



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Satyanarayan Gangaram Goud & Mr. A. Venkataramana**

Commercial Land & Hotel Building on PAP Plot No. RP-121, M.I.D.C. Industrial Area, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country – India.

Latitude Longitude - 19°12'56.7"N 73°06'27.3"E

Valuation Prepared for:

**Cosmos Bank
Dombivli (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane, PIN Code - 400605, State - Maharashtra, Country – India

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



VALUATION OPINION REPORT

The property bearing Commercial Land & Hotel Building on PAP Plot No. RP-121, M.I.D.C. Commercial Area, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country - India belongs to **Mr. Satyanarayan Gangaram Goud & Mr. A. Venkataramana.**

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot
East	:	Plot No. RP – 122
West	:	Plot No. RP – 120

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 as below –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Commercial Land & Hotel Building	92,00,354.00	82,80,319.00	73,60,283.00	22,95,300.90

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.**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763

Auth. Sign.



**Valuation Report of Commercial Land & Hotel Building on PAP Plot No. RP-121, M.I.D.C. Commercial Area,
Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203,
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 19.09.2024 for Bank loan Purpose
2	Date of inspection	05.09.2024
	Name of the owner/ owners	Mr. Satyanarayan Gangaram Goud & Mr. A. Venkataramana
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details about ownership share is not available
5	Brief description of the property	Commercial Land & Hotel Building on PAP Plot No. RP-121, M.I.D.C. Industrial Area, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country - India
6	Location, street, ward no	Savitribai Phule Road
7	Survey/ Plot no. of land	PAP Plot No. RP-121
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Commercial area
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	Served by Buses and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Plot area – 100.00 Sq. M. (Area as per Deed of Transfer)
13	Roads, Streets or lanes on which the land is abutting	Savitribai Phule Road
14	If freehold or leasehold land	Leasehold of MIDC
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	Not applicable
	(i) Initial premium	Not applicable
	(ii) Ground rent payable per annum	Not applicable
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	Not applicable
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	Commercial purpose
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.	No
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	Yes
	IMPROVEMENT	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Attached
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	FSI – 1
26	RENTS	
	(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) Information not available	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
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	Information not available
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?	No lift
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?	As per MIDC norms
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
39	Land rate adopted in this valuation	₹ 65,000.00 per Sq. M.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	2019 (As per Occupancy Certificate)
42	What was the method of construction, by contract / By employing Labour directly / both?	Information not available
43	For items of work done on contract, produce copies of agreements	Information not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch, to assess fair market value as on **19th September 2024** for **Commercial Land & Hotel Building** on PAP Plot No. RP-121, M.I.D.C. Industrial Area, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country - India belongs to **Mr. Satyanarayan Gangaram Goud & Mr. A. Venkataramana**.

We are in receipt of the following documents:

1.	Copy of Deed of Transfer dated 31.01.2020 between Smt. Sharada Abasaheb Phalke (Transferor / Seller) and Mr. Satyanarayan Gangaram Goud & Mr. A. Venkataramana (Transferees / Purchasers).
2.	Copy of Occupancy Certificate No. EE / SPA / DMB / RP – 121 / B-96678 / 2019 dated 13.06.2019 issued by MIDC.
3.	Copy of Approved plan No.D08645 dated 12.09.2018 issued by MIDC.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property:

The property is **Commercial Land & Hotel Building bearing** on PAP Plot No. RP-121, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country - India. The Property falls in Industrial Zone. It is a Lodging & Boarding. It is at 2.3 KM. travelling distance from Dombivli Railway station. The surrounding locality is Commercial.

Building:

The building under reference is having Ground + 2nd floor + Terrace. 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 tiles floor finish. The external condition of building is good. The building is used for Commercial purpose of lodging & boarding.

The composition of building is as below –
 Ground Floor – Reception + 2 Rooms + 2 Toilets
 First Floor – 3 Rooms + 3 Toilets + Staircase.
 Second Floor – 3 Rooms + 3 Toilets + Staircase
 Terrace - 3 Rooms + 3 Toilets

The building is finished with Vitrified tiles flooring, Glass door, Powder coated Aluminium sliding windows, Concealed wiring etc.

Area as per Measurement are as follows: -

Particular	Measured Area (Sq. M.)
Ground floor RCC structure	542.00
1 st floor RCC structure	542.00
2 nd floor RCC structure	542.00
Terrace	542.00

Area as per Deed of Transfer Plot area is 100.00 Sq. M., which is considered for valuation

VALUATION OF THE PROPERTY:**A) Value of Land:**

Plot area	100.00 Sq. M.
Rate adopted for valuation	₹ 65,000.00 per Sq. M.
Value	₹ 65,00,000.00

As per agreement, the Built-up area of Commercial Building is as below –

Particulars	Built up area in Sq. M.	Built up area in Sq. Ft.
Ground Floor	16.33	175.00
First Floor	40.49	436.00
Second Floor	40.49	436.00
Total	97.31	1047.00

B) Value of Structures:

The Built-up area of the building : As per valuation table below

Deduct Depreciation:

Year of Construction of the building : 2019 (As per Occupancy Certificate)

Expected total life of building : 55 years

Age of the building as on 2024 : 5 years

Cost of Construction : ₹ 30,000.00 per Sq. M.

Structure Value (as per approved plan)

Structure No.	Built Up Area	Year Of Const.	Valuation Year	Total Life of Structure	Estimated Replacement Rate	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost / Insurable Value
	(Sq. M)				(₹)	(₹)	(₹)	(₹)
Ground Floor	16.33	2019	2024	60.00	30,000.00	27,750.00	4,53,158.00	4,89,900.00
First Floor	40.49	2019	2024	60.00	30,000.00	27,750.00	11,23,598.00	12,14,700.00
Second	40.49	2019	2024	60.00	30,000.00	27,750.00	11,23,598.00	12,14,700.00
	97.31					-	27,00,354.00	29,19,300.00

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	100.00	43,670.00	43,67,000.00
Structure	As per valuation table		27,00,354.00
Total			70,67,354.00

TOTAL VALUE OF THE PROPERTY:

Particulars	Value (₹)
Cost of Land	65,00,000.00
Cost of Buildings	27,00,354.00
Total Fair Market Value	92,00,354.00
Realizable Value	82,80,319.00
Distress Sale Value	73,60,283.00
Insurance Value	22,95,301.00

Taking into consideration above said facts, we can evaluate the value of **Commercial Land & Building on PAP Plot No. RP-121, M.I.D.C. Industrial Area, Village – Asde Golavali, Taluka – Kalyan, District -Thane, Dombivli (East), PIN Code – 421 203, State - Maharashtra, Country - India** for this particular purpose at **₹ 92,00,354.00 (Rupees Ninety Two Lakh Three Hundred Fifty Four Only)** as on **19th September 2024**.

NOTES

1. I, Manoj 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 **19th September 2024** is **₹ 92,00,354.00 (Rupees Ninety-Two Lakh Three Hundred Fifty-Four Only)**.
2. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
3. 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.
4. 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:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	As per brief description
2.	Plinth area floor wise as per IS- 1225	Plot Area = 100.00 Sq. M. Structure - As per valuation table
3	Year of construction	Year – 2019 (As per Occupancy Certificate)
4	Estimated future life	55 Years Subject to proper, preventive periodic maintenance and structural repairs.
5	Type of construction- load bearing walls/RCC frame/ steel frame	RCC framed structure
6	Type of foundations	R.C.C. slab
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 MS safety door, Powder coated aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering POP finishing
12	Roofing and terracing	RCC slabs
13	Special architectural or decorative features, if any	POP false ceiling in office area
14	(i) Internal wiring – surface or conduit	Concealed wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Ordinary
15	Sanitary installations	
	(i) No. of water closets	As per requirement Ordinary
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		
16	Compound wall Height and length	Compound wall of R.C.C. columns with Brick Masonry wall

	Type of construction	
17	No. of lifts and capacity	No lift
18	Underground sump – capacity and type of construction	R.C.C.
19	Over-head tank Location, capacity Type of construction	R.C.C.
20	Pumps- no. and their horse power	Information not available
21	Roads and paving within the compound approximate area and type of paving	Concrete cement finish in open spaces, etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to local sewer line

Occupancy Certificate

 **MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**
(A Government of Maharashtra Undertaking)
Office - EE, Dombivli Office of the office of SPA.
e-mail : eedombivli@midcindia.org
Phone No. 251-2471316

No/EE/SPA/DMB/RP-121/B-95678/2019,
Office of the Executive Engineer,
MIDC, Division Dombivli.
Date: - 13/06/2019

OCCUPANCY CERTIFICATE

To,
Smt. Sharda Abasaheb Phalke
Plot No. PAP-RP-121, Phase- I,
Dombivli Industrial Area
MIDC, Dombivli.

Sub - Issue of Occupancy certificate to Commercial Building for Hotel & Lodging boarding on Plot No. RP-121; Dombivli Industrial Area.

Ref.- 1. On Line application vide SWC/3/19/20190604/632767, Dt.04/06/2019.
2. Building Completion Certificate By Architect / Licence Engineer Dt 31/05/2019.
3. Plans approval vide letter No.EE/SPA/DOM/D-08645; Dt. 12/09/2018.
4. Final Fire N.O.C. issued by Hon. Dy. C.F.O., Mumbai vide letter No. MIDC/Fire/B-61896. Dt- 14/05/2019.
5. Site Inspection Report submitted by Owner/Architect :-Dt.13/06/2019.

Dear Sir,

This is to certify that, the development work of **Commercial Building** having total built up area – **97.31 Sq.M.** on **Plot No. RP-121, Phase- I** situated at **MIDC, Dombivli Industrial Area, Dombivli (E)**, is completed as per details mentioned in Annexure A under the supervision of Architect Shri. G.N.Gandhe (License No CA/77/04234).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5, you are permitted to occupy this building having total built up area – **97.31 Sq.M. (FSI-0.97)**

Thanking you,

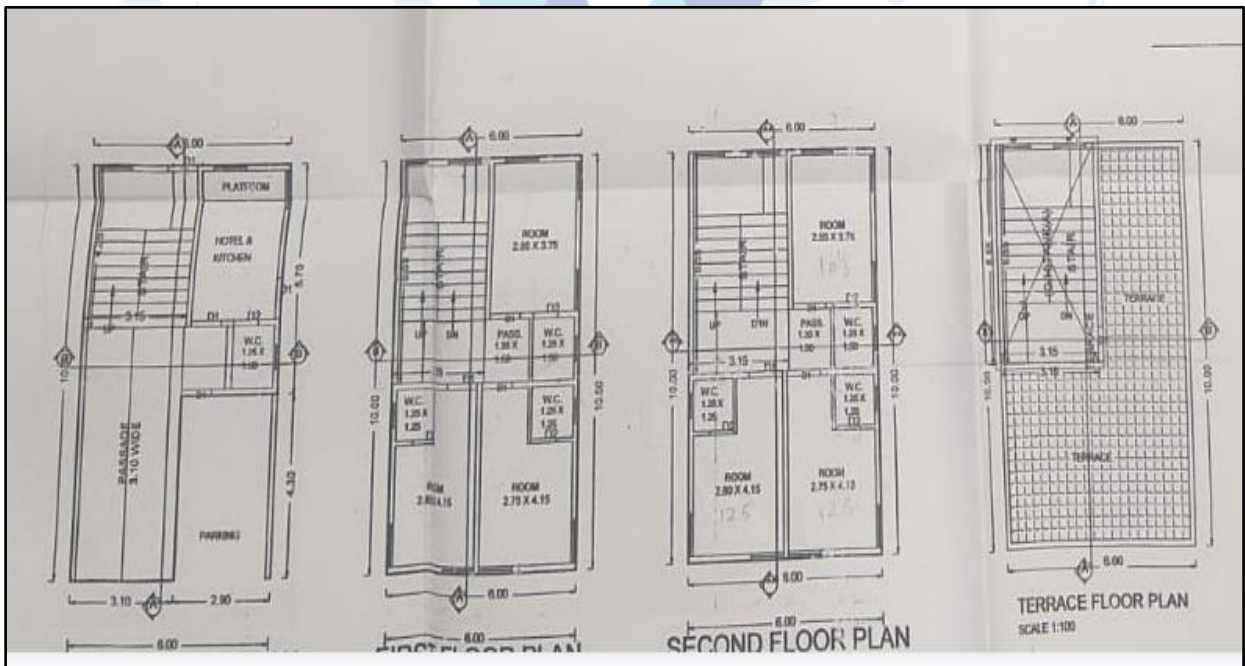
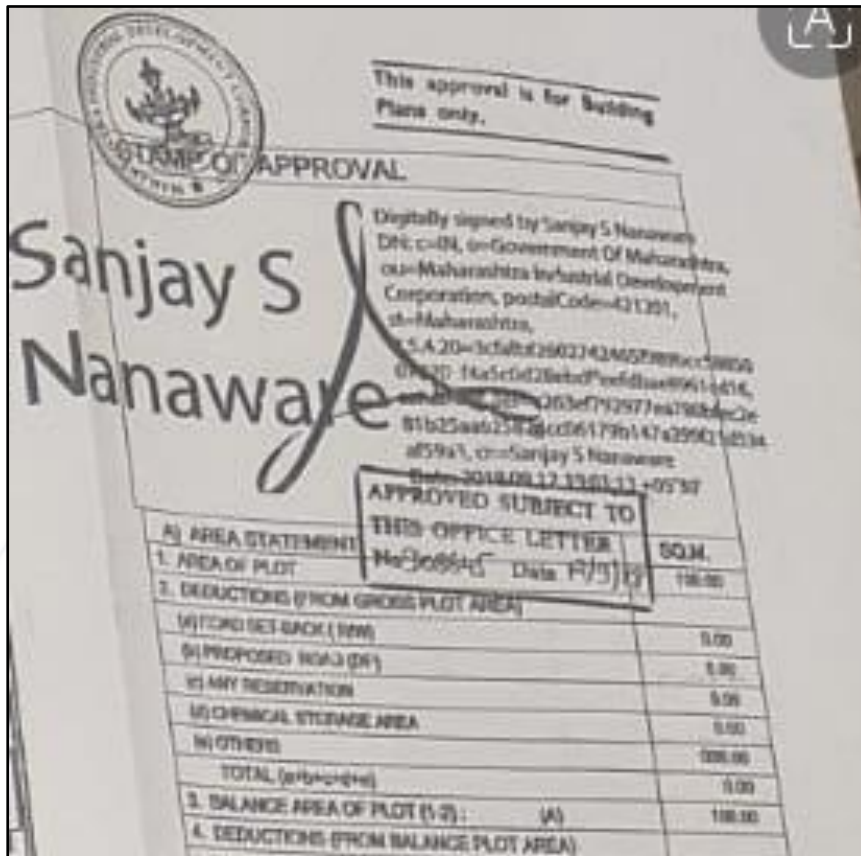
Yours faithfully,

Sanjay S Nanaware
Executive Engineer & SPA,
M.I.D.C. Division;
Dombivli.

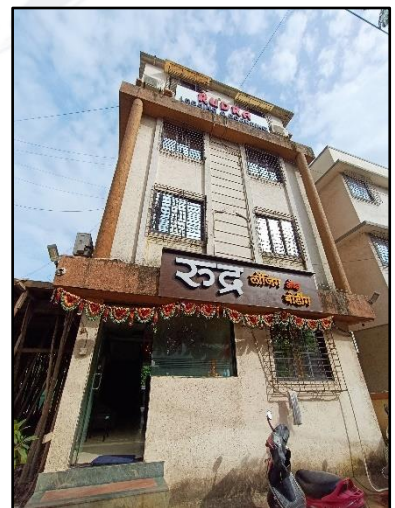
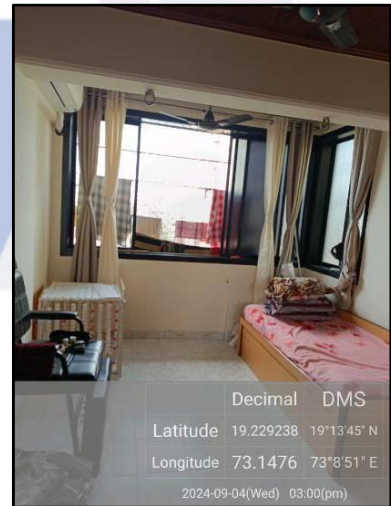
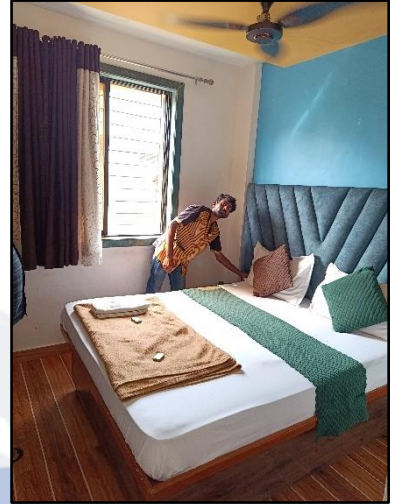
Digitally signed by Sanjay S Nanaware, DN: cn=Sanjay S Nanaware, o=Maharashtra Industrial Development Corporation, postalCode=400005, st=Maharashtra, email=eedombivli@midcindia.org, serial=2512471316, version=1.0, reason=I am the Executive Engineer of MIDC, Dombivli Division, and I am authorized to sign this document.

Encl: Annexure A

Approved plan

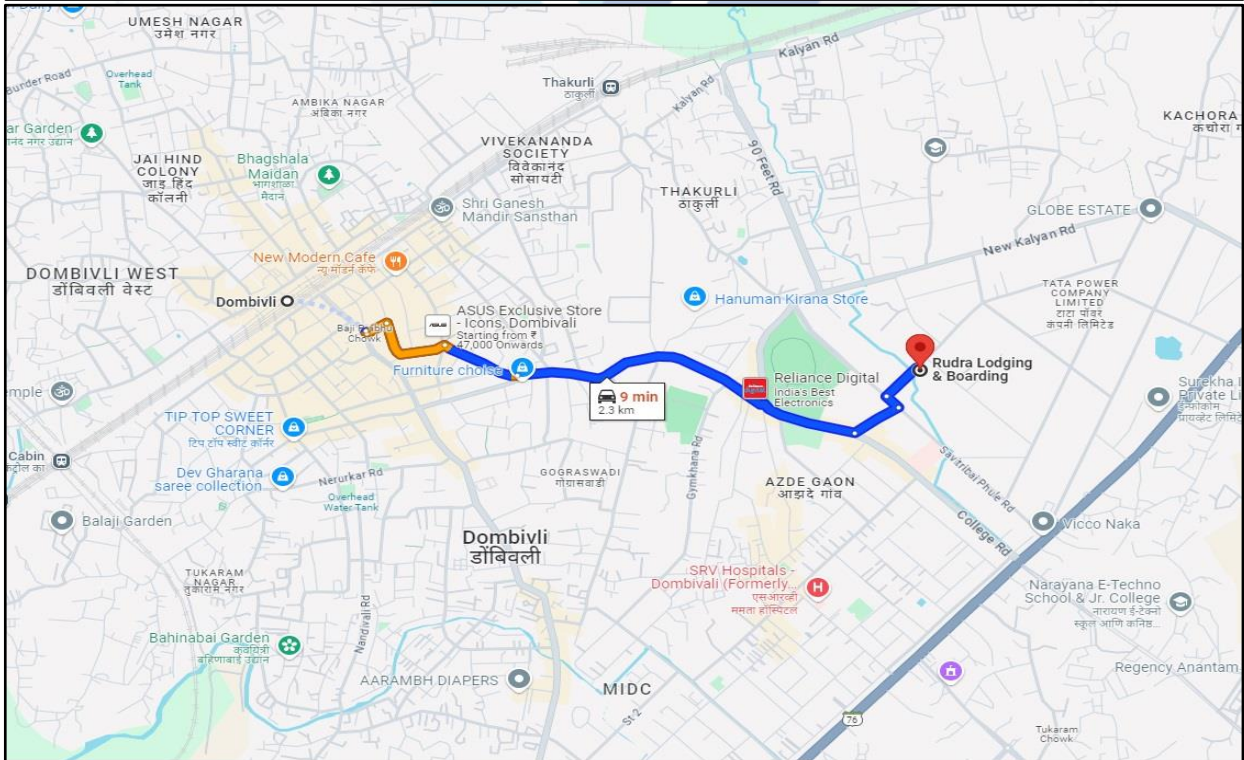


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'56.7"N 73°06'27.3"E

Note: The Blue line shows the route to site from nearest Railway Station (Dombivli – 2.3 KM.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



MIDC RATE

Regional Office

Thane 1

Industrial Area

DOMBIVLI INDL. AREA

Search

DOMBIVLI INDL. AREA

[Basic Information](#)

[Clients](#)

[City Information](#)

[Infrastructure](#)

[Location Details](#)

[Plots/Sheds Available](#)

[Contact Us](#)

[Industrial Maps](#)

Objective : To promote Industrial growth.

Industry Category : Major industrial area

The Dombivali industrial area was established by MIDC in 1964. This area comprises of revenue villages like Sagaon-Sonarpada, Asde-Golivali, Gajbandhan-Patharli, and Chole in Kalyan tahasil, Thane district. The area is located on the Kalyan-Shil and Kalyan-Dombivali roads. In this area, industrial plots and sheds, residential and commercial plots are well demarcated and have been developed as Phase-I and II and a residential zone.

Land Rates

Industrial Plots per sq. mtr	:	14575
Commercial Plots per sq. mtr	:	43670
Residential Plots per sq. mtr	:	29150

NOTE :

- MIDC reserves the right to revise the rates without prior notice.
- If the plot is facing State Highway/National Highway or the service road parallel to highways, then 15% additional premium will have to be paid.
- If the plot is having the more frontage than the standard size, then additional frontage charges will have to be paid for the excess frontage per running meter decided by the corporation time to time.
- If the plot is situated at the junction as stated at
 - 1) above or having the excess frontage as stated at
 - 2) above, in that case the additional premium will have to be recovered which will be on higher side.

Price Indicators

MIDC LAND RATES IN MUMBAI DISTRICT ARE AS FOLLOWS:				
LOCATION	GROUP SCHEME	INDUSTRIAL RATE	RESIDENTIAL RATE	COMMERCIAL RATE
Marol (MMR Zone-I)	A	₹ 63,180.00	Not Applicable	₹ 189,530.00

RATES IN THANE DISTRICT ARE AS FOLLOWS:				
LOCATION	GROUP SCHEME	INDUSTRIAL RATE	RESIDENTIAL RATE	COMMERCIAL RATE
Thane	A	₹ 30,800.00	₹ 61,600.00	₹ 92,270.00
Meera	A	₹ 20,120.00	Not Applicable	₹ 60,350.00
TTC	A	₹ 31,390.00	Not Applicable	₹ 94,160.00
TTC (Electronics Zone & IT Park)	A	₹ 25,108.00	Not Applicable	₹ 75,323.00
Airoli Knowledge Park	A	₹ 25,108.00	Not Applicable	₹ 75,323.00
Khanda (Isolated)	A	CIDCO Rate	CIDCO Rate	CIDCO Rate
Nerul (Isolated)	A	CIDCO Rate	CIDCO Rate	CIDCO Rate
Kharghar (Isolated)	A	CIDCO Rate	CIDCO Rate	CIDCO Rate
Kamothe (Isolated)	A	CIDCO Rate	CIDCO Rate	CIDCO Rate
Dombivli	A	₹ 20,050.00	₹ 40,090.00	₹ 60,050.00
Ambernath	A	₹ 5,090.00	₹ 10,170.00	₹ 15,250.00
Additional Ambernath	A	₹ 5,090.00	₹ 10,170.00	₹ 15,250.00
Additional Ambernath (Pale)	A	₹ 5,090.00	₹ 10,170.00	₹ 15,250.00
Badlapur	A	₹ 4,840.00	₹ 8,800.00	₹ 13,190.00

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th September 2024**.

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 knowledgeable 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

11026

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

