### ING INDIA ENGINEERS & SURVEYORS

ered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution Pho.: 2679 2740

Engineering Audit, Risk Inspection Engineers

Fax: 2679 2742

ctors, Containers Surveyors & Approved Valuers.

Mobile No. 98211 33958

Shaikh & Co. (FIRE-MARINE-ENGG.)

E- Mail: young\_india@rediffmail.com

tered Engineer Reg. No. M / 123569 / 3, of India Lic. SLA/47350 Exp. date 09-06-2014

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

Approved Valuer Reg No. CAT.VII/86 of 1988 No. YIE/2057B/2019

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

tral Bank of India - Virar (West) Branch

| Description of Property   | Fair Market     | Realizable Value | Distress Value   |
|---|-----------------|------------------|------------------|
|   | Value as on     | (90%)            | (80%)            |
|   | 19.01.2019      | as on 19.01.2019 | 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 INDIX ENGINEERS & SURVEYOR

> > (SURVE & ALUERS)

# **OUNG INDIA ENGINEERS & SURVEYORS**

hartered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution tock/Engineering Audit, Risk Inspection Engineers aspectors, Containers Surveyors & Approved Valuers. Pho.: 2679 2740 .S. Shaikh & Co. (FIRE-MARINE-ENGG.) Fax: 2679 2742

Chartered Engineer Reg. No. M / 123569 / 3, Mobile No. 98211 33958 E- Mail: young\_india@rediffmail.com

Govt. of India Lic. SLA/47350 Exp. date 09-06-2019 Govt. Approved Valuer Reg No. CAT.VII/86 of 1988 Dewan Centre, Shop No. 75, S.V. Road

Report No.: YIE / 2057B / 2019 Jogeshwari (W). Mumbai- 400 102. DATE: - 23.01.2019

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

## **VALUATION REPORT**

| I.  |   | NERAL  |   |   |
|-----|---|--|---|---|
| 1.  | Purpose for which the valuation is made |  | 5 | To assess the Present Fair Market Value for Bank purpose.   |
| 2.  | a)<br>b)                                | Date of inspection Date on which the valuation is made   | : | 19.01.2019<br>23.01.2019  |
| 3.  | Lis                                     | t of documents produced for perusal  |   |   |
|     | i)<br>ii)<br>iii)                       |  | : | Agreement Copy  |
| 4.  | _                                       |  | : |   |
| 4.  | ad<br>sha                               | ame of the owner(s) and his / their dress (es) with Phone No. (details of are of each owner in case of joint vnership) | : | Mr. Umesh Laxman Wasule. (Single Ownership)   |
| a   |   |  |   | M/s. Lamodar Co-op. Hsg. Soc. Ltd.,<br>Shop No. 8, Ground Floor, Bldg. No. 7,<br>Shree Ganesh Sankul, Guru Dutta Nagar,<br>Virar (East), Dist. Palghar. |
| 5 * | YOU                                     |  |   | Single Ownership  |

| -     | THE RESERVE TO THE PARTY OF THE |  | Charles Services   |
|-------|--|--|--|
| 20000 | COLUMN TO SERVICE DE LA COLUMN  | Dr.  | Prince of the second   |
| 1000  |  |  |  |
| 1000  | A STATE OF THE PARTY OF  |  | A STATE OF THE PARTY OF THE PAR |
|       |  | SALES CONTRACTOR OF THE PARTY O | Late 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |

| - W- I    | Bail A |  |                  |  |
|-----------|--------|--|------------------|--|
| 6.        |        | escription 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. |
| 0         | a)     |  |                  |  |
|           | (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         | Posta  | al address of the property                     | :                | M/s. Lamodar Co-op. Hsg. Soc. Ltd.,  |
|           |        |  |                  | Shop No. 8, Ground Floor, Bldg. No. 7,   |
|           | and a  |  |                  | Shree Ganesh Sankul, Guru Dutta Nagar,   |
| Maria Con | 071    | / T  |                  | Virar (East), Dist. Palghar.   |
| 8         |        | / Town   | -                | Palghar  |
|           | 1      | lential area                                   | :                | Mixed Area   |
|           |        | mercial area                                   | :                |  |
|           |        | strial area                                    | :                |  |
| 9         |        | sification of the area                         | :                | Neth   |
| 20.2      |        | gh / Middle / Poor                             | :                | Middle   |
| 100       | -      | ban / Semi Urban / Rural                       | -                | Urban  |
| 10        |        | ing under Corporation limit /                  | =                | V.V.C.M.C.   |
| N-1-1     |        | ge Panchayat / Municipality                    |                  | N A  |
| 11        |        | hether covered under any State /               | N .              | N.A.   |
|           |        | ral Govt. enactments (e.g., Urban              |                  |  |
|           |        | Ceiling Act) or notified under                 |                  |  |
|           | 1 0    | cy area/ scheduled area /<br>onment area.      |                  |  |
|           |        | nment area.  spending threat of acquisition by | No. of Contrasts |  |
|           |        | rnment for road widening/public                |                  | NA   |
|           |        | ce purposes, submerging &                      |                  | 11412  |
|           |        | cability of CRZ provisions                     | No.              |  |
| -         | appu   | cability of CRZ provisions                     |                  |  |
| 100       |        | aul  | 9                | 2 of 7   |

| In the second second | Transport of the last of the l | All |
|----------------------|--|---|
| Callateral We        | 10   | 3/19-20-11                              |

|  | The state of the s |   |  |                          |
|--|--|---|--|--------------------------|
|  | Boundaries of the property   | :                                       |  |                          |
| 200 m  | North  | :                                       | Internal Road  |                          |
| B0250  | South  |   | Guru Dutta Nagar   |                          |
| STATE OF THE PARTY | East   |   | Internal road  |                          |
| CASE AND COMPANY   | West   | _                                       | Shrree Ganesh Complex  |                          |
| CERCUS.  | Latitude   | :                                       | 19.459530  |                          |
|  | Longitude  | :                                       | 72.822580  |                          |
| 13   | Dimensions of the site   | :                                       | A  | В                        |
|  |  |   | As per the Deed  | Actual                   |
|  |  | $\exists$                               | 19.50 sq. mtr. i.e. 210  | 115 sq. ft. Carpet       |
|  |  |   | sq. ft. Super Built Up   | Area (On Physical        |
|  |  |   | Area (As per   | Measurement)             |
| 12 10 10   |  |   | Agreement).  | ,                        |
| 14   | Extent of the site   | :                                       | N.A.   | 1                        |
| 15   | Extent of the site considered for  | :                                       | N.A.   |                          |
|  | Valuation (least of 13a & 13b)   |   |  |                          |
| 16   | Whether occupied by the owner /  | :                                       | Occupied by Owner  |                          |
|  | tenant? If occupied by tenant since  |   |  |                          |
| II.  | how long? Rent received per month.  APARTMENT BUILDING   |   |  |                          |
|  | Description  |   |  |                          |
| 1  | Nature of the apartment  | :                                       | Remarks  |                          |
| 2  | Location   | :                                       | Commercial Shop  |                          |
|  | T.S. No.   | :                                       | S. No. 110, 111, 127 H. 1  | No. 4 (p), 3 (p), 9, 13, |
| in l   | Block No.  | :                                       | 14   |                          |
|  | Ward No.   | <u>:</u><br> :                          | Village. Virar<br>Tal. Vasai   |                          |
|  | Village / Municipality / Corporation   | :                                       | Dist. Palghar  |                          |
|  | Door No., Street or Road (Pin Code)  | :                                       | M/s. Lamodar Co-op.  | Hea Soo I td             |
|  | - sol roug successification (The Code)   | ١.                                      | Shop No. 8, Ground Flo   | oor Blda No 7            |
|  |  |   | Shree Ganesh Sankul,   | Guru Dutta Magar         |
|  |  |   | Tri (T)  | Julu Dulla Ivagal,       |
|  | To.  |   | Virar (East), Dist. Palol  | nar                      |
| 3  | Description of the locality Residential  | :                                       | Virar (East), Dist. Palgl<br>Mixed Area  | nar.                     |
| 3  | Description of the locality Residential / Commercial / Mixed   | :                                       | Mixed Area   | nar.                     |
| 3  | Description of the locality Residential / Commercial / Mixed Year of Construction  | :                                       | Mixed Area  2006   | nar.                     |
|  | / Commercial / Mixed   | :                                       | Mixed Area 2006  | nar.                     |
| 4<br>5<br>6  | / Commercial / Mixed Year of Construction Number of floors Type of structure   | :                                       | Mixed Area   | nar.                     |
| 4 5  | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the   | :                                       | Mixed Area  2006  Ground + 4 Upper Flo R.C.C.  | nar.                     |
| 4<br>5<br>6<br>7   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building.   | :                                       | Mixed Area  2006  Ground + 4 Upper Flo   | nar.                     |
| 4<br>5<br>6<br>7   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction   | :                                       | Mixed Area  2006  Ground + 4 Upper Flo R.C.C.  | nar.                     |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building  | :                                       | Mixed Area  2006  Ground + 4 Upper Flo R.C.C.  Applicant to Advice   | nar.                     |
| 4<br>5<br>6<br>7   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building  | : | Mixed Area  2006  Ground + 4 Upper Flo R.C.C.  Applicant to Advice  Good   | nar.                     |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building  | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good                                      | nar.                     |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building  | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good                                      | nar.                     |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building Facilities available   | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good Good                                 | nar.                     |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building Facilities available Lift  | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good Good N.A. N.A.                       | ors                      |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building Facilities available Lift Protected Water Supply Underground Sewerage  | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good Good N.A. N.A. Connected to Public S | ors                      |
| 4<br>5<br>6<br>7<br>8<br>9   | / Commercial / Mixed Year of Construction Number of floors Type of structure Number of Dwelling Shops in the building. Quality of Construction Appearance of the Building Maintenance of the Building Facilities available Lift Protected Water Supply   | : | Mixed Area  2006 Ground + 4 Upper Flo R.C.C. Applicant to Advice  Good Good Good N.A. N.A.                       | ors<br>ewer              |

| Ton The Control of th | _          |  |
|--|------------|--|
| HOP  | -          | Ground Floor                                   |
| he floor in which the Shop is situated   | :          | Ground Floor                                   |
| oor No. of the Shop  | :          | 8  |
| pecifications 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  | <u> </u> : | 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  | :          |  |
| What is the undivided area of land as  | :          | Land belong to Society Members                 |
| per Sale Deed?   |            |  |
| What is the plinth area of the Shop?   |            | 210 sq. ft. Super Built Up Area.               |
| What is the floor space index (app.)   | :          | 1:1  |
| What is the Carpet Area of the Shop?   | :          |  |
| Is it Posh / I Class / Medium /  | :          | Medium   |
| Ordinary?  |            |  |
| Is it being used for Residential or  | :          | Commercial                                     |
| Commercial purpose?  |            |  |
| Is it Owner-occupied or let out?   | :          | Owner-Occupied                                 |
| If rented, what is the monthly rent?   | :          | N.A.   |
| MARKETABILITY  | _          |  |
| How is the marketability?  | :          |  |
| What are the factors favouring for an  | :          | N.A.   |
| extra Potential Value?   |            |  |
| Any negative factors are observed  | :          | N.A.   |
| which affect the market value in   |            |  |
| general?   |            |  |
| Rate   | _          |  |
| After analyzing the comparable sale  | :          | Prevailing Rate of the Shop in the locality is |
| instances, what is the composite rate  |            | Rs. 7,000/- to Rs. 8,000/- per sq. ft.         |
| for a similar Shop with same   |            |  |
| specifications in the adjoining  |            |  |
| locality?  |            |  |
|  |            |  |

| ssuming it is a new construction,  | :  | Rs. 7,750/- per sq. ft.                              |
|--|----|--|
| hat is the adopted basic composite   | 1  | Enquiry in the Market                                |
| to of the Shop under valuation after   |    |  |
| omparing with the specifications and   | ١  | ,  |
| ther factors with the Shop under   | ١  |  |
| comparison (given details).  | _  |  |
| Break - up for the rate  | 1  |  |
| i) Building + Services   | :  | Rs. 1,750/-  |
| ii) Land + others  | :  | Rs. 6,000/- Government Stamp Duty Rate for such shop |
| Guideline rate obtained from the   | :  | Government Stamp Duty Nate 191                       |
| Registrar's office (an evidence thereof  |    | is Rs. 4,928/- per sq. ft.                           |
| 11   |    |  |
| COMPOSITE RATE ADOPTED AFTE  | ER | DEPRECIATION   |
| Depreciated building rate  | :  |  |
| Replacement cost of Shop with  | :  | Rs. 3,67,500/-                                       |
| Services (v(3)i)   |    |  |
| Age of the building  | :  | 13 Years   |
| Life of the building estimated   | :  | 47 Years   |
| Depreciation percentage assuming the   | :  | 19.5%  |
| salvage value as 10%   |    |  |
| 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  | 1: | Considering Location & locality, facilities &        |
| and indicate how the value has been  |    | amenities, quality of Construction, residual         |
| arrived at, supported by necessary   |    | life of the building, business potential, supply     |
| calculation  |    | of demand, local nearby enquiry, market feed         |
|  |    | back of investigation.                               |
| and the second s |    | See Annexure "A"                                     |

| A CONTRACTOR OF THE PARTY OF TH | SERVICE CONTRACTOR | 2833337 |      |       |     |
|--|--------------------|---------|------|-------|-----|
| 100 March  | 41                 | - C     | T7-1 | luati | on. |
|  | Laile              | of      | V/a  | luati | on: |

| Sr. Description  | Qty.                    | Rate per Unit<br>Rs. | Estimated value Rs. |
|--|-------------------------|----------------------|---------------------|
| 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.<br>S.B.U.A. | Rs. 7,408.75         | Rs. 15,55,838/-     |

| Fair Market Value of the Property.                | Ks. 15,55,838/-              |                     |                 |
|---|------------------------------|---------------------|-----------------|
| Realizable value of the Property (9               | 0% F.M.V.)                   |                     | Rs. 14,00,254/- |
| <b>的</b>  |                              |                     |                 |
| Distress value of the Property (80%               | Rs. 12,44,670/-              |                     |                 |
| Value as per Stamp Duty Ready<br>Recknor for Shop | Area<br>210 sq. ft. S.B.U.A. | Rate<br>Rs. 4,928/- | Rs. 10,34,880/- |
| Value for Insurance Purpose (See                  | Rs. 3,67,500/-               |                     |                 |

5 of 7

## Colleteral Do 1 18 1 2096

#### claration: -

ereby declare that: -

- a) The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property being valued.
- c) We have valued the right Property as reflected in the Report.
- d) Our representative has personally inspected the property.
- e) My registration with State Chief Commissioner of Income Tax is valid as on date.
- f) This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- g) I have not been convicted of any offence and sentenced to term of imprisonment.
- h) I have not been found guilty of misconduct in my professional capacity.
- i) We shall not be held responsible in any event and liable for consequential damages/lost of due to this Report.
- j) The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- k) Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the applicant / Borrower. The valuer shall not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

Place: Mumbai Date: 23.01.2019

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)

#### **Branch Manager Certificate**

- 1. Details of Property Visited:
- 2. Date of Visit:

Time of Visit:

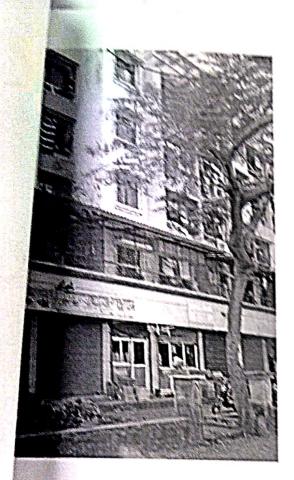
- 3. Name & Designation of Visiting Official:
- 4. Remarks if any: -

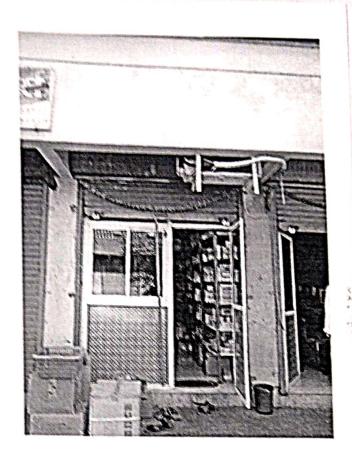
| A STATE OF THE STA |  |
|--|--|
| The un   | dersigned has inspected the property detailed in the Valuation Report dated      |
| on   | . We are satisfied that the fair & reasonable market value of the property is Rs |
| THE RESERVE  | _/- (Rupees).  |
| Date:  |  |

Signature:

Countersigned:

(Branch Manager)





1



W.