापर - कुर्ली". The "Attribute" is "मि.टी.एम. मकर". The "SubZone Name" is "मुभाग: वडोमन व जवोमन". A table at the bottom lists various property types and their rates per square meter:

Open Land	Residence	Office	Shop	Industry	Unit
65910	147550	189880	184440	147530	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Gala	1,47,550.00			
No Increase as Gala Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,47,550.00	Sq. Mt.	13,708.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,910.00			
The difference between land rate and building rate (A – B = C)	81,640.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,28,773.00	Sq. Mt.	11,963.00	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

HOUSING.COM Commercial in Mumbai

220 sq.ft Ready to use Office Space, Vikhroli East, Mumbai

₹62.0 L

Vikhroli East, Mumbai

220 Sq.Ft Carpet Area 3.29% P.A. Current ROI 6 - 9 Seats Commercial Zone Type 1st/ 1 Floors Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Kailash Industrial Complex
Commercial Office Space 450 Sq.Ft. in Vikhroli West Mumbai

Listing ID #5263118

₹ 80 L

Semi-Furnished
450 Sq Ft. (Built-up Area)
East
No

Recent Registered Sale Aug 2021 ₹ 99.27 L 10 BHK

Get Instant Home Loan Request for Call

Valuation Report
₹ 999
Get an instant & comprehensive Valuation Report of any property - downloadable in PDF.
View Sample Report

Cashbacks and discounts worth ₹75,000

Benefits worth ₹75,000 in just ₹4,999

Get it Now

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time

Price Indicators


magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Posted on Feb 11, 24 Property ID: 68306919

₹1.25 Cr ₹219305sqft | EMI - ₹.58k | [Can I afford it?](#)

Office Space For Sale in [Vikhroli West, Mumbai](#)



Furnished **2 Car Parking**

Super Area	Carpet Area	Floor
570 sqft - ₹21930/sqft	530 sqft - ₹22585/sqft	1 (Out of 2 Floors)
Units On Floor	Washroom	Overlooking
20	2	Main Road Facing
Facing	West	

Contact Owner

Vashishtha -91-90xxxxxxx

Book Visit Free Cab


Virtual Space Option Available

Contact Owner

1 Covered, 1 Open Parking(s) Available


Book Visit Free Cab

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th February 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 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 ₹ 1,66,80,600.00 (Rupees One Crore Sixty Six Lakh Eighty Thousand Six Hundred 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: 2024.02.13 12:39:25 +05'30'

Auth. Sign.

Think.Innovate.Create