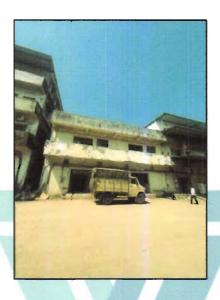


## Vastukala Consultants (I) Pvt. Ltd.

## Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: Smt. Krishna Rajesh Shah

Industrial R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'18.0"N 73°02'25.0"E

#### Valuation Done for: Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.



#### Our Pan India Presence at:

Aurangabad
Pune

Nanded Mumbai Thane Nashik

Ahmedabad Opelhi NCR Rajkot

Raipur Jaipur

#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

**2 +91 2247495919** 

🌌 mumþai@vastukala.co.in m www.vastukala.co.in



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

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Smt. Krishna Rajesh Shah (007660/2306662)

Page 2 of 18

Vastu/Mumbai/04/2024/007660/2306662 10/13-106-PABS Date: 10.04.2024

### VALUATION OPINION REPORT

The property bearing Industrial R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village - Val, Bhiwandi, Taluka - Bhiwandi, District - Thane - 421 302, State - Maharashtra, Country - India belongs to Smt. Krishna Rajesh Shah.

Boundaries of the property.

Warehouse North Warehouse South East Internal Road West Warehouse

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 ₹ 54,06,250.00 (Rupees Fifty-Four Lakh Six Thousand Two Hundred Fifty 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.

Digitally signed by Manol Challkwar Manoj Chalikwar Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.04.10 16:26:58 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

#### Our Pan India Presence at:

Nanded

Aurangabad
Pune

Mumbai

 ∇hane Nashik

Rajkot Indore

Auth. Sign.

Ahmedabad OP Delhi NCR Raipur Jaipur

🌌 mumbai@vastukala.co.in

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,

Powai, Andheri East, Mumbai: 400072, (M.S), India **\*** +91 2247495919

Regd. Office

m www,vastukala.co.in

## Valuation Report of Industrial R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302,

#### State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

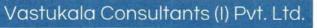
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

#### **GENERAL**:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 10.04.2024 for Banking Purpose
2	Date of inspection	14.03.2024
3	Name of the owners	Smt. Krishna Rajesh Shah
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 R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India  Contact Person: Mr. Vijay More (Manager) Contact No. 8419955983
6	Location, street, ward no	Mankoli - Anjurphata Road
7	Survey/ Plot no. of land	Survey No. 100, Hissa No. 4, Village - Val, Bhiwandi, Taluka - Bhiwandi, District - Thane
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Índustrial 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. = 2,370.00 (Area as per Actual Site Measurement)
		Built Up Area in Sq. Ft. = 3,125.00 (Area as per Deed of Conveyance)
13	Roads, Streets or lanes on which the land is	Mankoli - Anjurphata Road



Since 1989



CONSTITUTE OF THE PROPERTY OF

	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	N. A.
	(ii) Ground Rent payable per annum	
	(iii) Unearned increased payable to the	
	Lessor in the event of sale or transfer	
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.	A SEE COLOR
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?	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 local 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	₹ 13,500.00 Expected rental income per month



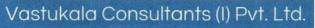




	(iv) Gross amount received for the whole property	Ñ.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Ñ.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services 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	Ń. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Ń. 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 R.C.C. Godown 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 completion	Year of Completion – 2010 (Approx.)
42	What was the method of construction, by contract / By employing Labour directly/ both?	N. A.



Since 1989



COMBULTANT COMBUNITY VICTORIAN COMBUNITY COMBU

ń	ъ.		^		à	i
ı	Pad	е	ь	OT	1	t

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: Approved plan not provided for our verific purpose.	cation, hence agreement area considered for valuation

#### **PART II- VALUATION**

#### **GENERAL**:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 10.04.2024 for Industrial R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India belongs to Smt. Krishna Rajesh Shah.

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

1	Copy of Deed of Conveyance dated 14.12.2017 b/w. M/s. Krishna Construction & Co. through its partner
	Shri. Krishna Gopinath Mhatre (The Developer) and Smt. Krishna Rajesh Shah (The Purchaser)
2	Copy of Agreement for Sale dated 28.03.2013 b/w M/s. Krishna Construction & Co. through its partner
	Shri. Krishna Gopinath Mhatre (The Developer) and Smt. Krishna Rajesh Shah (The Purchaser)
3	Copy of N.A. Order dated 24.06.2008 issued by District Collector Office, Thane
4	Copy of Commencement Certificate Document No. Not visible dated 25.08.2008 issued by
	Grampanchayat Val

#### LOCATION:

The said building is located at Survey No. 100, Hissa No. 4, Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India. The property falls in Industrial Zone. It is at a travelling distance 2.7 Km. from Bhiwandi Road railway station.

#### **BUILDING:**

The building under reference is having Ground + 1st 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 whole building is used for Industrial purpose. Ground Floor is having 6 Industrial Galas. Lift was not provided in building.

#### Industrial R.C.C. Godown:

The Godwon under reference is situated on the Ground Floor. It consists of unit used as Storage. The Industrial R.C.C. Godown is finished with Kota Stone flooring, MS rolling shutters, Industrial electrification.





#### Valuation as on 10th April 2024

The Built-Up Area of the Industrial R.C.C.	:	3,125.00 Sq. Ft.
Godown		

#### **Deduct Depreciation:**

Year of Construction of the building	:	2010 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 years
Cost of Construction	:	3,125.00 X 2,000.00 = ₹ 62,50,000.00
Depreciation {(100-10) X 14 / 60}	:	21.00%
Amount of depreciation		₹ 13,12,500.00
Guideline rate obtained from the Stamp Duty Ready	:	₹ 30,300.00 per Sq. M.
Reckoner for new property		i.e. ₹ 2,815.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 26,380.00 per Sq. M.
Are some of the same of the sa	l Lance	i.e. ₹ 2,451.00 per Sq. Ft.
Prevailing market rate	:	₹ 2,150.00 per Sq. Ft.
Value of property as on 10.04.2024		3,125.00 Sq. Ft. X ₹ 2,150.00 = ₹ 67,18,750.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.04.2024		₹ 67,18,750.00 - ₹ 13,12,500.00 = ₹ 54,06,250.00
Total Value of the property	M V:	₹ 54,06,250.00
The realizable value of the property	47	₹ 48,65,625.00
Distress value of the property	WI E SE	₹ 43,25,000.00
Insurable value of the property	:	₹ 62,50,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial R.C.C. Godown No. 1, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India for this particular purpose at ₹ 54,06,250.00 (Rupees Fifty-Four Lakh Six Thousand Two Hundred Fifty Only) as on 10th June 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 10<sup>th</sup> April 2024 is ₹ 54,06,250.00 (Rupees Fifty Four Lakh Six Thousand Two Hundred Fifty 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:

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

#### Technical details

#### Main Building

1.	No. of floors and height of each floor	Ground + 1st upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial R.C.C. Godown situated on Ground Floor
3	Year of construction	2010 (Approx.)
4	Estimated future life	46 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.



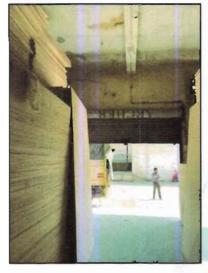
Windstand To Comment of the Comment

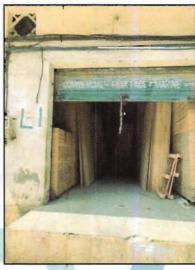
8	Partitions		6" thick brick wall
9	Doors and	Windows	MS rolling shutter
10	Flooring		Kota Stone flooring
11	Finishing	·	Cement plastering
12	Roofing ar	nd terracing	R.C.C. Slab
13	Special ard	chitectural or decorative features,	No
14	(i)	Internal wiring – surface or conduit	Industrial wiring
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary in	stallations	
	(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	d wall	6'.0" High, R.C.C. column with B. B. masonry
	Height and	d length	wall
	Type of co	onstruction	
18	No. of lifts	and capacity	No Lift
19	Underground sump – capacity and type of construction		May be provided as per requirement
20	Over-hea	ad tank	May be provided as per requirement
	Location	, capacity	
	Type of o	construction	
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	_	disposal – whereas connected to wers, if septic tanks provided, capacity	Connected to Municipal Sewerage System





## **Actual site photographs**





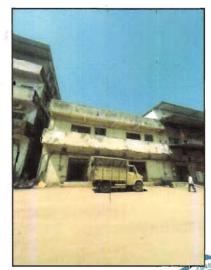












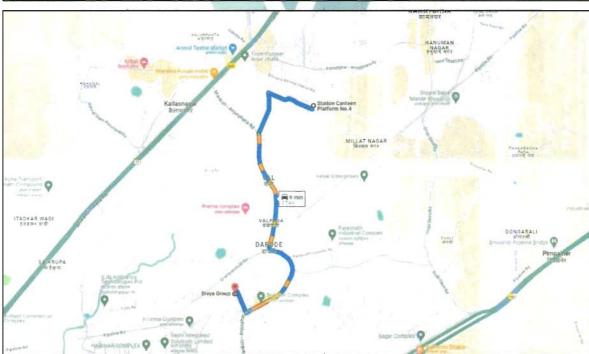


Since 1989

Vastukala Consultants (I) Pvt. Ltd.

# Route Map of the property Site,u/r



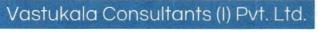


### Latitude Longitude - 19°15'18.0"N 73°02'25.0"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 2.7 Km..)

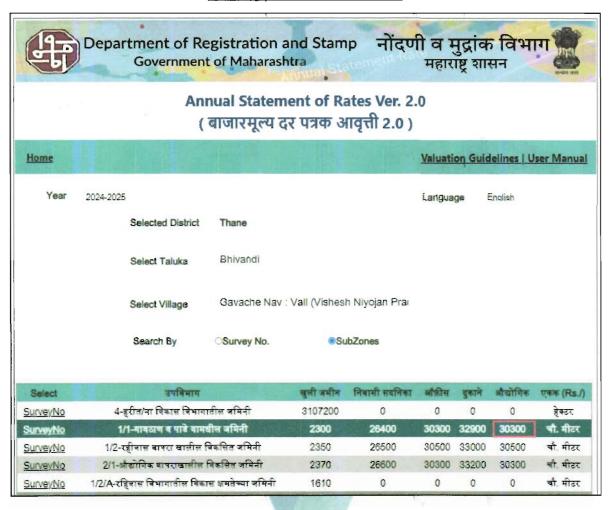


Since 1989





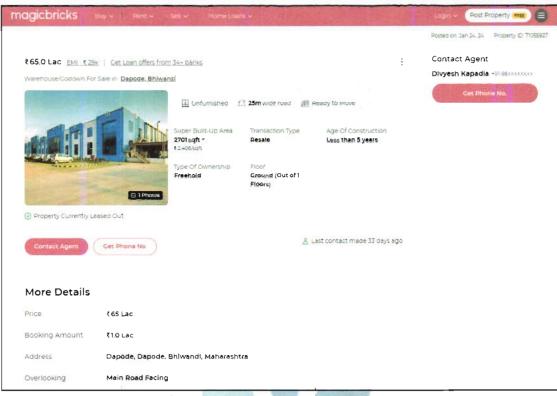
## **Ready Reckoner Rate**

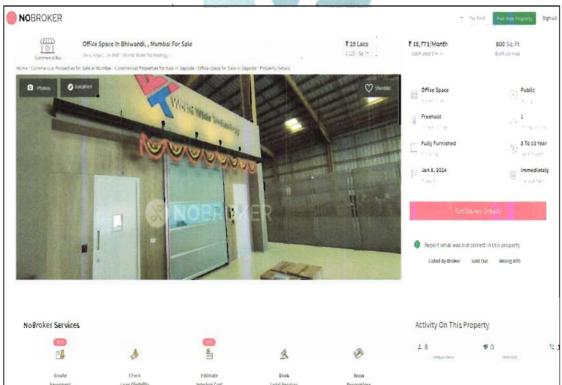






## **Price Indicators**







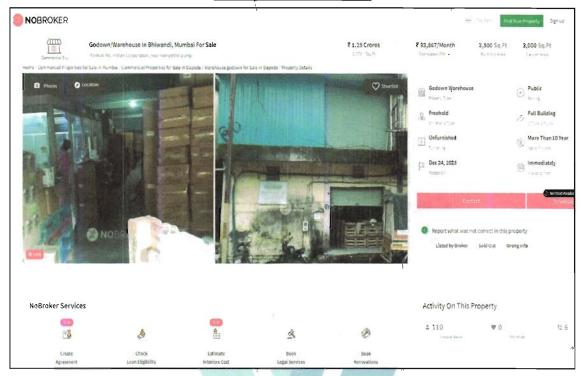
Since 1989

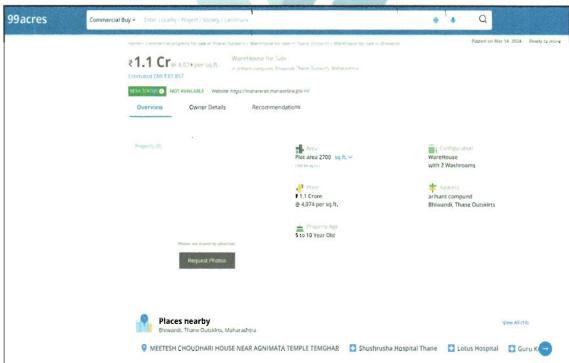
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



## **Price Indicators**

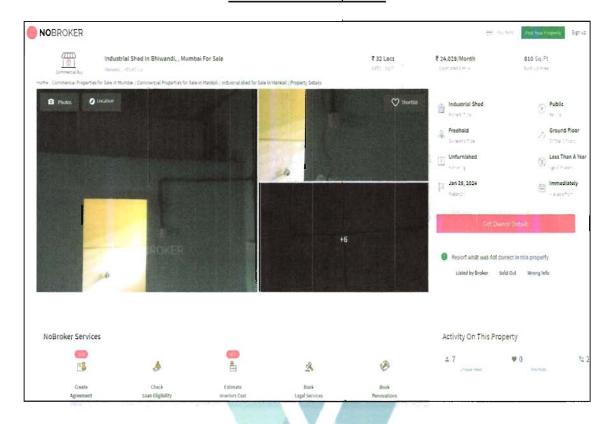








## **Price Indicators**





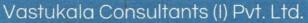


## **Sale Instances**

1039532	सुची क्र.2	दुव्यम निवंधक : सह दु.नि.भिवंही 3		
4-03-2024	*	दस्त क्रमॉक : 1039/2022		
lote:-Generated Through eSearch		नोटणी :		
Module, For original report please contact concern SRO office.		Regn:63m		
	गाबाचे नाव : वळ	2		
(1)विलेखाचा प्रकार	ਜ਼ੇਰ ਭੀਤ			
(2)मोबदला	41500000			
(3) बाजारभाव(भाडेपटटयांच्या बाबतितपटटाकार आकारणी देती की पटटेदार ते नमुद्र करावे)	40339209	40339209		
(४) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	कैलासनगर(वळ)भिवंडी,जुना सर्वे कमर्शिअल जम्बीशेड गोडाऊन बे कॉम्प्लेक्स,वळ,भिवंडी,ठाणे,गोडा 597.03 ची.मी.बिल्ट-अप,एकूण क्षे मिळकतीचा मोबदला 4,15,00,00 सु 24,90,000/- व नोंदणी फी 30,0 दिवसी नोंदविलेला दस्त क. बवड	तः, इतर माहितीः , इतर माहितीः मौजे नं.100,हिस्सा नं.4,नवीन सर्वे न. 63/4 शिंग नं.3,4,5 व 6,बिल्डींग मं.एन,कृष्णा किन चे क्षेत्र प्रत्येकी 6424 चौ.फुट म्हणजेच )त्र 25696 चौ.फुट बिल्ट-अप,(स्रोन नं.2/1/ए)य )त/- व बाजारभाव 4,03,39,209/- व भरलेले यु 000/- या मिळकतीचा दिनांक 17/12/2021 या 3 /8926/2021 या सदर दस्ताचे अंतिम Survey Number : 100/4, 63/4;))		
(5) ਲੇਕਾਮਾਲ 25696 ਚੀ. ਯੂਟ				
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.				
(7) दस्तप्रेवज करून देषा-पानिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यापालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<ol> <li>नाव:-विनोद शामजी नंदु वय:-49 पत्ता:-प्लॉट नं: 804, मोळा नं: -, इभारतीचे नाव: वल्लभ टॉवर , ब्लॉक नं: तेल्ली पल्ली, सिक्टील हॉस्पिटल सम्पोर, रोड नं: टेभी नाका,ठाणे घ., महाराष्ट्र, पिन कोड:-400601 पॅन नं:-ABOPN0872E</li> </ol>			
(8)द्रस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकूमनामा किवा आदेश असल्यास,प्रतिवादिचे नाय व पत्ता	1): नाव:-रसिक इम्परमी सत्रा वय:-37; ए हाईटस, ब्लॉक नं: हरी निवास सर्कत जब कोड:-400602 पॅम नं:-AUNES25903	पत्ता:-प्लॉट ने: 504, माळा ने: -, इमारतीचे नाव: गिरीराज ळ, रोड ने: नीपाडा,ठाणे घ, महाराष्ट्र, ठाणे.   पिन		
(९) दस्तऐवज करून दिल्याचा दिनोक	18/02/2022			
(10)दस्त नोंदणी केल्याचा दिनोक	21/02/2022			
(11)अनुक्रमोक,खंड व पृष्ठ	1039/2022			
(12)बाजारभावाप्रमाणे मुद्रीक मुल्क	500			
(13)बाजारभावाप्रमाणे नोंदणी भूल्क	100			
(14)शोरा				
मुत्याकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही व कारणाचा तपसील करारनामा अव	गरण करारनामा अलाहिदा नींदविला आहे ताहिदा नींदविला आहे		
मुद्रोक मुक्क आकारतामा निवडलेला अनुखेद :- :	Cantonment Area annexed to i Mumbai Metropolitan Region	micipal Council, Nagarpanchayat or t, or any rural area within the limits of the Development Authority or any other ub clause (i), or the Influence Areas as per		



Since 1989





#### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 10th April 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.



Character Stages

#### **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 ₹ 54,06,250.00 (Rupees Fifty Four Lakh Six Thousand Two Hundred Fifty Only).



Manoj Chalikwar Consultants (i) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.04.10 16:27:09 +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



