

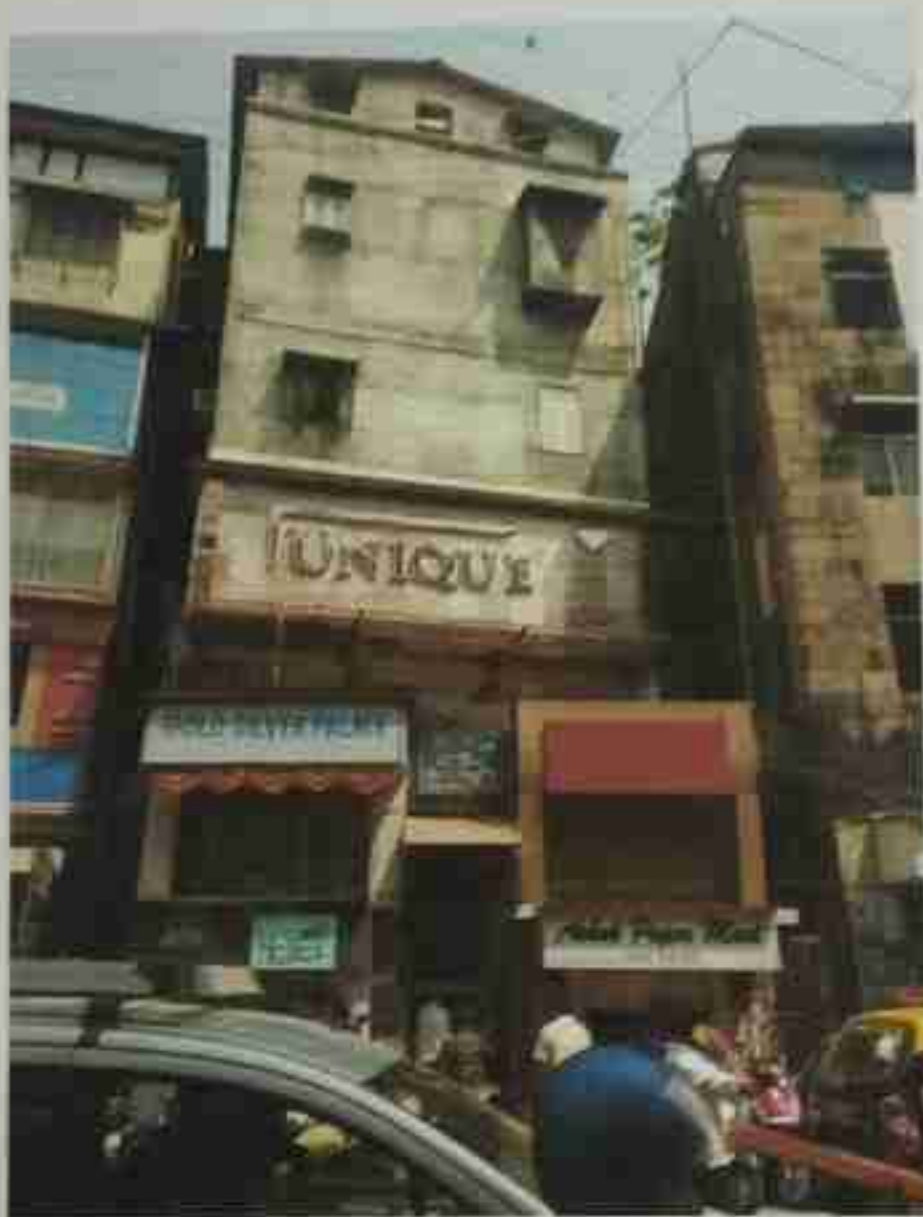


Praksis
Consultants & Valuers Pvt. Ltd

12159/2018

VALUATION REPORT

MESSRS. MALSHI MEGHJI & Co.



**SHOP NO. 29, GROUND FLOOR, ABHINANDAN MARKET
PREMISES CO. OP. SOC. LTD., 215/217, ABHINANDAN
CLOTH MARKET, KALBADEVI ROAD, MUMBAI 400 002**

FOR

COSMOS BANK, DADAR BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/410, 4TH Floor, Damji Shamji Corporate Square, Next to Canara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

Phone: 022-25004096/022-25004097 Mob.: 8828901005 / 9619369275

E-mail:- praksisconsultants@gmail.com / info@praksisconsultants.com

12159/2018



Format Of Valuation Report
(For all properties of value upto Rs. 5 crores)

Full Name of the valuer:- **Praksis Consultants & Valuers Pvt. Ltd.**
Registration No. with CBDT/CCIT:- **CCIT-TH/350/16/22/3/2010-11**
Educational Qualification:- **B.E - CIVIL**

Ref. No. :- **PR/PCVPL/VLN/COSMOS/911/12159/2018**

Date:- **18/04/2018**

Subject:- Valuation of
Client Name:-
Sir/Madam,

Shop
Messrs. Malshi Meghji & Co.

Please Find Herewith The Valuation Report For **Messrs. Malshi Meghji & Co.**

Location and brief description of the property:- Shop No. 29, Ground Floor, Abhinandan Market Premises Co. Op. Soc. Ltd., 215/217, Abhinandan Cloth Market, Kalbadevi Road, Mumbai 400 002

	(Rs.)
Fair Market Value as on Today (in words & figures)	(Rupees Sixty Lakhs Fifty Five Thousand Only) RS. 60,55,000/-
Realizable Value	RS. 54,49,500/-
Distress Value	RS. 48,44,000/-
Registration sale value (As per guidelines of Ready Reckoner for stamp duty purposes)	RS. 55,99,491/-
Cost Price as per agreement Dated 30 th November, 1979	RS. 8,751/-
Insurable Value	RS. 3,80,600/-

Detailed report as per Annexure 1 enclosed herewith

Signature of the Firm



Praksis Consultants & Valuers Pvt. Ltd.

Registration No. of the Signatory: **CCIT-TH/350/16/22/3/2010-11**

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ANNEXURE-I
FORMAT OF VALUATION REPORT

(To be used for all properties of value up to Rs. 5 crores)

Name & Address of Branch		The Cosmos Co-op Bank Ltd. Dadar Branch		
Name of Customer (s)/Borrower unit (for which valuation report is sought)		Messrs. Malshi Meghji & Co.		
1	Customer Details			
	Name	Messrs. Malshi Meghji & Co.		
	Application No.			
2	Property Details			
	Address	Shop No. 29, Ground Floor, Abhinandan Market Premises Co. Op. Soc. Ltd., 215/217, Abhinandan Cloth Market, Kalbadevi Road, Mumbai 400 002		
	Nearby Landmark/Google Map Independent access to the property	Jain Temple and Parshvnath Jain Temple		
3	Documents Details	Whether All Required Documents made Available ?		Yes/No
		Yes/No	Name of the Approving Authority	No. Date
	Layout Plan	No	No	No No
	Building Plan	No	No	No No
	Construction Permission	No	No	No No
	Documents referred	Agreement Made Between Abhinandan Commercial Centre Private Limited and Messrs. Malshi Meghji & Co. Dated 30 th November, 1979		
4	Physical Details			
	Adjoining Properties:-			
	East	Building		
	West	Kalbadevi Road		
	North	Building		
	South	Building		
	Matching Boundaries	Yes		
	Plot Demarcated	NA		
	Approved land use	Commercial		
	Type of Property	Shop		
	Latitude	18.94 ^o N		
	Longitude	72.82 ^o E		
	No. of Rooms	Particulars	No/s	
		Hall	NA	
		Kitchen	NA	
		Bed	NA	



12159/2018



PRASHANT RAUT
Govt. Approved Valuer

Reg. No. CCIT-TH/350/16/22/3/2010-11

Ref:-PR/PCVPL/VLN/CB/12159/2018

VALUATION REPORT

1. PARTY :- MESSRS. MALSHI MEGHJI & CO.

SHOP NO. 29, GROUND FLOOR,
ABHINANDAN MARKET PREMISES CO.
OP. SOC. LTD., 215/217, ABHINANDAN
CLOTH MARKET, KALBADEVI ROAD,
MUMBAI 400 002
2. OWNER :- MESSRS. MALSHI MEGHJI & CO.
3. DATE OF INSPECTION :- 7TH APRIL, 2018
(MR. RAMESH GORE) ALONG WITH
BHARAT MISHRA
4. VALUATION
INSTRUCTED BY :- COSMOS BANK,
DADAR BRANCH
5. PURPOSE OF
VALUATION :- TO ASCERTAIN THE PRESENT MARKET
VALUE OF SHOP NO. 29, GROUND
FLOOR, ABHINANDAN MARKET
PREMISES CO. OP. SOC. LTD., 215/217,
ABHINANDAN CLOTH MARKET,
KALBADEVI ROAD, MUMBAI 400 002 IN
CONNECTION WITH FINANCIAL DEALING
WITH COSMOS BANK, DADAR BRANCH



12159/2018



VALUATION REPORT

PARTY :- MESSRS. MALSHI MEGHJI & CO.

SHOP NO. 29, GROUND FLOOR, ABHINANDAN
MARKET PREMISES CO. OP. SOC. LTD.,
215/217, ABHINANDAN CLOTH MARKET,
KALBADEVI ROAD, MUMBAI 400 002

PROPERTY :- SHOP NO. 29, GROUND FLOOR, ABHINANDAN
MARKET PREMISES CO. OP. SOC. LTD.,
215/217, ABHINANDAN CLOTH MARKET,
KALBADEVI ROAD, MUMBAI 400 002

REFERENCE DATE :- 6TH APRIL, 2018

VALUER :- M/S. PRAKSIS CONSULTANTS & VALUERS
PVT. LTD.

B/410, 4TH FLOOR, DAMJI SHAMJI
CORPORATE SQUARE, NEXT TO CANARA
BUSINESS CENTER, LAXMI NAGAR,
GHATKOPAR (EAST), MUMBAI 400075.



12159/2018



CERTIFICATE

Date : 18th April, 2018

To
Cosmos Bank,
Dadar Branch

We have carried out the valuation of Shop pertaining to Messrs. Malshi Meghji & Co. at Shop No. 29, Ground Floor, Abhinandan Market Premises Co. Op. Soc. Ltd., 215/217, Abhinandan Cloth Market, Kalbadevi Road, Mumbai 400 002

On the basis of the data/ information furnished by Cosmos Bank our visual inspection, observations, analysis and Judgment, we are of the opinion that the present value of the above referred assets to be considered as Rs. 60,55,000/- (Rupees Sixty Lakhs Fifty Five Thousand Only) As On 18th April, 2018

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.

A handwritten signature in black ink, appearing to be 'Praksis', is written over the circular stamp.



Praksis Consultants & Valuers Pvt. Ltd.
Authorised Signatory

12159/2018

6. BRIEF DESCRIPTION:-



THIS PROPERTY IS SHOP NO. 29,
GROUND FLOOR, ABHINANDAN MARKET
PREMISES CO. OP. SOC. LTD., 215/217,
ABHINANDAN CLOTH MARKET,
KALBADEVI ROAD, MUMBAI 400 002

THIS SHOP HAS FOLLOWING
AMENITIES :-

- 1] CERAMIC FLOORING
- 2] ROLLING SHUTTER
- 3] ALL WALLS INTERNALLY PLASTERED
WITH DRY DISTEMPER OIL BOUND
PAINT FINISH
- 4] EXTERNALLY PLASTERED WITH SAND
FACED FINISH.
- 5] CAPPING WIRING.
- 6] THIS BUILDING IS GROUND + 5 UPPER
FLOORS
- 7] ONE LIFT FACILITY
- 8] RCC FRAMED STRUCTURE
- 9] RCC SLAB ROOF
- 10] PAVEMENT AROUND BUILDING
- 11] COMPOUND WALL

