

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Sejal Nikhil Sheth**

Commercial Office No. 301, 3rd Floor, "**Runwal Heights**", Runwal Heights Commercial Premises
Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality
Ward No. "T", Mulund (West), Taluqa - Kurla, District - Mumbai Suburban,
Mumbai, 400 080, State - Maharashtra, India.

Latitude Longitude : 19°9'54.2"N 72°56'17.8"E

Intended User:

Cosmos Bank
Mulund (West) Branch

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),
Mumbai - 400 080, State - Maharashtra, Country - India.



Our Pan India Presence at :

● Nanded ● Thane ● Ahmedabad ● Delhi NCR
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● 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

This is to certify that the property bearing Commercial Office No. 301, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality Ward No. "T", Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 080, State -

Maharashtra, India belongs to **Mrs. Sejal Nikhil Sheth**.

Boundaries	:	Building	Office
North	:	L & T Realty Rejuve 360 Building	Office No. 310
South	:	Internal Road	Office No. 302
East	:	Runwal Heights Residential Building	Marginal Space
West	:	L. B. S. Road	Passage

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 for this particular purpose at **₹ 35,05,450.00 (Rupees Thirty Five Lakhs Five Thousand Four Hundred And Fifty 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
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.02 09:34:52 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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- 📍 Jaipur

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Commercial Office No. 301, 3rd Floor, "**Runwal Heights**", Runwal Heights Commercial Premises Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality Ward No. "T", Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 080, State - Maharashtra, 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 Fair Market Value as on 01.01.2025 for Housing Loan Purpose.
1	Date of inspection	31.12.2024
3	Name of the owner / owners	Mrs. Sejal Nikhil Sheth
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address : Commercial Office No . 301 , 3 rd Floor , " Runwal Heights " , Runwal Heights Commercial Premises Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality Ward No. "T" , Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai - 400080, State - Maharashtra, India. Contact Person : Mr. Nikhil Sheth (Owner's Husband) Contact No. 9820696543
6	Location, Street, ward no	Municipality Ward No - "T" , L. B. S. Road Village - Nahur, Mulund (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 728, 728/1 to 2 of Village - Nahur
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, 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, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 135.15 (Area as per Site measurement) Carpet Area in Sq. Ft. = 130.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 156.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Nahur, Mulund (West) Taluka - Kurla, District - Mumbai Sub-urban, Pin - 400 080
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 increased 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	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.	No
	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Information not available Percentage actually utilized – Details not available

26	RENTS		:
	(i)	Names of tenants/ lessees/ licensees, etc	Vacant
	(ii)	Portions in their occupation	Fully Vacant
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	11,700.00 (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.
26	SALES		
37	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
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2002 (As per agreement)
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.
Remark: At the time of visit the office renovation work was in progress.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 01.01.2025 for Commercial Office No. 301, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality Ward No. "T" , Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 080, State - Maharashtra, India belongs to **Mrs. Sejal Nikhil Sheth**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.27234/2024 Dated 05.12.2024 between Pranjal Bharat Thakker(The Transferor) And Mrs. Sejal Nikhil Sheth(The Transferee)(5 Pages from Agreement).
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Location

The said building is located at Municipality Ward No - "T" , Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, 400 080. The property falls in Residential Zone. It is at a traveling distance 2.6 Km from Nahur Railway Station.

Building

The building under reference is having Ground + 03 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. 3 rd Floor is having 24 Offices. The building is having 2 lifts.

Commercial Office:

The Office under reference is situated on the 3rd Floor This Office is having Vitrified Tile Flooring , Teak Wood door frame with Solid flush door, Proposed Powder coated aluminium sliding windows, Concealed Electrical wiring etc.

Valuation as on 1st January 2025

The Carpet Area of the Commercial Office	: 130.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	156.00 Sq. Ft. X ₹ 2,500.00 = ₹ 3,90,000.00
Depreciation $\{(100 - 10) \times (23 / 60)\}$:	34.50%
Amount of depreciation	:	₹ 1,34,550.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,80,650/- per Sq. M. i.e. ₹ 16,783/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,56,125/- per Sq. M. i.e. ₹ 14,505/- per Sq. Ft.
Value of property	:	130.00 Sq. Ft. X ₹ 28,000 = ₹36,40,000
Total Value of property as on 1st January 2025	:	₹36,40,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 1st January 2025	:	₹ 36,40,000.00 - ₹ 1,34,550.00 = ₹ 35,05,450.00
Total Value of the property	:	₹ 35,05,450.00
The realizable value of the property	:	₹31,54,905.00
Distress value of the property	:	₹28,04,360.00
Insurable value of the property (156.00 X 2,500.00)	:	₹3,90,000.00
Guideline value of the property (156.00 X 14505.00)	:	₹22,62,780.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 301, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co-Op. So. Ltd., CTS No. 728, 728/1 to 2, L. B. S. Road, Village - Nahur, Municipality Ward No. "T", Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 080, State - Maharashtra, India for this particular purpose at **₹ 35,05,450.00 (Rupees Thirty Five Lakhs Five Thousand Four Hundred And Fifty Only)** as on 1st January 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st January 2025** is **₹ 35,05,450.00 (Rupees Thirty Five Lakhs Five Thousand Four Hundred And Fifty 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.



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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.



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PART III- VALUATION

I, hereby declare that

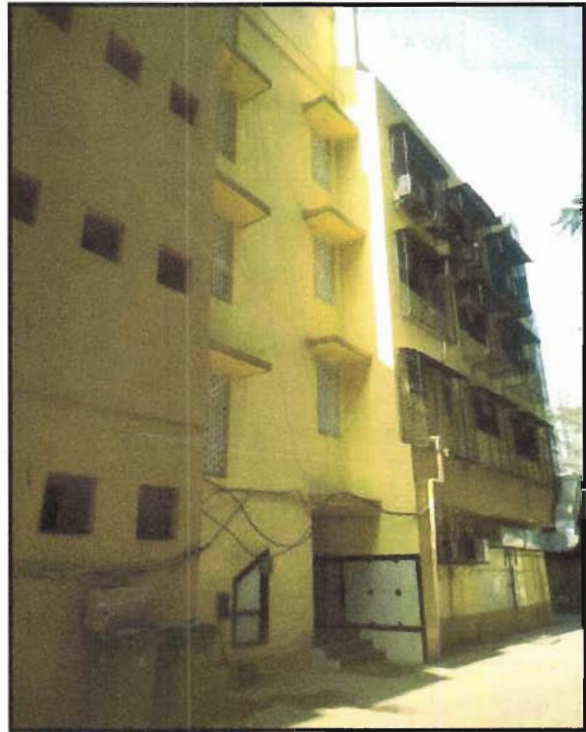
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 03 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Office Situated on 3 rd Floor				
3	Year of construction	: 2002 (As per agreement)				
4	Estimated future life	: 37 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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: Not found
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	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC 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	: Chequered tiles 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



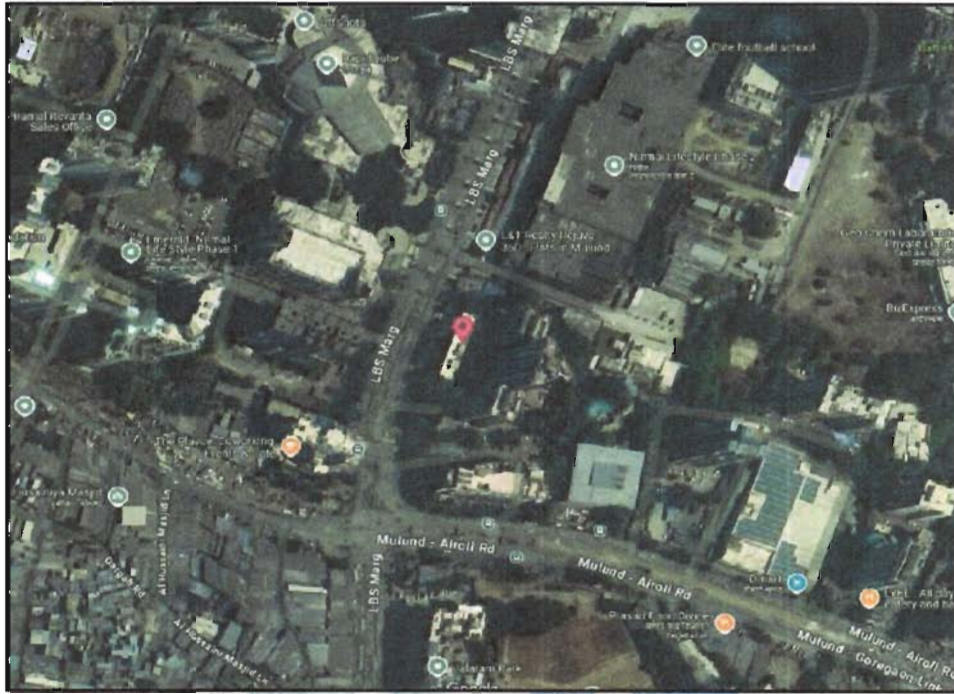
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Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°9'54.2"N 72°56'17.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nahur - 2.6 Km).



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: नाहुर - कुर्ला

Search By: Survey No. Location

Enter Survey No: 728 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
122/565 -रस्ता: लाल बहादुर शास्त्री मार्ग.	74020	157090	180650	196360	157090	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	180650			
Office Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,80,650.00	Sq. Mtr.	16,783.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	74020			
The difference between land rate and building rate(A-B=C)	106,630.00			
Percentage after Depreciation as per table(D)	23%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,56,125.00	Sq. Mtr.	14,505.00	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

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st January 2025**

The term 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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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 neighborhood 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 **₹ 35,05,450.00 (Rupees Thirty Five Lakhs Five Thousand Four Hundred And Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.02 09:35:21 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

