

Area No. 139/6:
Name: Gupta ~~Mand~~
Pradip M.

139/6

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Savitri Nandlal Gupta

Commercial Shop No. 53, Ground Floor, Building No. D, "Satyam Shivam Shopping Centre Premises Co-op. Soc. Ltd.", Station Road, Nallasopara (West), Taluka - Vasai, Dist. - Palghar - 401 203, State - Maharashtra, Country - India.

Latitude Longitude: 19°25'11.6"N 72°49'05.0"E

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Valuation Done for:

Janseva Sahakari Bank

Vasai West Branch

Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi Road, Vasai West, Palghar - 401202, State - Maharashtra, Country - India.

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 53, Ground Floor, Building No. D, "Satyam Shivam Shopping Centre Premises Co-op. Soc. Ltd.", Station Road, Nallasopara (West), Taluka - Vasai, Dist. - Palghar - 401 203, State - Maharashtra, Country - India belongs to Mrs. Savitri Nandlal Gupta.

Boundaries of the property.

North	:	Nallasopara Flyover
South	:	Internal Road
East	:	Nallasopara West Railway Ticket Counter
West	:	Internal Road / Sonal Amit Shopping Centre

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 Fair Market Value for this particular purpose at ₹ 25,22,000.00 (Rupees Twenty Five Lakh Twenty Two Thousand 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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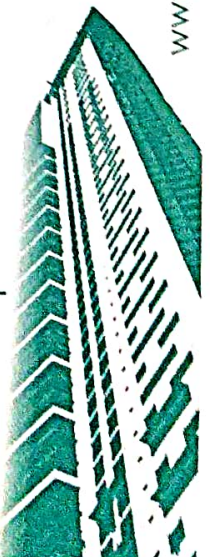
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VALUATION REPORT (IN RESPECT OF SHOP)

1		General
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 08.01.2022
	b) Date on which the valuation is Made	: 11.01.2022
3.	List of documents produced for perusal:	
	i) Copy of Deed of Simple Mortgage dated 14.10.2016.	
	ii) Copy of Agreement for Sale dated 12.11.1990.	
	iii) Copy of Maintenance Bill No. 0260 dated 21.11.2020 issued by Satyam Shivam Shopping Centre Premises Co-op. Soc. Ltd.	
	iv) Copy of Electricity Bill Consumer No. 001681413380 dated 06.12.2021 in the name of M/s. Satyam Enterprises issued by MSEDCL.	
	v) Copy of Property Tax Receipt No. 11600 vide Tax No. NL24 / 1 / 56 date 20.09.2021 in the name of M/s. Satyam Enterprises issued by Vasai Virar City Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mrs. Savitri Nandlal Gupta Address: Commercial Shop No. 53, Ground Floor, Building No. D, "Satyam Shivam Shopping Centre Premises Co-op. Soc. Ltd.", Station Road, Nallasopara (West), Taluka - Vasai, Dist. - Palghar - 401 203, State - Maharashtra, Country - India. Contact Person: Mr. Pradeep Nandlal Gupta (Owner's Representative) Contact No.: 9022299993 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Shop is located on Ground Floor. The composition of Shop is single unit only. The property is at 210 M. walkable from nearest railway station Nallasopara.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 23 to 27, Old Survey No. 445 A to 445 B of Village - Nilemore
	b) Door No.	: Commercial Shop No. 53
	c) C.T.S. No. / Village	: Village - Nilemore
	d) Ward / Taluka	: Taluka - Vasai
	e) Mandal / District	: District - Palghar
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved plan were not provided and not verified.



6)	Approved map / plan bearing authority		
7)	Whether provisions or authority of approved map plan is verified		N.A.
8)	Any other comments by our professional valuers or authentic of approved plan		N.A.
7.	Postal address of the property	Commercial Shop No. 53, Ground Floor, Building No. D, "Saham Shivam Shopping Centre Premises Co-op. Soc. Ltd.", Station Road, Nalasepara (West), Taluka - Vasai, Dist - Palghar - 401 203, State - Maharashtra County - India	
8.	City / Town	Nalasepara (West), Palghar	
	Residential area	No	
	Commercial area	Yes	
	Industrial area	No	
8.	Classification of the area		
	i) High / Middle / Low	Middle Class	
	ii) Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Village - Nilmore Vasai Virar City Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
12.	Boundaries of the property	As per site	As per documents
	North	Nalasepara Flyover	Land bearing Survey No. 23 (pt)
	South	Internal Road	Property of Ibrahim G. Vora
	East	Nalasepara West Railway Ticket Counter	Property of Rambhau Naik
	West	Internal Road / Sonali Amit Shopping Centre	Property of Kisanrao A. Goli
13.	Dimensions of the site	N.A. as property under consideration is a Shop in an apartment building	
		A	B
		As per the Deed	Actuals
	North	.	.
	South	.	.
	East	.	.
	West	.	.
14.	Extent of the site	Carpet Area in Sq Ft = 176.00 (Area as per actual site measurement)	



		Carpet Area in Sq. Ft. = 130.00 (Area as per Agreement for Sale)
		Built Up Area in Sq. Ft. = 156.00 (Carpet + 20%)
14.1	Latitude, Longitude & Co-ordinates of Shop	: 19°25'11.6"N 72°49'05.0"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 130.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 23 to 27, Old Survey No. 445 A to 445 B of Village - Nilemore
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Nilemore Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Commercial Shop No. 53, Ground Floor, Building No. D, "Satyam Shivam Shopping Centre Premises Co-op. Soc. Ltd.", Station Road, Nallasopara (West), Taluka - Vasai, Dist. - Palghar - 401 203, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Commercial
4.	Year of Construction	: 2003 (As per site information)
5.	Number of Floors	: Ground + 2 upper floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 61 Shops on Ground Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Not provided
	Is Compound wall existing?	: No
	Is pavement laid around the building	: No
III	SHOP	
1	The floor in which the Shop is situated	: Ground Floor
2	Door No. of the Shop	: Commercial Shop No. 53



	transactions with respect to adjacent properties in the areas)		
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	₹ 19,400.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 17,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 62,000.00 per Sq. M. i.e. ₹ 5,760.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciation)	:	₹ 55,480.00 per Sq. M. i.e. ₹ 5,154.00 per Sq. Ft.
5	Age of the building	:	18 years
6	Life of the building estimated	:	42 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks: As per Site Inspection, Actual Carpet Area 176.00 Sq. Ft. is more than Carpet Area 130.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. ₹ 19,400.00 per Sq. Ft. is considered.		

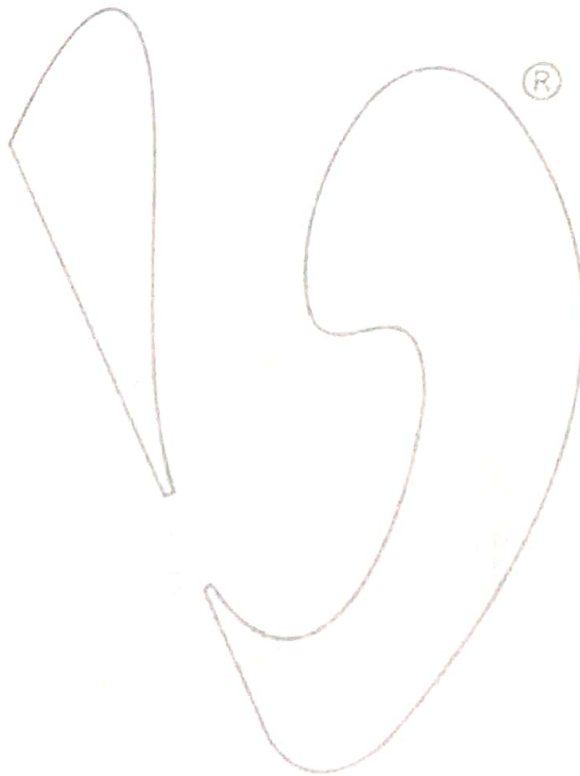
Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop (incl. car parking, if provided)	130.00 Sq. Ft.	19,400.00	25,22,000.00
2	Total Fair Market Value of the Property			25,22,000.00
3	Realizable value of the property			22,69,800.00
4	Distress value of the property			20,17,600.00
5	Insurable value of the property (156.00 Sq. Ft. X 2,000.00)			3,12,000.00
6	Guideline value of the property (156.00 Sq. Ft. X 5,154.00)			8,04,024.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value



these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and residential application in the locality etc. We estimate ₹ 19,400.00 per Sq. Ft. for valuation.



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Actual site photographs

