

COMM. CUM GODOWN/VALUATION/NSRVASHI NAVI MUMBAI/2227

DATE - 11/11/2020

Manager
 Sahakari Bank Ltd.

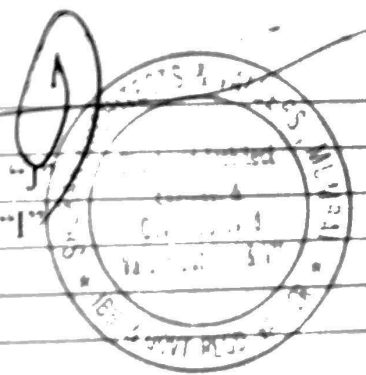
VALUATION REPORT
(ASPECT OF COMMERCIAL SHOP CUM GODOWN)

| | | |
|---|---|---|
| At which the valuation is made | : | To Ascertain the fair market value as on date. |
| On inspection | : | 10/11/2020 |
| From which the valuation is made | : | 11/11/2020 |
| Documents produced for perusal | : | |
| Previous Valuation Report | : | As per Old Valuation report dated 24/02/2016. By Valuer Dhumal Surveyors & Associates Pvt. Ltd. |
| Valuation Certificate | : | -- |
| Name of owner(s) and his his/their Phone no. (details of share case of joint ownership) | : | M/S ASHOK TRADERS. Proprietor, MR. ASHOK DURLABHDAS MEHTA |
| Description of the property | : | Commercial Premises Shop Cum Godown No. - 11, Known as "M/S ASHOK TRADERS", Block No. - K. A. P. M. C. Market No- 01, Phase 11, Plot No - 02, Sector No - 19, Nearby R.T.O Office, Mouje - Vashi, Dist - Navi Mumbai - 400 703. This commercial building is in the form of Shop cum Godown Complex Premises of Ground + Mezzanine Floor situated at in Middle class locality in busy commercial area. It is situated at distance of 1.2 Kms. from Turbhe Railway Station. |

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DATE - 11/11/2020

| | | |
|--|---|---|
| Location of property: | | |
| a) Plot No. Survey No. | : | Plot No. - 02, in Phase No. - 11, Market No. - 1, Sector No. - 19, out of Cat no. - 796 of Revenue Village Turbhe, Vashi, Navi Mumbai |
| b) Door No. | : | Commercial Premises Shop Cum Godown No. - 11, Known as "M/S ASHOK TRADERS", Block No. - K. A. P. M. C. |
| c) T. S. No. Village | : | Turbhe - Vashi |
| d) Ward Taluka | : | Thane |
| e) Mandal District | : | Navi Mumbai |
| f) Date of issue and validity of layout of approved map/plan | : | ----- |
| g) Approved map/plan issuing authority | : | As per the plan approved by Navi Mumbai Municipal Corporation authorities & CIDCO |
| h) Whether genuineness of authenticity of approved map/plan is verified | : | ----- |
| Postal address of the property | : | Commercial Premises Shop Cum Godown No. - 11, Known as "M/S ASHOK TRADERS", Block No. - K. A. P. M. C. Market No- 01, Phase 11, Plot No - 02, Sector No - 19, Nearby R.T.O Office, Mouje - Vashi, Dist - Navi Mumbai - 400 703. |
| City/Town | : | Sector - 19, Vashi |
| Residential Area | : | No |
| Commercial Area | : | Yes |
| Industrial Area | : | No |
| Classification of the area: | | |
| a) High/Middle/Poor | : | Middle |
| b) Urban/Semi Urban/Poor | : | Urban |
| c) Coming under Corporation limit/ Village Panchayat/ Municipality | : | Under Navi Mumbai Municipal Corporation area limit |
| d) Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency | : | No. |
| e) Unscheduled area/cantonment area | : | |
| Boundaries of the property: Actual | | |
| North | : | By Road And Wing "J" |
| South | : | By Road and Wing "I" |
| East | : | By Wing - "C" |
| West | : | By Road |





P SHUKAN

ARCHITECTS, ENGINEERS & VALUERS

Krishnakant A. Pandat

Krishnakant A. Pandat

2, Datarani Flats, 2nd Floor, "A Wing", Chitabhai Patel Road, Nr. Union Bank, Ashoknagar, Kandivli (E), Mumbai 400 101
 Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9
 mail - shukanarchitects_valuers@gmail.com

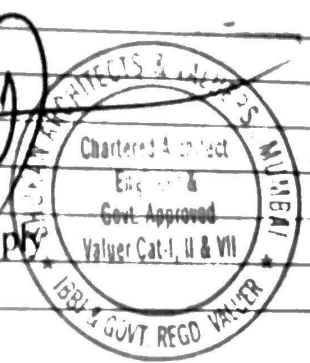
DATE - 11/11/2020

Locational of property:

| | | |
|--|---|---|
| a) Plot No. Survey No. | : | Plot No - 02, in Phase No - 11, Market No - 1 Sector No - 19, out of Gat no - 796 of Revenue Village Turbhe, Vashi, Navi Mumbai. |
| b) Door No. | : | Commercial Premises Shop Cum Godown No. - 11. Known as "M/S ASHOK TRADERS", Block No. - K. A. P. M. C. |
| c) T. S. No./Village | : | Turbhe - Vashi |
| d) Ward Taluka | : | Thane |
| e) Mandal District | : | Navi Mumbai |
| f) Date of issue and validity of layout of approved map/plan | : | ----- |
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| Postal address of the property | : | Commercial Premises Shop Cum Godown No. - 11. Known as "M/S ASHOK TRADERS", Block No. - K. A. P. M. C. Market No- 01, Phase 11, Plot No - 02, Sector No - 19, Nearby R.T.O Office, Mouje - Vashi, Dist - Navi Mumbai - 400 703. |
| City/Town | : | Sector - 19, Vashi |
| Residential Area | : | No |
| Commercial Area | : | Yes |
| Industrial Area | : | No |
| Classification of the area: | | |
| a) High/Middle/Poor | : | Middle |
| b) Urban/Semi Urban/Poor | : | Urban |
| Coming under Corporation limit/ Village Panchayat/ Municipality | : | Under Navi Mumbai Municipal Corporation area limit |
| Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency | : | No. |
| Boundaries of the property: Actual | | |
| North | : | By Road And Wing "J" |
| South | : | By Road and Wing "I" |
| East | : | By Wing - "C" |

DATE - 11/11/2020

| | | | | | |
|-----------------------------|---|-------|---|---|-------------------------------|
| 13. | Dimensions of the site | North | : | A As per the deed Built up area = 1657.64 Sq. Ft. i.e., 154.00 Sq. Mt. | B Actual Almost same |
| | | South | : | | |
| | | East | : | | |
| | | West | : | | |
| 14. | Extent of the site | | : | | |
| 4.1 | Latitude, Longitude & Co-ordinates of building | | : | Yes | |
| 15. | Extent of the site considered for valuation (least of 13 A & 13 B) | | : | Latitude -19°04'56.6"N | Longitude - 73°00'37.6"E |
| 6. | Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month. | | : | Built up area = 1657.64 Sq. Ft. | Occupied by Owner |
| L APARTMENT BUILDING | | | | | |
| | Nature of the Apartment | | : | Commercial building | |
| | Location: | | : | Commercial building | |
| | T. S. No./Survey No./Plot No. | | : | Plot no.02, Gat No. 796, | |
| | Block No./Door No. | | : | Commercial Premises at Shop Cum Godown No. 11 | |
| | Ward No. | | : | Block No - A. P. M. C. | |
| | Village/Municipality/Corporation | | : | NA | |
| | Door No. Street or Road (Pin Code) | | : | Under Navi Mumbai Municipal Corporation area limit | |
| | Description of the locality | | : | Navi Mumbai - 400 703 | |
| | Residential/Commercial / Mixed | | : | Commercial | |
| | Year of Construction | | : | 1985 or thereabout | |
| | Number of floors | | : | Ground Floor + 2 Mezzanine Floor | |
| | Type of Structure | | : | RCC framed structure | |
| | Number of Dwelling units in the building | | : | NA | |
| | Quality of Construction | | : | Good | |
| | Appearance of the Building | | : | Good | |
| | Maintenance of the Building | | : | Good | |
| | Facilities Available: | | : | | |
| | Lift | | : | Yes, Available | |
| | Protected Water Supply | | : | Municipal Water Supply | |
| | Underground Sewerage | | : | Yes | |



VALUERS

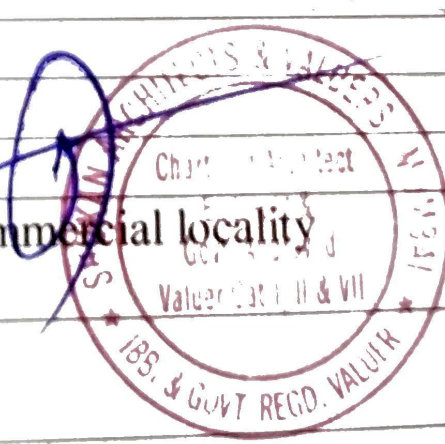
Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivalli (F), Mumbai 400 101
th Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
ers@gmail.com

DATE -11/11/2020

| | A | B |
|--------------------------|---|--------------------------|
| | As per the deed | Actual |
| North | • Built up area = 1657.64 Sq. Ft. i.e., 154.00 Sq. Mt. | Almost same |
| South | | |
| East | | |
| West | | |
| | Yes | |
| ates of | Latitude -19°04'56.6"N | Longitude - 73°00'37.6"E |
| r valuation | Built up area = 1657.64 Sq. Ft. | |
| /tenant? If ong? Rent | Occupied by Owner | |
| | Commercial building | |
| | Plot no.02, Gat No. 796, | |
| | Commercial Premises at Shop Cu m Godown No. 11, Block No - A. P. M. C. | |
| | NA | |
| n | Under Navi Mumbai Municipal Corporation area limit | |
| de) | Navi Mumbai - 400 703 | |
| | Commercial | |
| | 1985 or thereabout | |
| | Ground Floor + 2 Mezzanine Floor | |

Original
Lease Deed

| | |
|---|---|
| Ground floor + Mezzanine floor | |
| Commercial Premises at Shop Cum Godown No. 11. | |
| A.C. Sheet Roofing | |
| Shahabadi & Vitrified tiles flooring, Glazed tiles | |
| Two M. S. rolling shutters & ply frame doors | |
| windows | |
| Concealed | |
| Cement Plaster | |
| } Taxes are as per the Standard norms of Navi Mumbai Municipal Corporation. | |
| Connection no. | ---- |
| Name of | Occupied by Owners |
| Use of the Office? | Good |
| Name of the name of | M/S ASHOK TRADERS. Proprietor, MR. ASHOK DURLABHDAS MEHTA |
| Area of land as per Sale | N.A. |
| Use of the Office? | N.A. |
| Index (app.) | As per local body rules |
| Area of the Office? | Built up area = 1657.64 Sq. Ft. |
| Medium / Ordinary? | Medium |
| Residential or Commercial | Commercial |
| Is it let out? | Owner Occupied |
| Monthly rent? | NA |
| Condition? | Good |
| Surrounding for an extra | Well developed commercial locality |
| Is it observed which general? | NA |



DATE 11.11.2019

1. Analyzing the comparable sale transactions, what is the composite rate for a building with same specifications in the adjoining locality of Alang with details of at least two latest transactions with respect to adjacent properties in the area)

2. Assuming it is new construction, what is the adopted basic composite rate of the building under valuation after comparing with the specifications and other factors with the building under comparison (give details)

Rs. 14, 000/- to Rs. 16, 000/- per sq. ft. on Comm.
Built up area, Situation of the Office

Rs. 14, 000/- to Rs. 16, 000/- per sq. ft. on Comm.
Built up area, Situation of the Office

3. Break up for the rate:

i) Building + Services

ii) Land + Others

4. Guide me rate obtained from the Registrar's office (an evidence thereof to be enclosed)

5. Insurable value

Rs. 2, 500/- Sq. Ft. (Bldg + serviced)

Rs. 13, 500/- Sq. Ft. (land + amenities)

Rs. 1, 02, 200/- Sq. Mt. for Office

Replacement Cost Rs. 2000/- Per Sq. Ft.
Built up area 1657.64 Sq. Ft.
1657.64 Sq. Ft X Rs. 2000/- Per Sq. Ft. =
Rs. 33, 15, 280/-
Replacement Cost for Insurance purpose

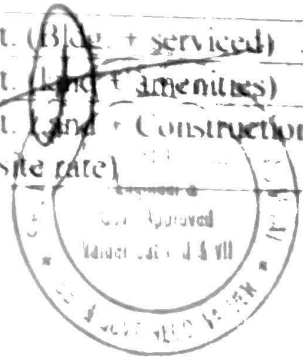
COMPOSITE RATE ADOPTED AFTER DEPRECIATION

Depreciated building rate:

| | | |
|---|---|---------------------------|
| Replacement cost of building with Services (VI 3) i) | : | Rs. 2000/- Sq. Ft. |
| Age of the building | : | 35 Years |
| Life of the building estimated | : | 25 Years (60-35-25 Years) |
| Depreciation percentage assuming the salvage value as 10% | : | NA |

Total composite rate arrived for valuation:

| | | |
|----------------------------------|---|--|
| Depreciated building rate VI (a) | : | Rs. 2, 000 - Sq. Ft. (Bldg. + serviced) |
| Rate for Land & other V (3) ii | : | Rs. 13, 500 - Sq. Ft. (Land + amenities) |
| Total Composite Rate | : | Rs. 15, 500 - Sq. Ft. (Land + Construction (Averagely composite rate)) |



DETAILS OF VALUATION

DATE -11/11/2020

| Description | Qty./Area (Sq. Ft.) | Market Rate in Sq. Ft. | Estimated Value In Rupees |
|---|---------------------|------------------------|-----------------------------|
| Present value of the Commercial Premise | 1657.64 | Rs. 15, 500/- | 2, 56, 93, 420/- |
| Commercial Premises Shop Cum Godown | -- | -- | -- |
| II | -- | -- | -- |
| Shelves | -- | -- | -- |
| Cases | -- | -- | -- |
| Arrangements | -- | -- | -- |
| Finish | -- | -- | -- |
| Decorations & Improvements | -- | -- | -- |
| City deposits/Electrical fittings etc. | -- | -- | -- |
| Collapsible gates/ grill works etc. | -- | -- | -- |
| Value, if any. | -- | -- | -- |
| Total Fair Market Value at Rs. | | | 2, 56, 93, 420/- |
| | | | Say 2, 56, 93, 000 - |

(Rupees Two Crore Fifty Six Lakhs Ninety Three Thousand only)

Summary of Valuation

| | |
|-------------------------------|----------------------|
| Value | Rs. 2, 56, 93, 000/- |
| Value (10% Less than FMV) | Rs. 2, 31, 23, 700/- |
| Value (20% Less than the FMV) | Rs. 2, 05, 54, 400/- |

On my appraisal and analysis, it is my considered opinion that the Present fair Market value in the prevailing condition with aforesaid specification is **Rs. 2, 56, 93, 000/- (Rupees Two Crore Fifty Six Lakhs Ninety Three Thousand only).**

Rs. 2, 05, 54, 400/- (Rupees Two Crore Five Lakhs Fifty Four Thousand Four Hundred only).

Line Value Rs. 1, 57, 38, 800/- (Rupees One Crore Fifty Seven Lakhs Thirty Eight Thousand Eight Hundred Only)

