

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya

Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector - 19, Kharghar,
Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India.

Latitude Longitude - 19°03'07.1"N 73°04'52.1"E

Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai - 400 001,
State - Maharashtra, Country - India.



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax: +91 22 28371325/24
✉️ mumbai@vastukala.org

**Valuation Report of Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217,
Sector - 19, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad,
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 11.12.2023 for Bank Loan Purpose
2	Date of inspection	09.12.2023
3	Name of the owner/ owners	Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector - 19, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India. Contact Person: Mr. Vishal (Owner's representative)
6	Location, street, ward no	Kharghar, Navi Mumbai
7	Survey/ Plot no. of land	Plot No. 214 - 217, Sector - 19 of Village - Kharghar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 1,434.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1,127.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,352.00 (Carpet Area + 20%)



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13	Roads, Streets or lanes on which the land is abutting	Plot No. 214 - 217, Sector - 19, Kharghar, Navi Mumbai - 410 210.
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
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?	Tenant Occupied - Scootsy Logistics Pvt. Ltd.
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Scootsy Logistics Pvt. Ltd.
	(ii) Portions in their occupation	Fully Tenant Occupied



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	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 2,32,500.00 Present rental income per month (Commencing from 01.01.2023 to 31.12.2023 – Unregistered Leave & License Agreement)
	(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 a building. 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 Completion – 2015 (As per occupancy certificate)
42		What was the method of construction, by	N. A.



	contract/By employing Labour directly/ both?	
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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 11.12.2023 for Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector - 19, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 16.12.2021 Between M/s. Trishul Developers (the Builder) and Mrs. Neeta Laxman Dubariya & Mrs. Bhavna Dhanji Dubariya (the Purchasers).
2	Copy of Occupancy Certificate No. CIDCO / BP-6823 / TPO (NM & K) / 2015 / 1317 dated 09.11.2015 issued by City and Industrial Development of Maharashtra Limited.
3	Copy of Unregistered Leave & License Agreement dated 24.01.2021 (Commencing from 01.01.2023 to 31.12.2023) Between Mrs. Neeta Laxman Dubariya, Mrs. Premila Kishor Dubariya & Mrs. Bhavna Dhanji Dubariya (the Licensors) and Scootsy Logistics Pvt. Ltd. (the Licensee).

LOCATION:

The said building is located at Plot No. 214 - 217, Sector - 19 of Village - Kharghar, Navi Mumbai. The property falls in Commercial Zone. It is at a walkable distance 4.3 Km. from Kharghar railway station.

BUILDING:

The building under reference is having Ground + 20 Upper Floors. 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 building is used for commercial shop. Ground Floor is having 6 Commercial Shop. The building having 2 Lifts. The building external condition is normal.

Commercial Shop:

The residential flat under reference is situated on the Ground Floor. It consists of Single Shop. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter, Concealed electrification.



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Valuation as on 11th November 2023

The Built Up Area of the Commercial Shop	:	1,352.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 Years
Cost of Construction	:	1,352.00 X 2,500.00 = ₹ 33,80,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12.00%
Amount of depreciation	:	₹ 4,05,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,40,200.00 per Sq. M. i.e., ₹ 13,025.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,576.00 per Sq. M. i.e., ₹ 12,317.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,800.00 per Sq. Ft.
Value of property as on 11.12.2023	:	1,352.00 Sq. Ft. X ₹ 15,800.00 = ₹ 2,13,61,600.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.12.2023	:	₹ 2,13,61,600.00 - ₹ 4,05,600.00 = ₹ 2,09,56,000.00
Total Value of the property	:	₹ 2,09,56,000.00
The Realizable value of the property	:	₹ 1,88,60,400.00
Distress value of the property	:	₹ 1,67,64,800.00
Insurable value of the property (1,352.00 X 2,500.00)	:	₹ 33,80,000.00
Guideline value of the property (1,352.00 X 12,317.00)	:	₹ 1,66,52,584.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 05, Ground Floor, "Trishul Symphony", Plot No. 214 - 217, Sector – 19, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India for this particular purpose at **₹ 2,09,56,000.00 (Rupees Two Crore Nine Lakh Fifty Six Thousand Only)** as on **11th December 2023**.



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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 11th December 2023 is ₹ 2,09,56,000.00 (Rupees Two Crore Nine Lakh Fifty Six Thousand 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.
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.

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:

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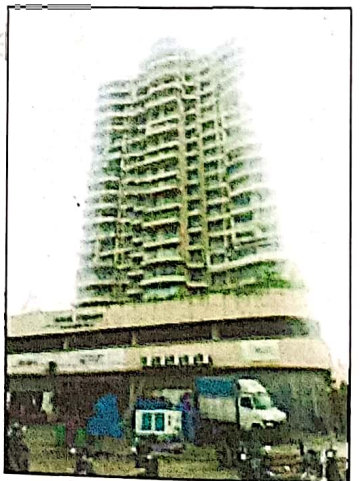
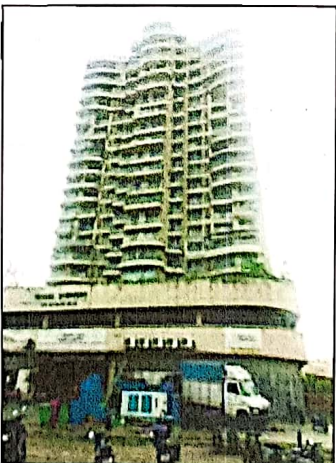
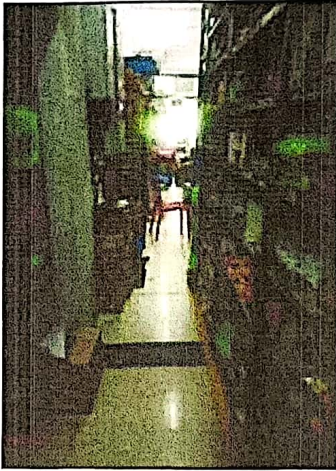


ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	Ground + 20 Upper Floors (As per Agreement)
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	2015 (As per occupancy certificate)
4	Estimated future life	52 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
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.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18	No. of lifts and capacity	2 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



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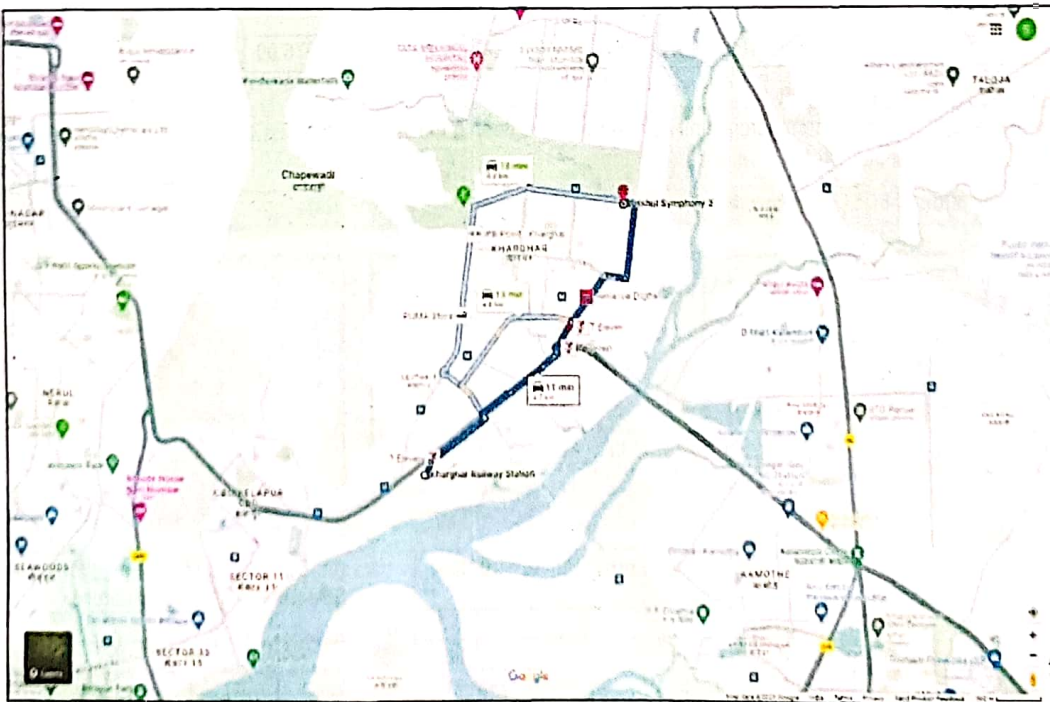
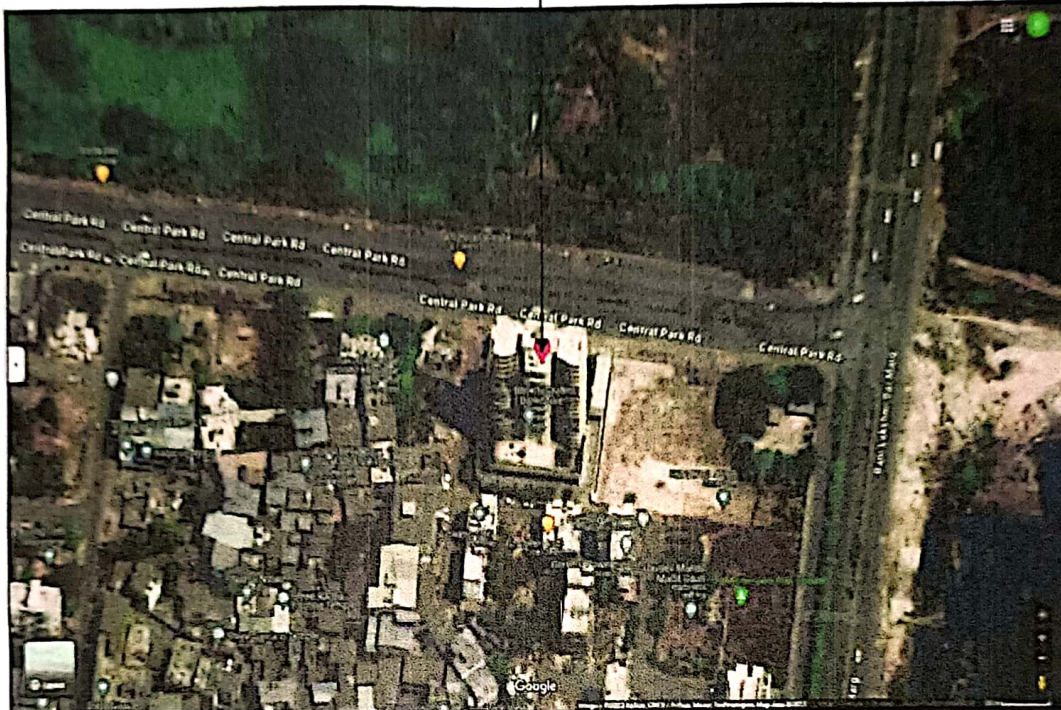
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Route Map of the property

Site/ur



Latitude Longitude - 19°03'07.1"N 73°04'52.1"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 4.3 Km.)



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Ready Reckoner Rate



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

**नोंदणी व मदांक
विभाग**
महाराष्ट्र शासन



Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
44900	111000	121900	140200	122600	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,40,200.00			
No Increase at shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,40,200.00	Sq. Mt.	13,025.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	44,900.00			
The difference between land rate and building rate (A – B = C)	95,300.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,32,576.00	Sq. Mt.	12,317.00	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



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Price Indicators

99acres Commercial Buy

₹99 Lac

Estimated EMI ₹ 79,672

NOT AVAILABLE

Overview Owner Details Recommendations Articles

₹99 Lac + Govt Charges & Tax @ 15,840 per sq.ft. (Registered)

625 sq.ft.

5 to 10 Year Old

Request Photos

Places nearby
Sector 19 Kharghar, Navi Mumbai, Mumbai

Garapati Mandir Shiv Mandir Kharghar Hanuman & Sani Temple Hdfc ATM Pooja Eye Clinic Raghunath Ch

NOBROKER

Shop In Kharghar, Mumbai For Sale

₹4 Crores

₹3 Lacs/Month

2,268 Sq Ft

Shop Public

Freehold 1

Fully Furnished More Than 10 Year

Oct 11, 2023

Immediately

Get Owner Details

Report what was not correct in this property

Listed by Booked Sold Out Wrong info

Activity On This Property

0 0 0

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Market Value Book Legal Services Book Renovations



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Sales instance

27/11/2023 11-12-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि पनवेल.3 दस्त क्रमांक 2741 2023 नोंदणी Regn 63m
गावाचे नाव : खारघर		
(1) खितीसाचा प्रकार	करारनामा	
(2) म्मोबदल	4800000	
(3) बाजारभाव भाडेपट्ट्याच्या बद्दल पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	4483596	
(4) भू.मापन पोर्टहिसा व घरक्रमांक असल्यास.	1) पालिकेचे नाव: रायगड इतर वर्णन: इतर माहिती: विभाग क्रमांक 19 19 दर रु. 1,40,200 - प्रती चौ.मी. शॉप नंबर 16ए तळ मजला ए विंग मैत्री आयकॉन को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड. प्लॉट नंर 35 व 36, सेक्टर नंबर 19, खारघर, तालुका पनवेल, जिल्हा रायगड, क्षेत्र 31.98 चौ.मी. बिल्ट अप ((Plot Number : 35 व 36.))	
(5) क्षेत्रफळ	31.98 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा. या लिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिते नाव व पत्ता	1) नाव - महावीर किशनलाल जैन वय - 80 पत्ता - प्लॉट नं - माळा नं - इमारतीचे नाव - ब्लॉक नं - रोड नं राहणार फ्लॉट नंबर 202 शंकेश्वर अपार्टमेंट, प्लॉट नंबर 524 527, सेक्टर नंबर 22 तुर्भे, नवी मुंबई महाराष्ट्र ठाणे पिन कोड - 400708 पॅन नं - AAHP177785	
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिते नाव व पत्ता	1) नाव - नैनाराम हिमतराराम परेल वय - 38, पत्ता - प्लॉट नं - माळा नं - इमारतीचे नाव - ब्लॉक नं - रोड नं राहणार फ्लॉट नंबर 503 निवाण लक्ष्मी प्लॉट नंबर 169, सेक्टर नंबर 19 खारघर, तालुका पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगड () पिन कोड - 410210 पॅन नं - AMPT19526E	
(9) दस्तऐवज करून दिल्याचा दिनांक	16-02-2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16-02-2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2741 2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	336000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) घेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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