

YOUNG INDIA ENGINEERS & SURVEYORS

Registered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution
Engineering Audit, Risk Inspection Engineers
Structural Engineers, Containers Surveyors & Approved Valuers.
Shaikh & Co. (FIRE-MARINE-ENGG.)
Registered Engineer Reg. No. M / 123569 / 3,
Member of India Lic. SLA/47350 Exp. date 09-06-2014
Approved Valuer Reg No. CAT.VII/86 of 1988
No. YIE/2057B/2019

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Dewan Centre, Shop No. 75, S.V. Road
Jogeshwari (W). Mumbai- 400 102.
DATE: 23.01.2019

Summary of Valuation Report of
Immovable Property
Owned By
Mr. Umesh Laxman Wasule.

Situated At
M/s. Lamodar Co-op. Hsg. Soc. Ltd.,
Shop No. 8, Ground Floor, Bldg. No. 7,
Shree Ganesh Sankul, Guru Dutta Nagar,
Virar (East), Dist. Palghar.

As Instructed By
Central Bank of India – Virar (West) Branch

Description of Property	Fair Market Value as on 19.01.2019	Realizable Value (90%) as on 19.01.2019	Distress Value (80%) as on 19.01.2019
M/s. Lamodar Co-op. Hsg. Soc. Ltd., Shop No. 8, Ground Floor, Bldg. No. 7, Shree Ganesh Sankul, Guru Dutta Nagar, Virar (East), Dist. Palghar. Admeasuring 210 sq. ft. Super Built Up Area	Rs. 15,55,838/-	Rs. 14,00,254/-	Rs. 12,44,670/-

TOTAL PRESENT FAIR MARKET VALUE: Rs. 15,55,838/- of Commercial Shop No. 8, Ground Floor, M/s. Lamodar Co-op. Hsg. Soc. Ltd., as on 19.01.2019 is (Rupees Fifteen Lac Fifty Five Thousand Eight Hundred Thirty Eight Only).

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYOR

(SURVEYORS & VALUERS)



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 Report No. : YIE / 2057B / 2019

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TO,
 M/S. CENTRAL BANK OF INDIA
 VIRAR (WEST) BRANCH, MUMBAI

VALUATION REPORT

I. GENERAL	
1.	Purpose for which the valuation is made To assess the Present Fair Market Value for Bank purpose.
2.	a) Date of inspection : 19.01.2019
	b) Date on which the valuation is made : 23.01.2019
3.	List of documents produced for perusal
	i) : Agreement Copy
	ii) : _____
	iii) : _____
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) Mr. Umesh Laxman Wasule. (Single Ownership) M/s. Lamodar Co-op. Hsg. Soc. Ltd., Shop No. 8, Ground Floor, Bldg. No. 7, Shree Ganesh Sankul, Guru Dutta Nagar, Virar (East), Dist. Palghar. Single Ownership



5	Brief description of the property	: The Building is of Ground + 4 Upper Floors having floor height of 10' ft. The Shop No. 8 on Ground Floor is admeasuring 19.50 sq. mtr. i.e. 210 sq. ft. Super Built Up Area (As per Agreement). The Building has RCC Beams, Columns & Slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The Shop No. 8 on Ground Floor is being used as Godown. M. S. Rolling Shutter with Aluminum Frame Bakelite Door is provided. Ceiling is of Ordinary type. Flooring is finished in Vitrified tiles. Wiring is of Casing Patti type. The building is having Compound Wall with 1 No. M. S. Gate. The construction of the building was found as per Sanction Plan Approved by the Competent Authority.
6	Location of property	
a)	Plot No. / Survey No.	: S. No. 110, 111, 127 H. No. 4 (p), 3 (p), 9, 13, 14
b)	Door No.	: Shop No. 8
c)	T.S. No. / Village	: Village - Virar
d)	Ward / Taluka	: Taluka - Vasai
e)	Mandal / Taluka	: Taluka - Palghar
7	Postal address of the property	: M/s. Lamodar Co-op. Hsg. Soc. Ltd., Shop No. 8, Ground Floor, Bldg. No. 7, Shree Ganesh Sankul, Guru Dutta Nagar, Virar (East), Dist. Palghar.
8	City / Town	: Palghar
	Residential area	: Mixed Area
	Commercial area	: ———
	Industrial area	: ———
9	Classification of the area	:
i)	High / Middle / Poor	: Middle
ii)	Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: V.V.C.M.C.
11	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area. B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	: N.A. : N.A.



12	Boundaries of the property	:	
	North	:	Internal Road
	South	:	Guru Dutta Nagar
	East	:	Internal road
	West	:	Shree Ganesh Complex
	Latitude	:	19.459530
	Longitude	:	72.822580
13	Dimensions of the site	:	A
			B
		As per the Deed	Actual
		19.50 sq. mtr. i.e. 210 sq. ft. Super Built Up Area (As per Agreement).	115 sq. ft. Carpet Area (On Physical Measurement)
14	Extent of the site	:	N.A.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner
II. APARTMENT BUILDING			
Sr. No	Description	:	Remarks
1	Nature of the apartment	:	Commercial Shop
2	Location	:	S. No. 110, 111, 127 H. No. 4 (p), 3 (p), 9, 13,
	T.S. No.	:	14
	Block No.	:	Village. Virar
	Ward No.	:	Tal. Vasai
	Village / Municipality / Corporation	:	Dist. Palghar
	Door No., Street or Road (Pin Code)	:	M/s. Lamodar Co-op. Hsg. Soc. Ltd., Shop No. 8, Ground Floor, Bldg. No. 7, Shree Ganesh Sankul, Guru Dutta Nagar, Virar (East), Dist. Palghar.
3	Description of the locality Residential / Commercial / Mixed	:	Mixed Area
4	Year of Construction	:	2006
5	Number of floors	:	Ground + 4 Upper Floors
6	Type of structure	:	R.C.C.
7	Number of Dwelling Shops in the building.	:	Applicant to Advice
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities available	:	
	Lift	:	N.A.
	Protected Water Supply	:	N.A.
	Underground Sewerage	:	Connected to Public Sewer
	Car Parking - Open / Covered	:	Open
	Is Compound wall existing?	:	Yes with 1 No. M. S. Gate
	Is pavement laid around the Building?	:	PCC Plaster



HOP		
The floor in which the Shop is situated	:	Ground Floor
Door No. of the Shop	:	8
Specifications of the Shop	:	Commercial Shop
Roof	:	R.C.C. Slab
Flooring	:	Vitrified tiles
Doors	:	M. S. Rolling Shutter with Aluminum Frame Bakelite Door
Windows	:	N.A.
Fittings	:	Satisfactory
Finishing	:	Satisfactory
House Tax	:	
Assessment No.	:	Applicant to Advice
Tax paid in the name of	:	Applicant to Advice
Tax amount	:	Applicant to Advice
Electricity Service connection No.	:	Applicant to Advice
Meter Card is in the name of	:	Applicant to Advice
How is the maintenance of the Shop?	:	Applicant to Advice
Sale Deed executed in the name of	:	Mr. Umesh Laxman Wasule.
What is the undivided area of land as per Sale Deed?	:	Land belong to Society Members
What is the plinth area of the Shop?	:	210 sq. ft. Super Built Up Area.
10 What is the floor space index (app.)	:	1:1
11 What is the Carpet Area of the Shop?	:	115 sq. ft. Carpet Area
12 Is it Posh / I Class / Medium / Ordinary?	:	Medium
13 Is it being used for Residential or Commercial purpose?	:	Commercial
14 Is it Owner-occupied or let out?	:	Owner-Occupied
15 If rented, what is the monthly rent?	:	N.A.
IV MARKETABILITY		
1. How is the marketability?	:	Good
2. What are the factors favouring for an extra Potential Value?	:	N.A.
3. Any negative factors are observed which affect the market value in general?	:	N.A.
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop with same specifications in the adjoining locality?	: Prevailing Rate of the Shop in the locality is Rs. 7,000/- to Rs. 8,000/- per sq. ft.



Assuming it is a new construction, that is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (given details).

: Rs. 7,750/- per sq. ft.
Enquiry in the Market

Break - up for the rate

i) Building + Services : Rs. 1,750/-

ii) Land + others : Rs. 6,000/-

Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) : Government Stamp Duty Rate for such shop is Rs. 4,928/- per sq. ft.

COMPOSITE RATE ADOPTED AFTER DEPRECIATION

Depreciated building rate : Rs. 3,67,500/-

Replacement cost of Shop with Services (v(3)i) : Rs. 3,67,500/-

Age of the building : 13 Years

Life of the building estimated : 47 Years

Depreciation percentage assuming the salvage value as 10% : 19.5%

Depreciated Ratio of the building : Rs. 1,408.75

Total composite rate arrived for valuation :

Depreciated building rate VI (a) : Rs. 2,95,838/-

Rate for Land & other V (3) ii : Rs. 12,60,000/-

Total Composite Rate : Rs. 15,55,838/-

Approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation : Considering Location & locality, facilities & amenities, quality of Construction, residual life of the building, business potential, supply of demand, local nearby enquiry, market feed back of investigation.
See Annexure "A"

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit Rs.	Estimated value Rs.
1	M/s. Lamodar Co-op. Hsg. Soc. Ltd., Shop No. 8, Ground Floor, Bldg. No. 7, Shree Ganesh Sankul, Guru Dutta Nagar, Virar (East), Dist. Palghar.	210 sq. ft. S.B.U.A.	Rs. 7,408.75	Rs. 15,55,838/-

Fair Market Value of the Property.

Rs. 15,55,838/-

Realizable value of the Property (90% F.M.V.)

Rs. 14,00,254/-

Distress value of the Property (80% F.M.V.)

Rs. 12,44,670/-

Value as per Stamp Duty Ready Recknor for Shop

Area
210 sq. ft. S.B.U.A.

Rate
Rs. 4,928/-

Rs. 10,34,880/-

Value for Insurance Purpose (See Annexure "A")

Rs. 3,67,500/-



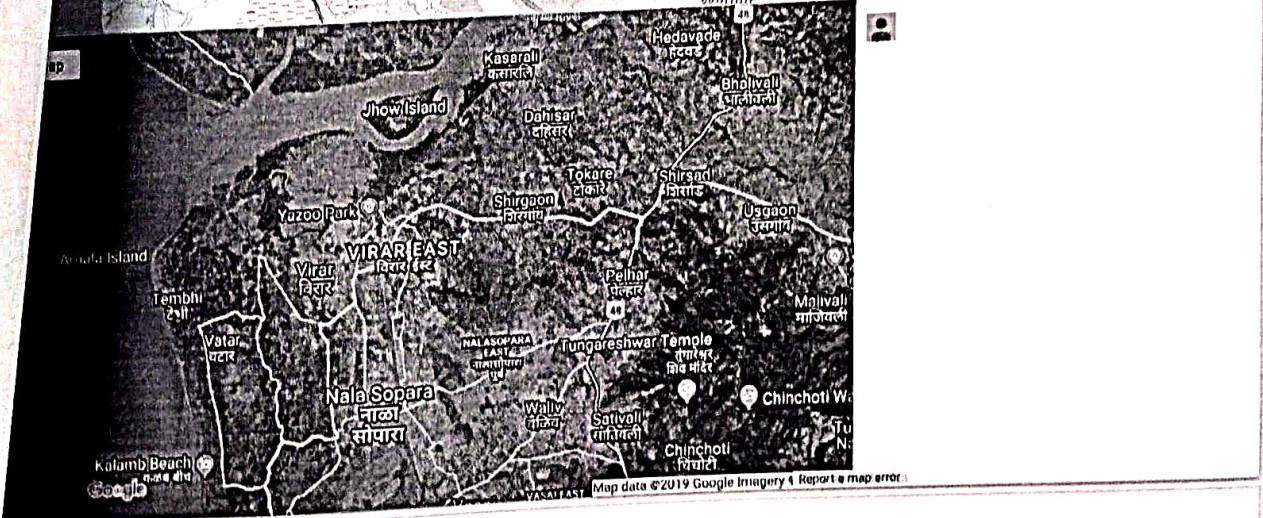
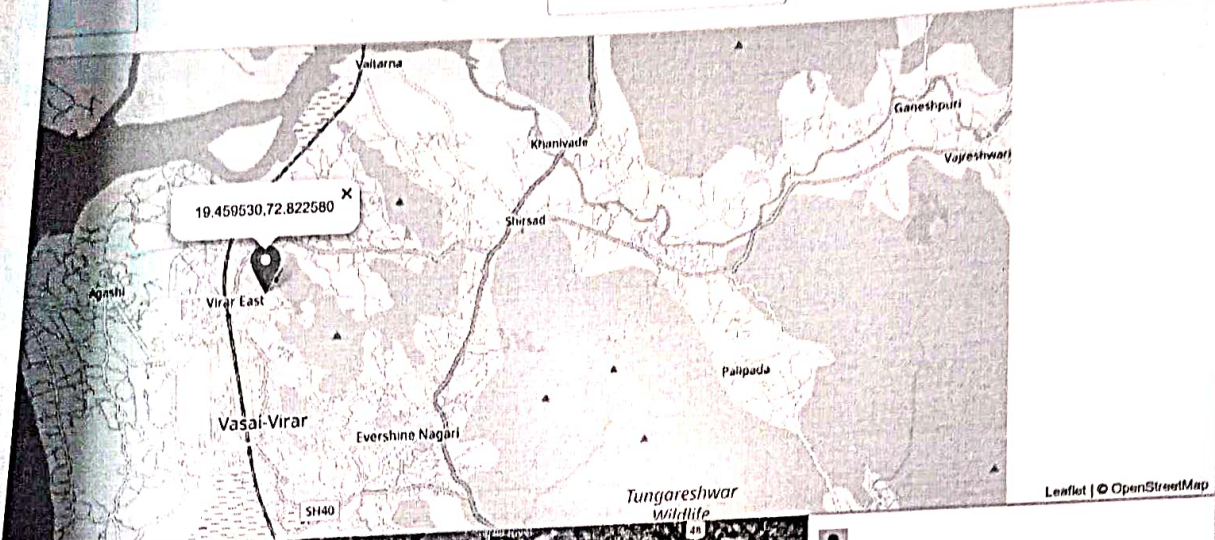
Latitude and Longitude

Enter the name of a place, city, state, or address, or click the location on the map to find lat long coordinates.

Virar East Palghar Maharashtra Find

for better results. Ex: London, UK

Longitude
72.822580



Lat Long

(19.459530, 72.822580)

GPS Coordinates

19° 27' 34.308" N

72° 49' 21.288" E

