

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sujata Anil Jadhav**

Commercial Office No. 706, 7th Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.",
Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072,
State – Maharashtra, Country – India.

Latitude Longitude - 19°06'09.1"N 72°53'09.7"E

Valuation Done for:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086,
State - Maharashtra, Country - India.



Our Pan India Presence at :

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|  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 Commercial Office No. 706, 7th Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Sujata Anil Jadhav.**

Boundaries of the property,

North : Sagar Heights
South : Wing - A
East : Sagar Heritage CHSL
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 **₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.23 13:19:12 +05'30'

Auth. Sign.



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01



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Valuation Report of Commercial Office No. 706, 7th Floor, Building B, "**Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.**", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072,
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 23.03.2024 for Banking Purpose
2	Date of inspection	19.03.2024
3	Name of the owner/ owners	Mrs. Sujata Anil Jadhav
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: Commercial Office No. 706, 7 th Floor, Building B, " Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd. ", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India. Person Met at Site: Mrs. Neha Verma (Accounts Staff) Contact No. 8879261424
6	Location, street, ward no	Andheri Kurla Road
	Survey/ Plot no. of land	City Survey No. 721, 721/1, 721/A, 721/B of Village – Mohili
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 709.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 709.00 (Area as per Gift Deed) Built-up Area in Sq. Ft. = 851.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Andheri Kurla Road
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?	Tenant Occupied – Hindustan Co-op. Credit Society Ltd.
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	Hindustan Co-op. Credit Society Ltd.
	(ii) Portions in their occupation	Fully Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 1,26,000.00 Present rental income per month for fully furnished office
	(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 Office Premises 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 – 2004 (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, Ghatkopar (West) Branch to assess fair market value as on 23.03.2024 for Commercial Office No. 706, 7th Floor, Building B, "Sagar Tech Plaza "B" Premises Co-op. Soc. Ltd.", Andheri Kurla Road, Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mrs. Sujata Anil Jadhav**.

We are in receipt of copy of the following documents:

1.	Copy of Gift Deed dated 30.03.2021 b/w. Mr. Anil Laxmanrao Jadhav (The Donor) and Mrs. Sujata Anil Jadhav (The Donee)
2.	Copy of Society Share Certificate Document No. 073 dated 05.01.2011 in the name of Anil Laxmanrao Jadhav & Sujata Anil Jadhav
3.	Copy of Society Maintenance Bill Document No. 514 dated 18.01.2024 in the name of Anil Jadhav
4.	Copy of Full Occupancy Certificate Document No. CE / 3743 / BPES / AL dated 30.04.2004 issued by Municipal Corporation of Greater Mumbai
5.	Copy of Agreement for Sale dated 23.01.2007 b/w. Shri. Surender R. Rawat (The Vendor) and Smt. Sujata Anil Jadhav (The Purchaser) for 50% of vendor's share

LOCATION:

The said building is constructed on City Survey No. 721, 721/1, 721/A, 721/B of Village – Mohili, Sakinaka, Andheri (East), Mumbai – 400 072. The property falls in Commercial Zone. It is at a travelling distance of 290 Mt. from Sakinaka metro station.

BUILDING:

The building under reference is having Basement (Part) + Ground + 9 Upper Floors (As per Occupancy certificate). 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 external condition is good. The building is used for commercial purpose. 7th Floor is having 11 Commercial Units. The building is having 3 lifts.

NOTES

1. I, Sharad 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 **23rd March 2024 is ₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty 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	Basement (Part) + Ground + 9 Upper Floors (As per Occupancy certificate)
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property an Office Premises situated on 7 th Floor
3	Year of construction	2004 (As per Occupancy Certificate)
4	Estimated future life	40 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, Glass facade windows
10	Flooring	partly Wooden & partly 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.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	3 lifts

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 flooring in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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Actual site photographs

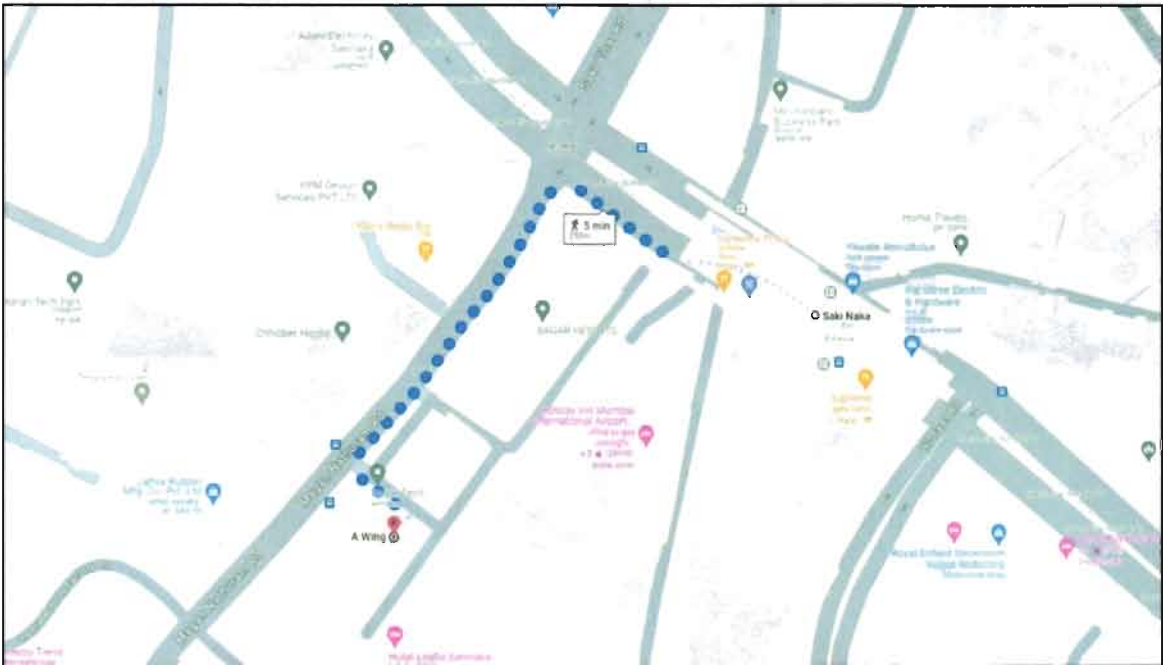


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°06'09.1"N 72°53'09.7"E

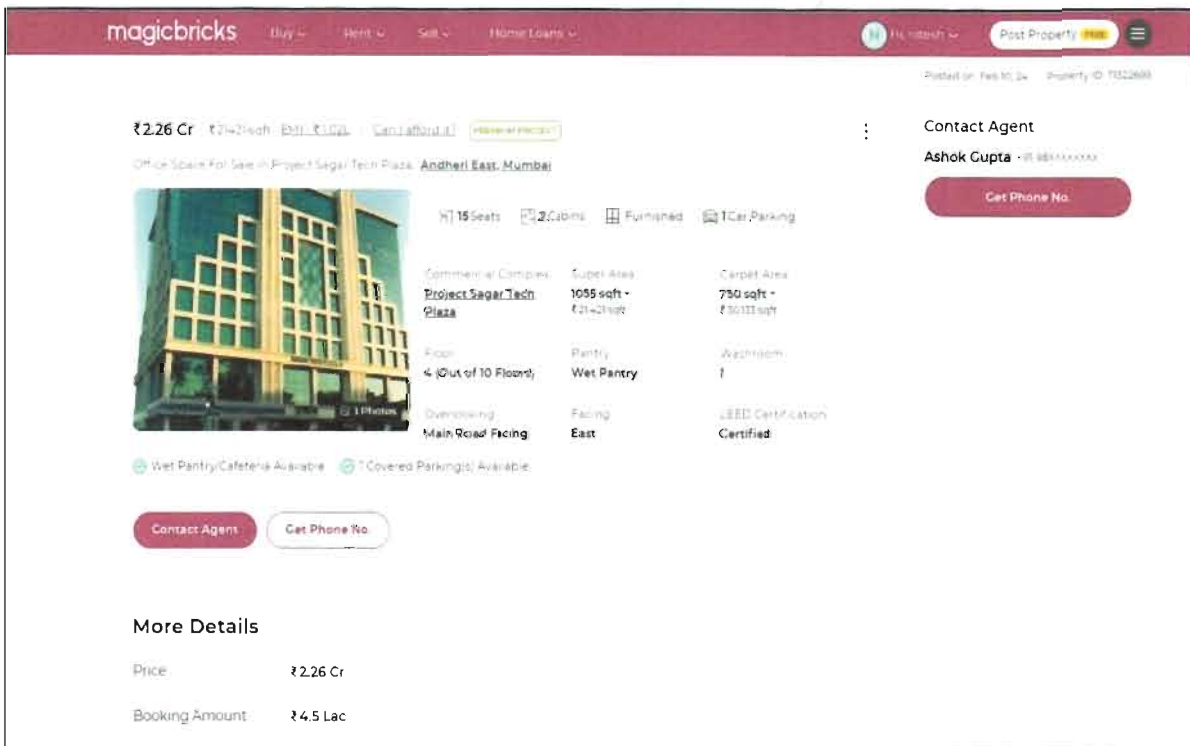
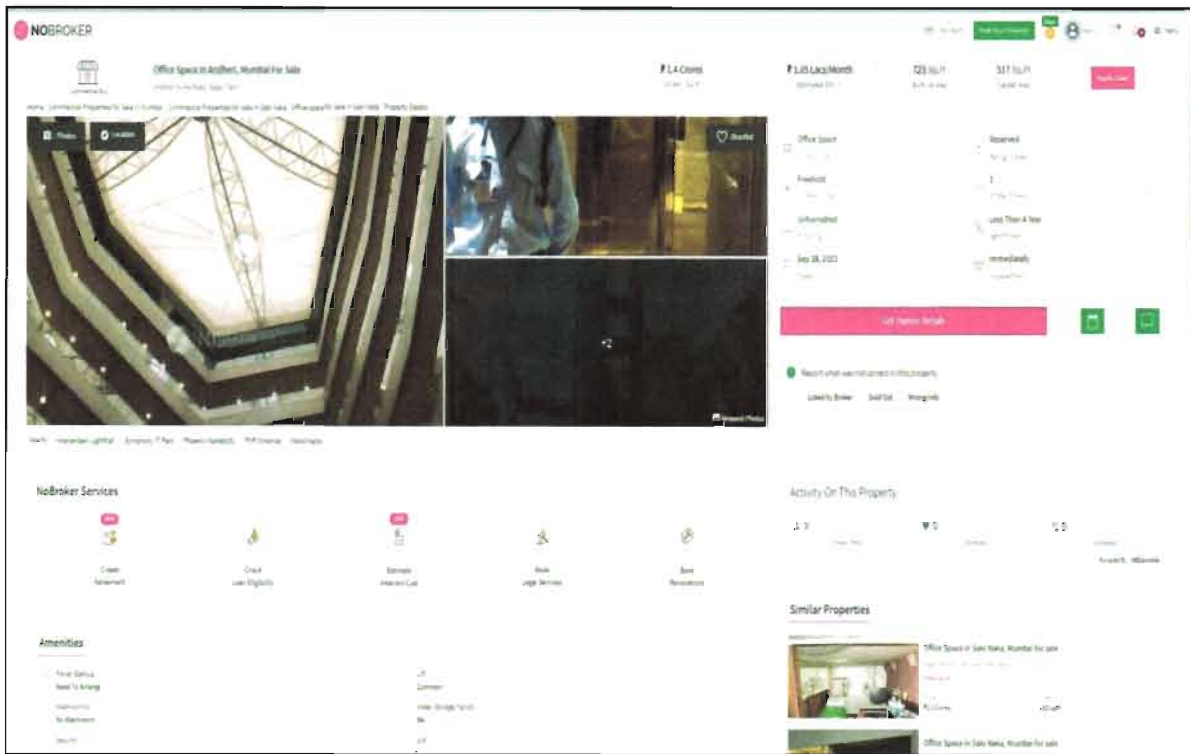
Note: The Blue line shows the route to site from nearest metro station (Sakinaka – 290 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : MOHILI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Saki Naka to Ghatkopar to the North, Passing 45 m. Wide Road, Village Boundaries to the East, South, and West (Properties in this Valuation Zone).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
109	109/521	53370	132030	151830	165030	132030
642, 642/11, 642/45, 642/46, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 673, 679, 680, 681, 682, 683, 684, 685, 686, 687, 693, 693/1, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 721/1, 723, 737, 739B, 740B, 741B, 749, 750, 751, 752, 753, 755, 755B, 756, 757, 758, 759, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 779, 780, 781, 782, 783, 783/27, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 802B, 803, 804, 805, 806, 807, 808, 809, 810, 811, 813, 814, 815, 816, 817, 818, 820B, 825, 826, 827, 828, 829, 830, 831, 833, 839, 840, 841, 842, 843, 848, 850, 851, 852, 853, 854, 855, 856, 857, 857/1.						

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Price Indicators



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 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 ₹ 1,91,37,160.00 (Rupees One Crore Ninety One Lakh Thirty Seven Thousand One Hundred Sixty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.23 13:20:04 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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