

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nikunj Harshadbhai Jani & Mrs. Bhavana Nikunj Jani**

Commercial Shop No. 12, Ground Floor, “**Panchsheel Residency Co-op. Hsg. Soc. Ltd.**”, Mahavir Nagar Dahanukarwadi, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

Latitude Longitude - 19°12'43.3"N 72°50'22.6"E

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Valuation Prepared for:

Cosmos Bank

Borivali West Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)
Mumbai - 400 092, State - Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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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



Vastu/Mumbai/03/2024/7352/2305313
04/17-61-JASH
Date: 04.03.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 12, Ground Floor, "Panchsheel Residency Co-op. Hsg. Soc. Ltd.", Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India belongs to **Mr. Nikunj Harshadbhai Jani & Mrs. Bhavana Nikunj Jani.**

Boundaries of the property.

North : Internal Road / Garden
South : Highland harmony Residential Building
East : Internal Road / Residential Building
West : 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 **₹ 41,54,865.00 (Rupees Forty One Lakh Fifty Four Thousand Eight Hundred Sixty 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.**

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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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Commercial Shop No. 12, Ground Floor, "Panchsheel Residency Co-op. Hsg. Soc. Ltd.", Mahavir Nagar Dahanukarwadi, Kandivali (West), Mumbai – 400 067, 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 04.03.2024 for Bank Loan Purpose
2	Date of inspection	02.03.2024
3	Name of the owner/ owners	Mr. Nikunj Harshadbhai Jani & Mrs. Bhavana Nikunj Jani
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 12, Ground Floor, "Panchsheel Residency Co-op. Hsg. Soc. Ltd.", Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India Contact Person: Mr. Nikunj Jani (Owner) Contact No. 9821081197
6	Location, street, ward no	Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai
	Survey/ Plot no. of land	CTS No. 128(pt.) of Village Kandivali
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 120.00 Ofla in Sq. Ft.= 35.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 119.000 Built-up Area in Sq. Ft. = 143.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is	Satya Nagar Road

	abutting	
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	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 shop under renovation
	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.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
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	Details not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Details 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 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.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Construction – 2003 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 04.03.2024 for Commercial Shop No. 12, Ground Floor, “Panchsheel Residency Co-op. Hsg. Soc. Ltd.”, Mahavir Nagar Dahanukarwadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Nikunj Harshadbhai Jani & Mrs. Bhavana Nikunj Jani**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 22.02.2024 between Mrs. Hiraben Rameshchandra Rathod & Mr. Nitin Rameshchandra Rathod (the Transferor) AND Mr. Nikunj Harshadbhai Jani & Mrs. Bhavana Nikunj Jani (the Transferees)
2	Copy of Index II dated 22.02.2024
3	Copy of Occupancy Certificate No. CHE / A300 / BP / WS / AK dated 25.03.2003 issue by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No. 128 (pt.) of Village - Kandivali, Taluka – Borivali, District – Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 2.5 km. travelling distance from Kandivali railway station.

BUILDING:

The building under reference is having Ground + 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 external condition of building is normal. The building is used for Residential cum Commercial purpose. Ground Floor is having 15 Commercial Units.

Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop has single vacant unit with 11 feet height. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter to main entrance, Concealed electrification etc.

Valuation as on 4th March 2024

The Built-up Area of the Commercial Shop	:	143.00 Sq. Ft.
-------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	21 Years
Cost of Construction	:	143.00 X 3,000.00 = ₹ 4,29,000.00
Depreciation $\{(100-10) \times 21 / 60\}$:	31.50%
Amount of depreciation	:	₹ 1,35,135.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,13,300.00 per Sq. M. i.e. ₹ 19,816.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,82,403.00 per Sq. M. i.e. ₹ 16,946.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
Value of property as on 04.03.2024	:	143.00 Sq. Ft. X ₹ 30,000.00 = ₹ 42,90,000.00

(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 04.03.2024	:	₹ 42,90,000.00 - ₹ 1,35,135.00 = ₹ 41,54,865.00
Total Value of the property	:	₹ 41,54,865.00
The realizable value of the property	:	₹ 37,39,378.50
Distress value of the property	:	₹ 33,23,892.00
Insurable value of the property (143.00 X 3,000.00)	:	₹ 4,29,000.00
Guideline value of the property (143.00 X 10,129.00)	:	₹ 36,97,085.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 12, Ground Floor, "Panchsheel Residency Co-op. Hsg. Soc. Ltd.", Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 41,54,865.00 (Rupees Forty One Lakh Fifty Four Thousand Eight Hundred Sixty Five Only)** as on **04.03.2024**.

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 **4th March 2024 is ₹ 41,54,865.00 (Rupees Forty One Lakh Fifty Four Thousand Eight Hundred Sixty 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:

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ANNEXURE TO FORM 0-1

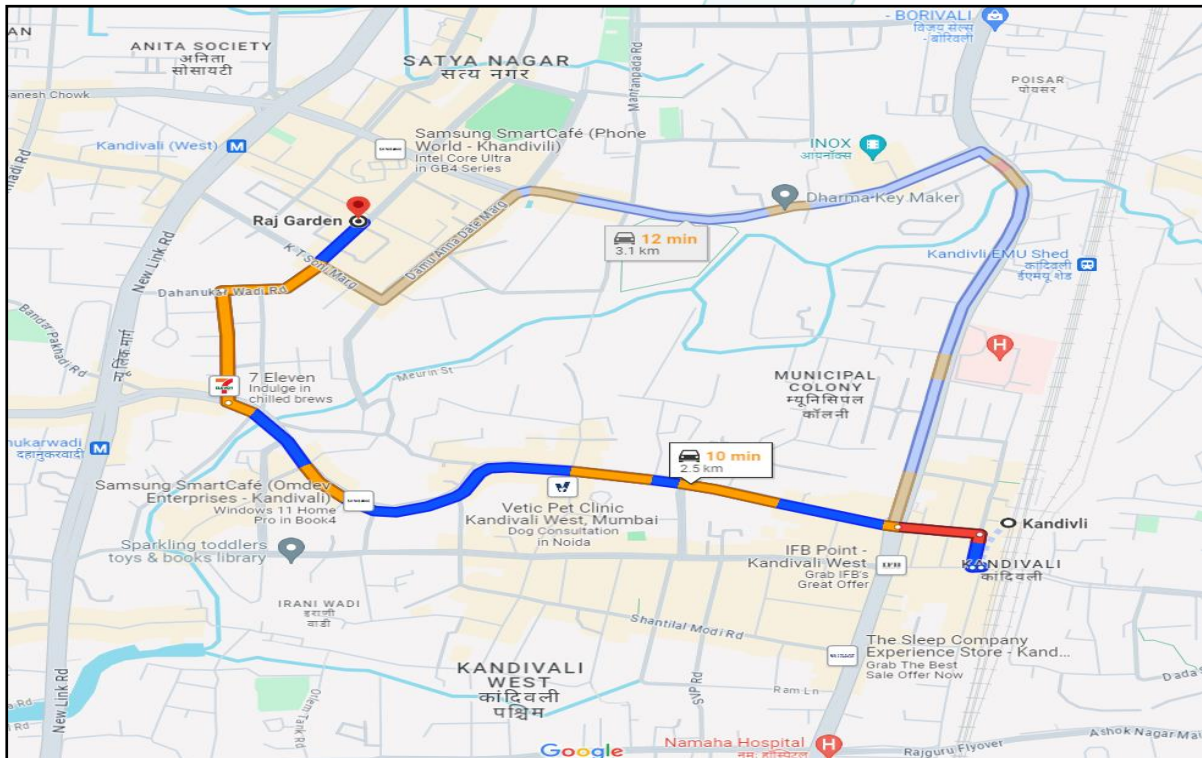
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	2003 (As per Occupancy Certificate)
4	Estimated future life	39 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	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	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



Route Map of the property


Site u/r



Latitude Longitude - 19°12'43.3"N 72°50'22.6"E


Note: The Blue line shows the route to site from nearest railway station (Kandivali – 2.5 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: कांदीवली बोरीवली

Search By: Survey No. Location

Enter Survey No: 128 Search

उपविभाग	भूमी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
79/355-पुभाग: उत्तर व पूर्वेस गावाची सीमा, इन्डिपेंड 90 फूट रेंड वि.नो. रस्ता व पश्चिमेस लिंक रोड.	66170	144550	166230	213300	144550	चौ. मीटर	सि.टी.एस. मंजर

Stamp Duty Ready Reckoner Market Value Rate for Shop	2,13,300.00			
No increase for shop located on ground floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,13,300.00	Sq. Mtr.	19,816.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	66,170.00			
The difference between land rate and building rate (A – B = C)	1,47,130.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,82,403.00	Sq. Mtr.	16,946.00	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 Pay Rent Post Your Property Sign

Shop In Kandivali West, Mumbai For Sale
 Commercial Buy
 Mahatma Gandhi Rd, Achija Veg Restaurant Kandivali

₹1.2 Crores
42,857 / Sq.Ft

₹90,112/Month
Estimated EMI

280 Sq.Ft
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Kandivali west / Shops for Sale in Kandivali west / Property Details

Photos Location

Shop
Property Type

Public And Reserved
Parking (2 Slots)

Freehold
Ownership Type

Ground Floor
Of Total 3 Floors

Semi Furnished
Furnishing

More Than 10 Year
Age of Property

Feb 23, 2024
Posted On

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Growel's 101 McDonald's Biryani Centre DMart Orlam

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Amenities

Power Backup Full Lift None Washroom(s) Water Storage Facility

Activity On This Property

16 Unique Views 0 Shortlists 0

Similar Properties

Shop in Mahavir Nagar, Mumbai for sale
 Karmia Vihar Sports Club Ln Kandivali, Kopol Vidyanidhi International School
 Within 5 km Price ₹3 Core Area 366 sqft

NOBROKER Pay Rent Post Your Property Sign

Shop In Kandivali, Mumbai For Sale
 Commercial Buy
 Karmia Vihar Sports Club Ln, Kopol Vidyanidhi International School

₹98 Lacs
28,000 / Sq.Ft

₹73,591/Month
Estimated EMI

350 Sq.Ft
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Kandivali west / Shops for Sale in Kandivali west / Property Details

Photos Location

Shop
Property Type

None
Parking

Freehold
Ownership Type

Ground Floor
Of Total 3 Floors

Unfurnished
Furnishing

More Than 10 Year
Age of Property

Jan 23, 2024
Posted On

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Growel's 101 McDonald's Biryani Centre DMart Orlam

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Amenities

Power Backup Full Lift Common

Activity On This Property

46 Unique Views 2 Shortlists 2

Similar Properties

Shop in Mahavir Nagar, Mumbai for sale
 Karmia Vihar Sports Club Ln Kandivali, Kopol Vidyanidhi International School
 Within 5 km Price ₹3 Core Area

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th March 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 **₹ 41,54,865.00 (Rupees Forty One Lakh Fifty Four Thousand Eight Hundred Sixty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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