

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. 2, 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:

Nanded Mumbai ▼ Thane

Ahmedabad Opelhi NCR

Raipur Jaipur

Regd. Office

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

**** +91 2247495919**

🕍 mumþai@vastukala.co.in 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 (007661/2306663)

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Vastu/Mumbai/04/2024/007661/2306663 10/14-107-PABS

Date: 10.04.2024

VALUATION OPINION REPORT

The property bearing Industrial R.C.C. Godown No. 2, 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.

North

Warehouse

South

Warehouse

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.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai. email=manol@vastukala.org. c=IN Date: 2024.04.10 16:26:23 +05'30'

Director

Manoi 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

Thane

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Mumbai Nashik Rajkot Aurangabad
Pune Raipur 🖓 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

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📷 mumbai@vastukala.co.in mww.vastukala.co.in



<u>Valuation Report of Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, </u>

State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

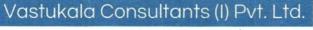
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

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 owner/ owners	Śmt. 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. 2, 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?	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. = 2,357.00 (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 abutting	Mankoli - Anjurphata Road



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If free	hold or leasehold land	Freehold
lease	date of commencement and termination of	
(i) Initial Premium	N. A.
(i	i) Ground Rent payable per annum	
(i	ii) Unearned increased payable to the	
	Lessor in the event of sale or transfer	
use o	of land? If so, attach a copy of the	As per documents
		Information not available
		Information not available
		A1.
		No
Attach	n a dimensioned site plan	N.A.
IMPR	OVEMENTS	
Attach plans and elevations of all structures standing on the land and a lay-out plan.		Information not available
Furnish technical details of the building on a separate sheet (The Annexure to this form may		Attached
Is the	building owner occupied/ tenanted/ both?	Owner occupied
If the	property owner occupied, specify portion	Fully Occupied
		Floor Space Index permissible - As per local norms Percentage actually utilized - Details not available
RENT	rs -	,
(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	N.A.
	If lease lease (i) (ii) (ii) (iii)	 (iii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant. Are there any agreements of easements? If so, attach a copy of the covenant 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. Has any contribution been made towards development or is any demand for such contribution still outstanding? Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. Attach a dimensioned site plan IMPROVEMENTS Attach plans and elevations of all structures standing on the land and a lay-out plan. Furnish technical details of the building on a separate sheet (The Annexure to this form may be used) Is the building owner occupied/ tenanted/ both? If the property owner occupied, specify portion and extent of area under owner-occupation What is the Floor Space Index permissible and Percentage actually utilized? RENTS (i) Names of tenants/ lessees/ licensees, etc (ii) Portions in their occupation (iii) Monthly or annual rent / compensation / license fee, etc. paid by each (iv) Gross amount received for the whole



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		· ·
27	Are any of the occupants related to, or close to business associates of the owner?	Ń.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	Ń. 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?	Ń. 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?	Ń. 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?	Ñ. 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	Ń. 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?	Ń. A.
43	For items of work done on contract, produce copies of agreements	N. A.



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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. 2, 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, Hjssa 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:

Value of property as on 10.04.2024	V	3,125.00 Sq. Ft. X ₹ 2,150.00 = ₹ 67,18,750.00
Prevailing market rate	1	₹ 2,150.00 per Sq. Ft.
Guideline rate (after depreciate)		₹ 26,380.00 per Sq. M. i.e. ₹ 2,451.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 30,300.00 per Sq. M. i.e. ₹ 2,815.00 per Sq. Ft.
Amount of depreciation		₹ 13,12,500.00
Depreciation {(100-10) X 14 / 60}	3	21.00%
Cost of Construction	:	3,125.00 X 2,000.00 = ₹ 62,50,000.00
Age of the building as on 2024	;	14 years
Expected total life of building	:	60 Years
Year of Construction of the building	:	2010 (Approx.)

(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	:	₹ 54,06,250.00
The realizable value of the property	:	₹ 48,65,625.00
Distress value of the property	:	₹ 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. 2, 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, Marioj 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 10th 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.



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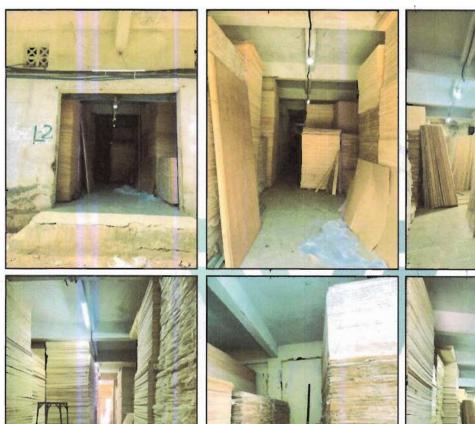


8	Partitions	S .	6" thick brick wall
9	Doors an	d Windows	MS rolling shutter
10	Flooring		Kota Stone flooring
11	Finishing		Cement plastering
12	Roofing a	and terracing	R.C.C. Slab
13	Special a	rchitectural or decorative features,	No
14	(i)	Internal wiring – surface or conduit	Industrial wiring
	(ii)	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	Al All
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compou	nd wall	6'.0" High, R.C.C. column with B. B. masonry
	Height ar	nd length	wall
	Type of o	construction	
18	No. of lifts and capacity		No Lift
19	Underground sump – capacity and type of construction		May be provided as per requirement
20	Over-he	ead tank	May be provided as per requirement
	Locatio	n, capacity	
	Type of	construction	
21			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	public s	e disposal – whereas connected to sewers, if septic tanks provided, capacity	Connected to Municipal Sewerage System



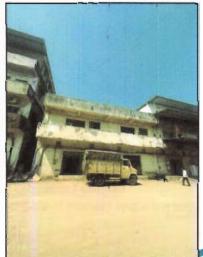


Actual site photographs







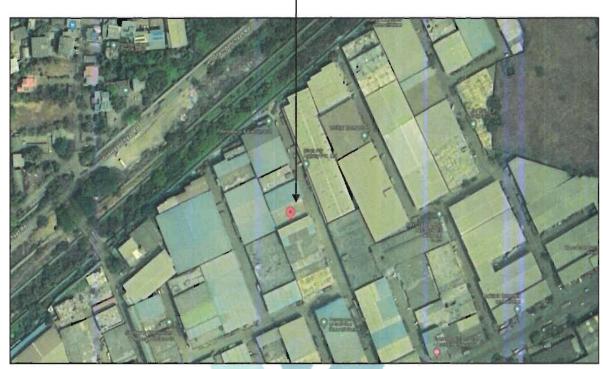




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$\frac{\textbf{Route Map of the property}}{\frac{\textbf{Site,u/r}}{}}$





 $\label{local-loc$



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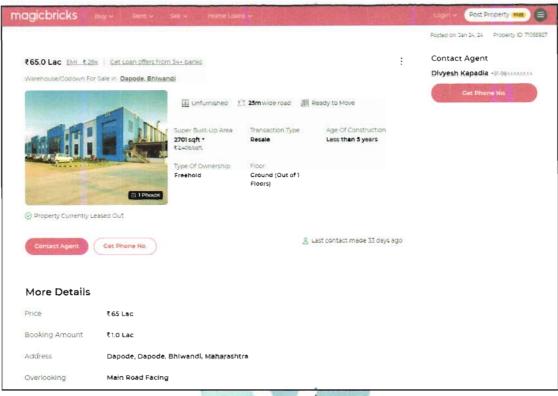
Ready Reckoner Rate

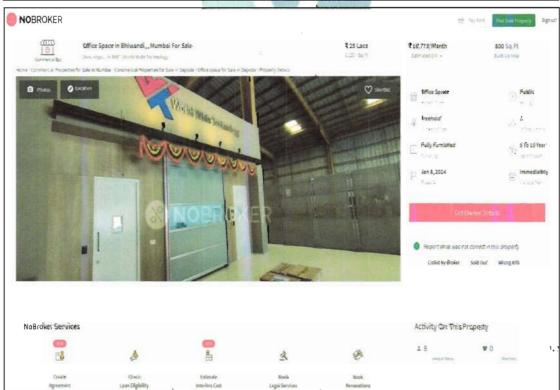






Price Indicators







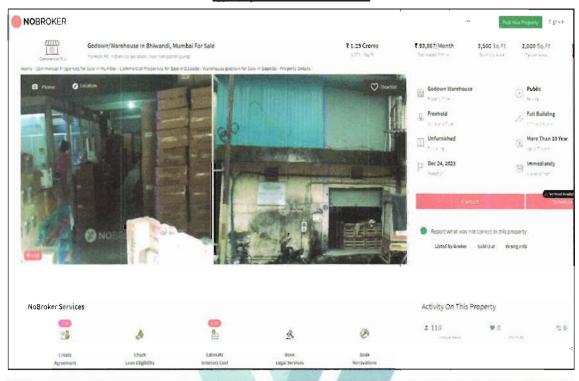
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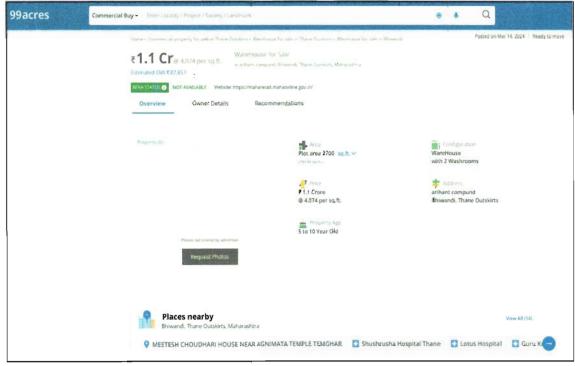
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Price Indicators

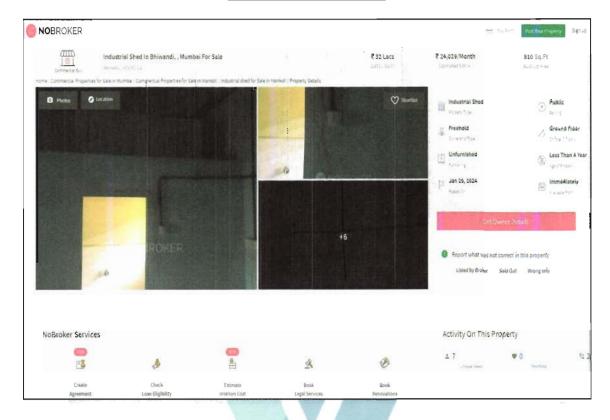








Price Indicators





Sale Instances

039532 4-03-2024	सूची क्र.2	दुःयय निवंधक : सह दु.नि.भिवंही ३ दस्त क्रमीक : 1039/2022
ote:-Generated Through eSearch lodule,For original report please ontact concern SRO office.		दश क्रमाक : 103 <i>912</i> 022 नोटेणी : Regn:63m
	गावाचे नाव: वळ	
(1)विलेखाचा प्रकार	सेत ठीउ	!
(2)मोबदल	41500000	
(3) बाजारभाव(भाडेघटटयाच्या बाबतितघटटाकार आकारणी देतो की घटटेदार ते नमुद्र करावे)	40339209	
(4) भू-मापन,पोटहिस्सा व परक्रमाक (असल्यास)	कैलासनगर(वळ)भिवंडी,जुना सर कमर्शिअल जम्बीग्रेड गोडाऊन व कॉम्प्लेक्स,वळ,भिवंडी,ठाणे,गोड 597.03 चौ.मी.बिल्ट-अप,एकूण ह मिळकतीचा मोबदला 4,15,00,0 पु 24,90,000/- व नोंदणी फी 30, दिवसी नोंदविलेला दस्त क. बवर	न :, इतर माहिती: , इतर माहिती: मौजे वें नं. 100,हिस्सा नं.4,नवीन सर्वे न. 63/4 बेरींग नं.3,4,5 व 6,बिल्डींग नं.एन,कृष्णा 1ऊन चे क्षेत्र प्रत्येकी 6424 ची.फुट म्हणजेच क्षेत्र 25696 ची.फुट बिल्ट-अप,(स्रोन नं.2/1/ए)य 00/- व बाजारभाव 4,03,39,209/- व भरलेले मु ,000/- या मिळकतीचा दिनांक 17/12/2021 या 5 3 /8926/2021 या सदर दस्ताचे अंतिम Survey Number : 100/4, 63/4;))
(5) क्षेत्रफळ	25696 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	*	
(७) दस्तप्रेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यापालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	 नाव:-विनोद खामजी नंदू वय:-49 फ्ता:-प्लॉट नं: 804, माळा नं: -, इमाश्तीचे नाव: वल्लभ कृपा टॉवर , ब्लॉक नं: तेल्ली गल्ली, सिंब्हील हॉस्पिटल समोर, रोड नं: टेंभी नाका,ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-40060] पैन नं:-ABOPN0872E 	
(४)द्रस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी ऱ्यायालपाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	 नाव:-रसिक उमरणी सत्रा वय:-37; हाईटस, ब्लॉक नं: हरी निवास सर्कल जर कोड:-400602 पॅन नं:-AUHDS25903 	पत्ता:-प्लॉट ने: 504, माळा ने: -, इमारतीचे नाव: गिरीराज बळ, रोड ने: नौपाडा,ठाजे प, महाराष्ट्र, ठाजे. पिन
(९) दस्तऐवज करून दिल्याचा दिनांक	18/02/2022	
(10)दस्त नोदणी केल्याचा दिनांक	21/02/2022	
(11)अनुक्रमीक,खंड व पृष्ठ	1039/2022	
(12)बाजारभावाप्रमाणे मुद्रीक मुल्क	500	
(13)बाजारभावाप्रमाणे नोदणी गुल्क	100	
(14)शेरा		
मुल्योकनासाठी विश्वारात घेतलेला तपसीसः-:	मुल्यांकनाची आवश्यकता नाही र कारणाचा तपसील करारनामा अ	कारण करारनामा अलाहिदा नींद्रविला आहे लाहिदा नींद्रविला आहे
मुद्राक गुल्क आकारतामा निवडलेला अनुखेद : :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	





CONSULTATOR

TO MANUAL MANUAL

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org. c=IN Date: 2024.04.10 16:26:35 +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



