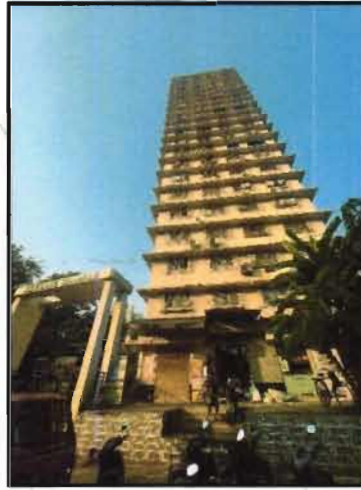


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Pradeep Gebilal Jain & Smt. Shikha Pradeep Jain**

Commercial Shop No. 15, Ground Floor, Building No. 1, Wing – A, "Skyline Sparkle Co-Op. Hsg. Soc. Ltd.",
Subhash Road, Village – Bhandup, Nahur (West), Mumbai – 400 078, Mumbai – 400 072,
State – Maharashtra, Country – India.

Latitude Longitude: 19°09'06.6"N 72°56'36.4"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank




Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai - 400 086, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 15, Ground Floor, Building No. 1, Wing – A, "Skyline Sparkle Co-Op. Hsg. Soc. Ltd.", Subhash Road, Village – Bhandup, Nahur (West), Mumbai – 400 078, Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Shri. Pradeep Gebilal Jain & Smt. Shikha Pradeep Jain.**

Boundaries of the property:

North	Wing - B
South	Bhandup Village Road
East	Subhash Nagar Road
West	Internal Road

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 banking purpose at ₹ 1,10,11,800.00 (Rupees One Crore Ten Lakh Eleven Thousand Eight Hundred 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address, 2.5.4.20=9422264441135d0140c39e208659130004f3633d4333
233527617a1805652, postalCode=100069, st=Maharashtra,
serialNumber=41a56a566ab0cc99d6b2a55af0e3dcb31fd1bd2e
394e20f2e29a327b625bfc, sn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.21 17:18:54 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20
Encl: Valuation report in Form – 01



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
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	Information not available
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.	Information not available
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.	N.A.
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
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)	Attached
24	Is the building owner occupied/tenanted/both?	Owner Occupied
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
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	₹ 36,000.00 Expected rental income per month
(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?	Information not available
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.
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 records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop in an apartment. 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.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Construction – 2016 (As per Part Occupancy Certificate)
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	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch, we have valued Commercial Shop No. 15, Ground Floor, Building No. 1, Wing – A, "Skyline Sparkle Co-Op. Hsg. Soc. Ltd.", Subhash Road, Village – Bhandup, Nahur (West), Mumbai – 400 078, Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Shri. Pradeep Gebilal Jain & Smt. Shikha Pradeep Jain.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 13.06.2023 between Shri. Vinaykumar Khubchand Jain & Smt. Chandandevi Vinaykumar Jain (The Vendor's) And Shri. Pradeep Gebilal Jain & Smt. Shikha Pradeep Jain (The Purchaser's).
2	Copy of Part Occupancy Certificate No. CE / 1280 / BPES / AS Dated 25.11.2016 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Amended Commencement Certificate No. CE / 1280 / BPES / AS dated 14.11.2014 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Property Tax Bill No. SX0601951740015 dated 01.10.2022 in behalf of Skyline Sparkle Co-Op. Hsg. Soc. Ltd. issued by BMC.

LOCATION:

The said building is located C.T.S. No. 393, Survey No. 40 of Village - Bhandup, Nahur (West), Mumbai, State – Maharashtra, Country – India. The property falls in Residential cum commercial Zone. It is at a travelling distance 2.4 Km. from Bhandup railway station.

BUILDING:

The building under reference is having Part Stilt & Part Ground + 22 upper floors. It is a R.C.C. Framed Structure framed 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 building external condition is Good. The building is used for residential cum commercial purpose. Ground Floor is having 16 Commercial Shops. The building is having 4 Lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area only. The Height of shop is 12.16 Ft. The Commercial Shop is finished with Vitrified flooring, M.S. Rolling Shutter, Concealed electrification.



Valuation as on 21st December 2023

The Built-Up Area of the Commercial Shop	300.00 Sq. Ft.
---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2016 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	07 Years
Cost of Construction	:	300.00 Sq. Ft. X ₹ 2,800.00 = ₹ 8,40,000.00
Depreciation	:	10.50%
Amount of depreciation	:	₹ 88,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,77,790.00 Sq. M. i.e., ₹ 16,517.00 Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 1,69,408.00 Sq. M. i.e., ₹ 15,738.00 Sq. Ft.
Value of property as on 21.12.2023	:	300.00 Sq. Ft. X ₹ 37,000.00 = ₹ 1,11,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 21.12.2023	:	₹ 1,11,00,000.00 ₹ - ₹ 88,200.00 = ₹ 1,10,11,800.00
Value of the property	:	₹ 1,10,11,800.00
The realizable value of the property	:	₹ 99,10,620.00
Distress value of the property	:	₹ 88,09,440.00
Insurable value of the property (300.00 X 2,800.00)	:	₹ 7,56,000.00
Guideline value of the property (As per Index II)	:	₹ 49,58,583.00

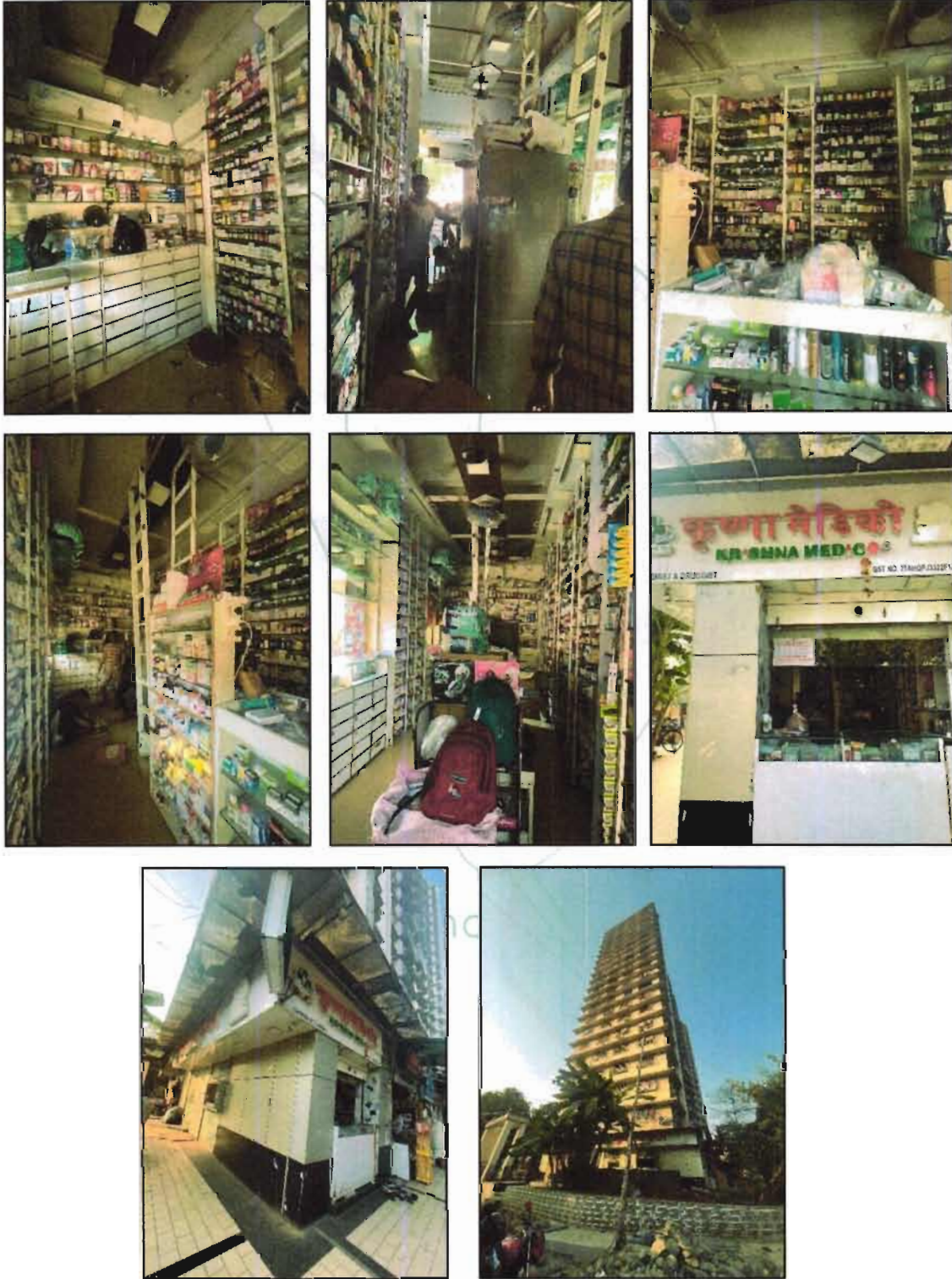
Taking into consideration above said facts, we can evaluate the value of Commercial Shop No. 15, Ground Floor, Building No. 1, Wing – A, "Skyline Sparkle Co-Op. Hsg. Soc. Ltd.", Subhash Road, Village – Bhandup, Nahur (West), Mumbai – 400 078, Mumbai – 400 072, State – Maharashtra, Country – India for this particular purpose at **₹ 1,10,11,800.00 (Rupees One Crore Ten Lakh Eleven Thousand Eight Hundred Only).**

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground & Part Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	2016 (As per Part Occupancy Certificate)
4	Estimated future life	53 Years Subject to proper, preventive periodic maintenance & 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	M.S. Rolling Shutter
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	4 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

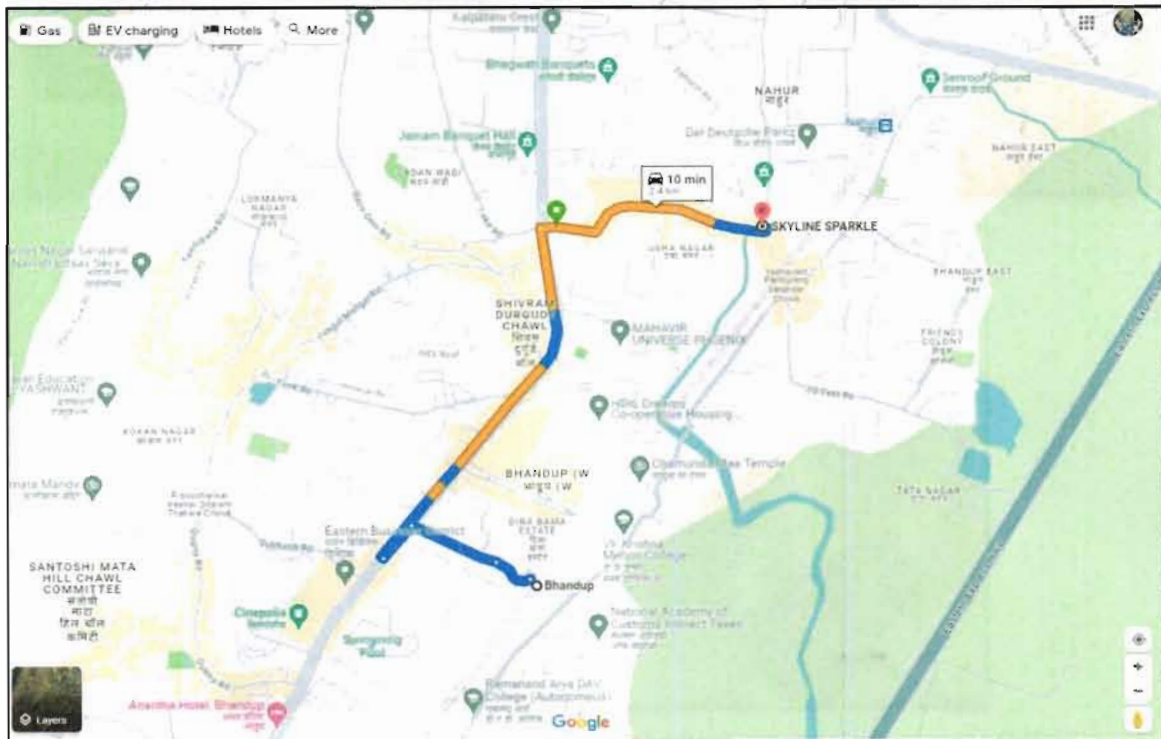


Actual site photographs



Route Map of the property


Site, u/r



Latitude Longitude: 19°09'06.6"N 72°56'36.4"E


Note: The Blue line shows the route to site from nearest railway station (Bhandup – 2.4 Km.)

Ready Reckoner



**Department of
Registration & Stamps**
Government Of Maharashtra

नोंदणी व मूलांक
विभाग
महाराष्ट्र सरकार



Valuation For Urban Area

*** welcome to

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उत्तरी) Zone Name: 121-भाईप - कुल

Attribute: पि टी एन नंबर SubZone Name: पुर्णा: उत्तरीय पार सीमा

Open Land	Residence	Office	Shop	Industry	Unit
58958	142230	163569	177790	142230	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,77,790.00			
No Increase by Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,77,790.00	Sq. Mtr.	16,517.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58,050.00			
The difference between land rate and building rate (A – B = C)	1,19,740.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,69,408.00	Sq. Mtr.	15,738.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

magicbricks Buy Sell Home Loans

Commercial Shop For Sale in **Bhandup West, Mumbai**

₹85.0 Lac ₹349/sqft | Est. ₹38k | Can't afford it?

Commercial Shop For Sale in **Bhandup West, Mumbai**

Ground Floor | Overlooking Main Road | Semi-Furnished

Super Area: 245 sqft + ₹5.49/sqft
 Carpet Area: 300 sqft + ₹2.83/sqft
 Floor: Ground (Out of 7 Floors)
 Property Age: 10 to 15 years
 Units On Floor: 16
 Suitable For: Crockery Shop, Clinic, Meat Shop, Salon/Spa, Stationery Shop, Mobile Shop, Clothes Shop, Footwear Shop, Cherted Shop

Lifts: 2

Garden/Park Facing, Main Road Facing

Contact Owner | Get Phone No.

More Details

Price: ₹85 Lac

Facilities: Power Back Up, Lift, Reserved Parking, Security, Water Storage, Vastu Compliant, Service/Good Lift, Air Conditioned, Visitor Parking, Intercom Facility, Maintenance Staff, Internet/Wi-Fi Connectivity, DTH Television Facility, RO Water System

Address: Sai Ashish Apartment Bhandup Village Road Industrial Area Bhandup West Mumbai Maharashtra 400078, Bhandup West, Mumbai - Central Mumbai, Maharashtra

99acres Commercial Buy

Real Commercial Building

₹65 Lac | Estimated EM ₹11,819

Property (12)

₹65 Lac + Govt. Charges & Tax @ 45,136 per sq.ft. (negotiable)

305 sq.ft. | Ground

Only Public parking available

Main road facing, Near Entrance

Only Public Washrooms available

40+ Year Old

Places nearby
 Bhandup West, Central Mumbai suburbs, Mumbai

Dr Hospital Bhandup | Lotus Multispecialty Hospital | Diamond Maternity and General Hospital | Dr. Badwalk's Maternity

Price Indicators

NOBROKER

Shop in Village Road, Mumbai For Sale
₹70 Lacs
₹32,565/Month
205 Sq Ft

Shop
Freehold
Semi-Furnished
Sep 3, 2023

Public
Ground Floor
More Than 10 Year
Immediately

Get Client Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property
95 Views 0 Bookmarks

Similar Properties

Shop in Bhamburda East, Mumbai For

Nearest: Dn Deutscher Park | D2 Business Commercial Park | D Mart | Dapoli | Bhandup

Nearest: Dn Deutscher Park | D2 Business Commercial Park | D Mart | Dapoli | Bhandup

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Sellers Cost
- Book Legal Services
- Book Renewals

Amenities

NOBROKER

Shop in Bhandup, Mumbai For Sale
₹1.25 Crores
₹81,887/Month
508 Sq Ft
220 Sq Ft

Shop
Freehold
Semi-Furnished
Nov 11, 2023

Public
Ground Floor
More Than 10 Year
Immediately

Get Client Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property
48 Views 0 Bookmarks

Similar Properties

Shop in Bhamburda East, Mumbai For

Nearest: Dn Deutscher Park | D2 Business Commercial Park | D Mart | Dapoli | Bhandup

Nearest: Dn Deutscher Park | D2 Business Commercial Park | D Mart | Dapoli | Bhandup

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Sellers Cost
- Book Legal Services
- Book Renewals

Amenities

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 date **21st December 2023**

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.

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.

