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Form - 0 - 1

REPORT OF VALUATION OF IMMOVABLE PROPERTY

I. GENERAL INFORMATION

Ref. No. ADI/BOM/MOKHADA/PS/VIR/SK/ADI24-0498		
1.	a. Purpose for which valuation made	To determine the Fair Market value of the Property
	b. Fresh Valuation/Revaluation	Fresh Valuation
	c. Bank & Branch	Bank of Maharashtra, Mokhada Branch
	d. Report Dated	10/06/2024
2.	Date on which valuation visit	08/06/2024
3.	Name of the Owner/ Purchaser	Mr. Manishkumar Pawankumar Chhaparia.
3a.	Contact No.	7024471085
4.	If the property is under joint ownership/ share of each owner. Is the share undivided?	Single Ownership
5.	Brief description of property	Office No. 453, 3 rd Floor, ORM Wing B Co. Opp. Premises Soc. Ltd. Village Maroshi, Royal Palms, Aarey Milk Colony, Goregaon (E), Taluka Borivali, District Mumbai - 400 065.

Address of the Property :

Office No. 453, 3rd Floor, Orm Wing B Co. Opp. Premises Soc. Ltd. Village Maroshi, Royal Palms, Aarey Milk Colony, Goregaon (E), Taluka Borivali, District Mumbai - 400 065.

We referred to the photocopy copies provided by client to us:

1. **Agreement For Sale** Regd. No. BRL-1-9755-2024 Index II No. 3695/2013 Dated 07/06/2024 between Mrs. Bharti Upendra Potnis (Vendor) and Mr. Manishkumar Pawankumar Chhaparia (Purchaser).
Agreement Value: 30,00,000Rs. /-
Govt. Value: Rs. 2861778/-
2. **Society Regd. No.** MUM/WP/GNL/O 3044/2015-16 Dated: 17/10/2015.
3. **Part Occupancy Certificate** No. CHE/86-40/BP (WS)/AP Dated: 07/12/2007 issued by Brihanmumbai Mahanagarpalika.
4. Floor Plan

Brief Description: Property is situated at 5 km away from Goregaon Railway Station. The structure of the building is Ground + 4 Upper Floors. Building is 17 years old (As per POC). So the future life of the building is 43 years subject to proper & regular maintenance. The property is situated on Ground floor of the building known as "Orm Wing B Co. Opp. Premises Soc. Ltd.". The building is having R.C.C. structure.



	Nearest Landmark	:	Orchard Road Mall.
	Property is bounded by		
	North South East West		Diamond Isle - 2 A Wing Internal Road/ Open Plot Internal Road
	Accommodation	:	Commercial Office
	<p>Area: (As per Agreement) Built up Area – 289 Sq. Ft. Mezzanine Floor – 96 Sq Ft.</p> <p>Area: (As per Measurement) Carpet Area - 232 Sq. Ft. Built up Area - 139.2 Sq. Ft.</p>		
	Location, Street, Ward No.		Village Maroshi, Royal Palms, Aarey Milk Colony, Goregaon (E), Taluka Borivali, District Mumbai - 400 065.
7.	Whether approved plan or occupation		Part Occupation Certificate No CHE/8640/BP (WS)/AP Dated: 07/12/2007 it implies that the said building is as per approved plan
8.	Survey / No. of Land		C. T. S. No. 1627A Village Maroshi.
9.	Is the property situated in Residential/ Commercial/ mixed / industrial area.		Commercial
10.	Classification of locality-high class/ middle class / poor class.		Middle Class Locality
11.	Proximity to civic amenities like schools, Property s, hospitals, market, Cinemas, Railways etc.		Available in nearby vicinity within.
12.	Means and proximity to surface communication by which the locality is served.		Railway, Local Transport, Autos, etc.
13.	Furnish technical details of the building on separated sheet (the annexure to this form may be used).		-
14.	Is the property owner occupied, tenant, or both		Vacant
	If partly occupied, specify portion and extent of area under owner occupation.		-
15.	Name and Registration No. of Co-op. Housing Society.		Society Name – ORM Wing B Co. Opp. Premises Soc. Ltd. Society Regd. No. MUM/WP/GNL/O 3044/2015-16 Dated: 17/10/2015.
16.	Share Certificate No. and Face values.		Details Not Applicable.



II. SALES AND MARKETABILITY

1.	Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area land sold.	Rate adopted is our opinion based on our experience, market survey, online research and office data.
2.	Market Rates adopted for Residential	Rate adopted for valuation: Rs. 13,000/- per Sq. Ft. on Built up Area & Rs. 4,000/- per Sq. Ft. on Mezzanine Area as per location Factors considered For Valuation: Location, locality, facility, amenities, business potential, market supply and demand, local nearby enquiry, market research.
3.	If sale instance are not available or relied upon, basis of arriving at the land rate.	As per enquiry in local market the rate prevailing in nearby area ranges between @ Rs. 12,500/- to Rs. 13,500/- per Sq. Ft. on Built up Area & Rs. 3,500/- to Rs. 4,500/- on Mezzanine Area But considering the location, locality, potential market supply and demand, marketability and research a rate of Rs. 13,000/- per Sq. Ft. on Built up Area & Rs. 4,000/- per Sq. Ft. on mezzanine Area As per location Therefore our computed price as valued is justified.

Part A (Valuation of the Property)

1.	Technical details of the building	
a.	Type of Building (Residential/ Commercial / Industrial)	Commercial
b.	Type of Construction (Load Bearing / RCC / Steel Framed)	RCC Frame Structure
c.	Year of Construction	Year 2007. (As per Part OC)
d.	Number of floors and height of each floor including basement, if any	Ground + 4 Upper Floors, Floor Height is 9 feet
e.	Area of Property	Built up Area – 289 Sq. Ft. Mezzanine Floor – 96 Sq Ft. (As per Agreement)
f.	Condition of the Building	Good
g.	Exterior – Excellent, Good, Normal, Poor	Good
	Value of property (for information only)	A) Property value calculated as under Built up Area x Rate Adopted = 289 Sq. ft. X Rs. 13,000/- per Sq. Ft. = Rs. 37,57,000 /- B) Property value calculated as under Mezzanine Area x Rate Adopted = 96 Sq. ft. X Rs. 4,000/- per Sq. Ft. = Rs. 3,84,000/- Total (A + B)= Rs. 41,41,000/-



Specifications of Construction

Sr. No.	Description	
1	Foundation	Foundation Type - RCC
2	Basement	No.
3	Lift	4 lifts provided for the building
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	1. Powder coated aluminium sliding windows 2. Plywood flush door.
5	RCC Works	RCC
6	Plastering	Cement Sand Finish
7	Flooring, Skirting, Dado	Vitrified Tiles Flooring
8	Special finish as marble, granite, wooden panelling, grills etc.	No
9	Roofing including weatherproof course	RCC Roof
10	Drainage	Connected to Municipal Sewer Line

2.	Compound Wall	
	Height	6 Feet
	Length	-
	Type of Construction	RCC framed structure.

3.	Electrical Installation	
	Type of Wiring	Concealed
	Class of fittings (superior/ordinary/poor)	Ordinary
	Number of Light Points	As per requirements
	Fan Points	-
	Spare Plug Points	-
	Any other item	-

4.	Plumbing installation	
a.	No. of water closet and their type	As per requirements
b.	No. of Wash basins	-
c.	No. of Urinals	-
d.	No. of Bath tubs	-
e.	Water Meters, taps etc	-
f.	Any other fixtures	-



Fair Market Value of the Property

= Rs. 41,41,000/- (Rupees Forty One Lakh Forty One Thousand Only)

Realizable Value of Property

= Rs. 37,26,900/- (Rupees Thirty Seven Lakh Twenty Six Thousand Nine Hundred Only)

Distress Value of Property

= Rs. 33,12,800/- (Rupees Thirty Three Lakh Twelve Thousand Eight Hundred Only)

Govt. Value of Property

= Rs. 28,61,778/- (Rupees Twenty Eight Lakh Sixty One Thousand Seven Hundred and Seventy Eight Only)

Rental Value of Property

= Rs. 13,800/- (Rupees Thirteen Thousand Eight Hundred Only)

Insurance Value of Property

= Rs. 8,09,200/- (Rupees Eight Lakh Nine Thousand Two Hundred Only)

Remarks:

1. The said property is Commercial Office.
2. All the civic amenities are available within the proximity of the said building.
3. We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

Place: Thane
Dated: 10/06/2024



**DINESH
PRABHAKAR
WARADE**

**Authorized Signatory
Dinesh P. Warade**

Digitally signed by DINESH PRABHAKAR WARADE
DN: c=IN, postalCode=400004, st=MAHARASHTRA,
serialNumber=65382719c7f8908c1d906b2d8d5161d4
a3b6de484e9d4d119226b40618f19fa,
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2.5.4.20de3d236d8b561e7960ec01870f4ee89773ee774
6d759552322649501ee8e8f0f
email=AW.ARCHINOVA@GMAIL.COM, cn=DINESH
PRABHAKAR WARADE
Date: 2024.06.11 12:01:43 +05'30'

SUMMARY

Sr. no.	Particulars	Details / Information
1	Name of the Branch	: Mokhada Branch
2	Name of the Borrowers / Purchaser	: Mr. Manishkumar Pawankumar Chhaparia.
3	Name of the Valuer / Firm	: M/s. archinova design inc.
4	Date of Visit by Valuer	: 08/06/2024
5	Description of Property/Properties	:
a	Name of the Owner / Mortgagor	: Mr. Manishkumar Pawankumar Chhaparia
b	Address of the property being valued	: Office No. 453, 3 rd Floor, ORM Wing B Co. Opp. Premises Soc. Ltd. Village Maroshi, Royal Palms, Aarey Milk Colony, Goregaon (E), Taluka Borivali, District Mumbai - 400 065.
c	Extent of area (in acres/hectors/sq. meter/sq. feet)	: Built up Area – 289 Sq. Ft. Mezzanine Floor – 96 Sq Ft. (As per Agreement)
d	Survey No. / Gut No. / CST No. / House No.	: C. T. S. No. 1627A of Village Maroshi.
e	Type of Land	: Non-Agricultural land
f	Nature of Property	: Residential
g	In possession of / Occupancy	: Office Was Vacant
h	Boundaries	
	North	: Diamond Isle – 2
	South	: A Wing
	East	: Internal Road/Open Plot
	West	: Internal Road
i	Market Value of the Property	: Rs. 41,41,000/-
j	Realizable Value of the Property	: Rs. 37,26,900/-
k	Distress Value of the Property	: Rs. 33,12,800/-
l	Value of the Property as per the Govt. Ready Reckoner	: Rs. 28,61,778/-

Above property is properly demarcated / un-demarcated and the boundaries of the property are identified / identifiable / unidentifiable.

Place: Thane
Dated: 10/06/2024



**DINESH
PRABHAKAR
WARADE**

Authorized Signatory
Dinesh P. Warade

Digitally signed by DINESH PRABHAKAR WARADE
DN: c=IN, postalCode=400044, st=MAHARASHTRA,
serialNumber=66382719710978e1d9062280576104
a1b60e480f964d31952d8b078f19a,
pseudoName=5071088F5A4C28F45A4C2032295,
2.5.4.20=3823480841a7940e0187d4e09173ae146,
d7925a727a7d11e8a9908,
email=AW.DINESH@ARCHINOVA.COM, o=DINESH
PRABHAKAR WARADE
Date: 2024.06.11 12:02:10 +05'30'

Disclaimers

- *Our report should be read along with the below given disclaimers.
- *We have no direct or indirect interest in the assets valued.
- *Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- *The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- *The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/ structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- *As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- *Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- *It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. Archinova Design Inc.(ADI)within 15 days and ADI is not responsible for any change in contents after expiry of 15 days from the date of the report.
- *Encumbrances of loan, govtt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- *The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- *It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp (UVL) machine.
- *It should be noted that ADI's value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.
- *The report is issued at the specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party is different.

Assumptions and Limiting conditions

- *Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- *In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- *Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- *We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- *There is compliance with zoning and land use regulation
- *There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- *All licences necessary to operate the asset have been obtained
- *The asset would be properly maintained over its balance life
- *In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the



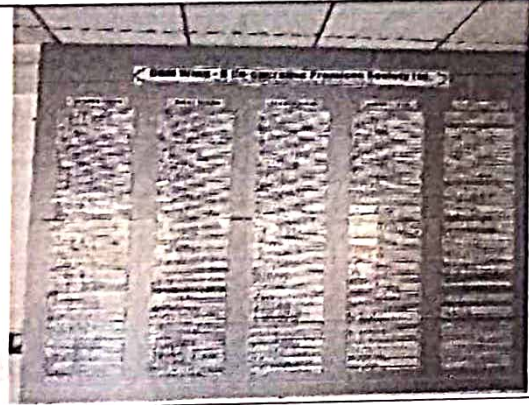





Ref. No ADI/BOM/MOKHADA/PS/VIR/SK/ADI24-0498

Visit Date: 08/06/2024

Applicant Name: Mr. Manishkumar Pawankumar Chhaparia.

PHOTOGRAPHS

	
View of Building	View of Entrance
	 <p>08 Jun 2024 3:30:28 pm 122° SE Goregaon Mumbai Konkan Division Maharashtra</p>
View of Society Name Board	Inside View of Office
	 <p>08-Jun-2024 3:30:57 pm 274° W Goregaon Mumbai Konkan Division Maharashtra</p>
Inside View of Office	Inside View of Mezzanine Floor



Ref. No. ADI/BOM/MOKHADA/PS/VIR/SK/ADI24-0498

Visit Date: 10/06/2024

Applicant Name: Mr. Manishkumar Pawankumar Chhaparia.

Google Map



Delivering ingenuity

Satellite Map




Latitude & Longitude: 19.153582, 72.884502



Applicant Name: Mr. Manishkumar Pawankumar Chhaparia

SDRR



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year: 2024/2025

Annual Statement of Rates

Language: English

Selected District:

Select Village:

Search By: Survey No Location

Enter Survey No:

उपविभाग	खुली जमीन	निवारी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Sq. Ft.)	Attribution
54-254A-अभाग-रोपल पाम वसाहत सि.स.के.1627	47870	96060	106670	144680	102120	चौरस मीटर मि.टी एस नंबर

Rate Reference

₹55 Lacs


₹15,714.29 / sq. ft.

₹41,301/Month

Estimated EMI

350 sqft

Builtup



Shop
Property Type

Unfurnished
Furnishing

Public And Reserved
Parking

Immediately
Available From

Get Owner Details

