

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Smt. Jagruti Vadilalbhai Dedhia**

Commercial Shop No. 08, Ground Floor, "**Atlantic Plaza**", Bhavani Shankar Road,  
Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India.

Latitude Longitude : 19°00'45.5"N 72°50'03.5"E

## Valuation Done for:

**Cosmos Bank  
Dadar Branch**

Horizon Bldg,1 Floor,Ranade Road &Gokhale Road,Dadar West Mumbai-400028

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**Vastukala Consultants (I) Pvt. Ltd.**

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**VALUATION OPINION REPORT**

The property bearing Commercial Shop No. 08, Ground Floor, "**Atlantic Plaza**", Bhavani Shankar Road, Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India. belongs to **Smt. Jagruti Vadilalbhai Dedhia**

Boundaries of the property :

North	Residential Building
South	Garage Galli
East	Ramshyam Building
West	K. G. Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Bank Loan purpose at **₹ 2,26,00,000.00 (Rupees Two Crore Twenty Six Lac 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 report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

  
C.M.D.

  
DIRECTOR



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E),  
Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325

Fax : +91 22 28371324

mumbai@vastukala.org

**Mumbai (South)**

4<sup>th</sup> Block, 2<sup>nd</sup> Floor,  
Rahimtoola House,  
7, Homji Street, Fort,  
Mumbai - 400 001,  
(M.S.), INDIA

Tel. : +91 22 40032436

+91 22 40022436

mumbaisouth@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018  
(U.P), INDIA

Mobile : +91 9216912225

+91 9819670183

delhinr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602,  
(M.S.), INDIA

Tel. : +91 2462 244288

+91 2462 239909

nanded@vastukala.org

**Aurangabad**

Plot No. 106,  
N-3, CIDCO,  
Aurangabad - 431 00S,  
(M.S.), INDIA

Tel. : +91 240 2485151

Mobile : +91 9167204062

+91 9860863601

aurangabad@vastukala.org

Commercial Shop No. 08, Ground Floor, "**Atlantic Plaza**", Bhavani Shankar Road, Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India.

(See Rule 8 D)

**Form 0-1**

**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 11th March 2017 for Bank Loan
2	Date of inspection	09.03.2017
3	Name of the owner/ owners	<b>Smt. Jagruti Vadilalbhai Dedhia</b>
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Valuation Report of Commercial Shop No. 08, Ground Floor, " <b>Atlantic Plaza</b> ", Bhavani Shankar Road, Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India.
6	Location, street, ward no	Bhavani Shankar Road
7	Plot No. Survey No. CTS No. of land	CTS No. 1/1309 & 1320, Final Plot No. 569 (part), TPS IV, Mahim Division, Dadar (West), Mumbai
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Commercial
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Bus, Private Vehicles, Railway, Taxi
<b>LAND</b>		
12	Area of land supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area = 362 Sq. Ft.</b> <b>Builtup Area = 434.4 Sq. Ft.</b> (Carpet area + 20%) <b>(Area as per Agreement)</b> Carpet area = 348 Sq. Ft. Mezzanine Area = 348.00 (Area as per actual site measurement)
13	Roads, Streets or lanes on which the land is abutting	Bhavani Shankar Road
14	If freehold or leasehold land	Free Hold

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 increase 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	As per agreement
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.	Slum Rehabilitation Authority
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.
	<b>IMPROVEMENTS</b>	
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)	N.A.
24	Is the building owner occupied/tenanted/both?	Tenant Occupied - Mr. Ankit Chawla
25	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
26	What is the Floor Space Index permissible and Percentage actually utilized?	N.A.The information about the utilization percentage is not available.
	<b>RENTS</b>	
(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	N.A.
(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?	No

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.
	<b>SALES</b>	
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 an 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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Commencement - 13.10.2005 Year of completion - 2015
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.
45	Remarks	As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation we have taken area as per the agreement



**PART II - VALUATION****GENERAL:**

Under the instruction of Smt. Jagruti Vadilalbhai Dedhia, we have valued the Commercial Shop No. 08, Ground Floor, "**Atlantic Plaza**", Bhavani Shankar Road, Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India. belongs to ascertain the Fair Market Value of said Commercial Shop, as on 11.03.2017

We are in receipt of the following documents:

1	Copy of Agreement For Sale dated 07.09.2010
2	Copy of Commencement Certificate dated 13.10.2005 Document Number. SRA / ENG / 1466 / GN / ML / AP
3	Copy of Approved Plan dated 17.12.2012 Document Number. SRA / ENG / 1466 / GN / ML / AP

**LOCATION:**

The said building is located at New Survey No. 1/1309 & 1320, Final Plot No. 569 (part), TPS IV, Mahim Division Dadar (West), Mumbai

The Property falls in commercial Zone and the permissible **Floor Space Index is 0**. It is at a travel distance of 400 Mtr. from Parel Railway station. The surrounding locality is commercial.

**BUILDING:**

The building under reference is having Basement + Ground + 5 upper floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished 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 Shop. Lift is provided in the building

**Commercial Shop:**

The Commercial Shop under reference is situated on the Ground Floor. It consists of Cabin + working area + Loft. The Commercial Shop is finished with Italian Marble Flooring, Acoustic false ceiling, Teak Wood door frame with Rolling Shutter doors, paint type, Acrylic OBD painting, Anodized Aluminium Sliding windows & Concealed electrification.



**Valuation as on 11th March 2017**

The Built up area of the Commercial Shop	434.40 Sq. Ft.
The Saleable area of the Commercial Shop	565.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	: 2015
Expected total life of building	: 60.00
Age of the building as on 2017	: 2
Cost of Construction	: 434.40X2000.00 = ₹ 8,68,800.00
Depreciation	: N.A. property is below 5 years
Amount of depreciation	: Nil
<b>Value of property as on 11.03.2017</b>	: (565.00Sq. Ft. X ₹ 40,000.00 = ₹ 2,26,00,000.00)

(Area of property x market rate of developed land & Residential premises as on 2017 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

**Depreciated fair value of property as on 11.03.2017** : ₹ 2,26,00,000.00

Value of the property	: ₹ 2,26,00,000.00
The realizable value of the property	: ₹ 2,03,40,000.00
Distress value of the property	: ₹ 1,80,80,000.00
Insurable value of the property	: ₹ 8,68,800.00

Taking into consideration above said facts, we can evaluate the value of Commercial Shop No. 08, Ground Floor, "**Atlantic Plaza**", Bhavani Shankar Road, Sector - Garage Gully, Dadar (West), Mumbai, State - Maharashtra, Country - India. for this particular purpose at **₹ 2,26,00,000.00 (Rupees Two Crore Twenty Six Lac Only). as on 11th March 2017.**

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

  
C.M.D.

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

  
DIRECTOR



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**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 11th March 2017 is **₹ 2,26,00,000.00 (Rupees Two Crore Twenty Six Lac 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:

Date : 11.03.2017

Place : Mumbai

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

**Sharad B. Chalikwar**

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**ANNEXURE TO FORM 0-1**

	<b>Technical Details</b>	<b>Main Building</b>
1	No. of floors and height of each floor	Basement + Ground + 5 upper floors.
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop on 0 floor
3	Year of construction	2015
4	Estimated future life	58.00 years Subject to proper, preventive periodic maintenance and 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 Rolling Shutter doors, Anodized Aluminium Sliding windows
10	Flooring	Italian Marble Flooring
11	Finishing	Cement Plastering + POP finish
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring :surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	Orinary
15	Sanitary installations	
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Good
17	Compound wall Height and length Type of construction	
18	No. of lifts and capacity	The Building is having 5 Lifts.
19	Underground sump - capacity and type of construction	

20	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
21	Pumps- no. and their horse power	Information not available
22	Roads and paving within the compound approximate area and type of paving	Basement, Chequered tile in open spaces, etc.
23	Sewage disposal - whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



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An ISO 9001:2008 Certified Company

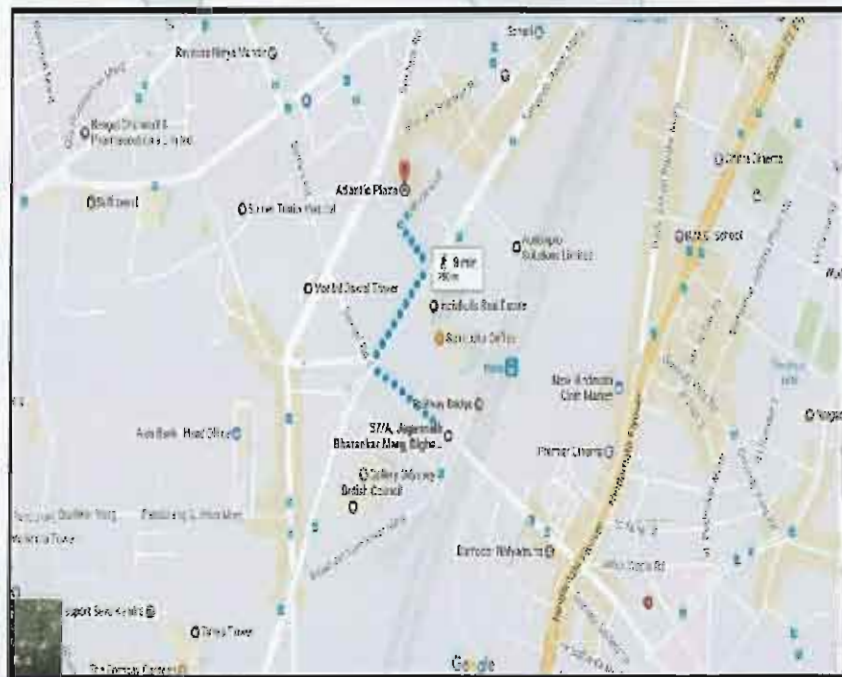


### Actual Site Photographs



### Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 19°00'45.5"N 72°50'03.5"E**

**Note::** The Blue line shows the route to site from nearest railway station (Parel 400 Mtr.)



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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on dated **11<sup>th</sup> March 2017**.

The term Fair Market 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.

### **UNDERLYING 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.

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### 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 neighbourhood 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 **₹ 2,26,00,000.00 (Rupees Two Crore Twenty Six Lac Only)**.

### STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

  
C.M.D.

  
DIRECTOR



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

