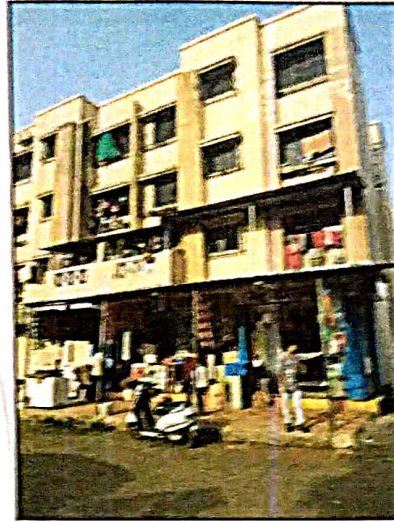


WOM, MIC NO - 13919  
Name: Dubey Jagdish S.

135/19

(P)

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Mr. Jagdish Sabhajest Dubey

Commercial Shop No. S-32, Ground Floor, Wing - F, Building No. 1, "Dream City", Sector - 5, Boisar (East),  
Taluka - Palghar, District - Palghar, PIN Code - 401 501, State - Maharashtra, Country - India

Latitude Longitude: 19°43'41.2"N 72°45'19.6"E

Valuation Done for:  
Janseva Sahakari Bank  
Vasai West Branch

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

**Vastukala Consultants (I) Pvt. Ltd.**  
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**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Shop No. S-32, Ground Floor, Wing – F, Building No. 1, “Dream City”, Sector – 5, Boisar (East), Taluka – Palghar, District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India belongs to Mr. Jagdish Sabhajeet Dubey.

Boundaries of the property.

North : Wing – E  
South : Road  
East : Wing – C  
West : Road

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 ₹ 14,57,500.00 (Rupees Fifteen Lakh Fifty Seven Thousand Five Hundred 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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.Ltd.,  
ou=email=em@vastukala.org, c=IN  
Date: 2022.01.01 12:30:07 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

**Mumbai**

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Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

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+91 9819670183  
delhincr@vastukala.org

**Nanded**

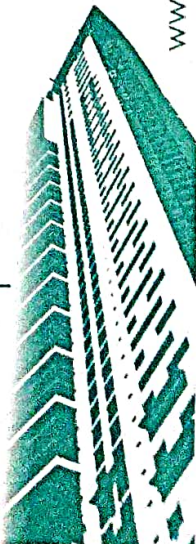
28, S.G.G.S. -  
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Gokul Nagar,  
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**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Aakruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 059

**VALUATION REPORT (IN RESPECT OF SHOP)**

I 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	: 25.01.2022
	b) Date on which the valuation is Made	: 31.01.2022
3.	List of documents produced for perusal	: i) Copy of Agreement for Sale dated 24.08.2017. ii) Copy of Commencement Certificate No. TGP / Gram / Padhadiker / 175 dated 15.04.2010 Issued by District Collector Thane.
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)	: <b>Mr. Jagdish Sahrajest Dubey</b>  <u>Address:</u> Commercial Shop No. S-32, Ground Floor, Wing - F, Building No. 1, "Dream City", Sector - 5, Boisar (East), Taluka - Palghar, District - Palghar, PIN Code - 401 501, State - Maharashtra, Country - India  <u>Contact Person:</u> Mr. Ravi Jaiswal (Supervisor)  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. The property is at 2.6 Km. distance from nearest railway station Boisar.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 85, 76, 74, 75, New Survey No. 44, 45, 46, 47, Hissa No. 1, 2 of Village - Boisar
	b) Door No.	: Commercial Shop No. S-32
	c) C.T.S. No. / Village	: Village - Boisar
	d) Ward / Taluka	: Taluka - Palghar
	e) Mandal / District	: District - Palghar
	f) Date of issue and validity of layout of approved map / plan	: N.A. Copy of Approved Plans were not provided and not verified.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity of approved map/ plan is verified	: N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.
7.	Postal address of the property	: Commercial Shop No. S-32, Ground Floor, Wing - F, Building No. 1, "Dream City", Sector - 5, Boisar (East), Taluka - Palghar, District - Palghar, PIN Code - 401 501, State - Maharashtra, Country - India





8.	City / Town	:	Boisar, Palghar	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Boisar Palghar 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.	<b>Boundaries of the property</b>		<b>As per site</b>	<b>As per documents</b>
	North	:	Wing - E	Details not available
	South	:	Road	Details not available
	East	:	Wing - C	Details not available
	West	:	Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a shop in an apartment building.	
			<b>A</b>	<b>B</b>
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 152.00 (Area as per actual site measurement)  Built Up Area in Sq. Ft. = 265.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of shop	:	19°48'41.2"N 72°46'19.6"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Built Up Area in Sq. Ft. = 265.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Commercial	
2.	Location	:		
	C.T.S. No.	:	Old Survey No. 85, 76, 74, 75, New Survey No. 44, 45, 46, 47, Hissa No. 1, 2 of Village - Boisar	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Boisar Palghar Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. S-32, Ground Floor, Wing - F Building No. 1, "Dream City", Sector - 5, Boisar (East), Taluka - Palghar, District - Palghar, PIN Code - 401 501, State - Maharashtra, Country - India	





3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2013 (Approx.)
5.	Number of Floors	:	Ground + 3 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Shops on Ground floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>SHOP</b>		
1	The floor in which the shop is situated	:	Ground Floor
2	Door No. of the shop	:	Commercial Shop No. 32
3	Specifications of the shop	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Rolling Shutter
	Windows	:	Not Provided
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the shop?	:	Good
7	Sale Deed executed in the name of	:	Mr. Jagdish Sabhajeet Dubey
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the shop?	:	<b>Built Up Area in Sq. Ft. = 265.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the shop?	:	Carpet Area in Sq. Ft. = 152.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good

2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar shop with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area
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).	:	₹ 5,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 2,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 56,300.00 per Sq. M. i.e. ₹ 5,230.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 50,670.00 per Sq. M. i.e. ₹ 4,707.00 per Sq. Ft.
5	Age of the building	:	8 years
6	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
7	<b>Remarks</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the shop (incl. car parking, if provided)	265.00 Sq. Ft.	5,500.00	14,57,500.00
2	<b>Total Fair Market Value of the Property</b>			14,57,500.00
3	<b>Realizable value of the property</b>			13,11,750.00
4	<b>Distress value of the property</b>			11,66,000.00
5	<b>Insurable value of the property</b>			6,89,000.00
6	<b>Guideline value of the property</b>			12,47,355.00

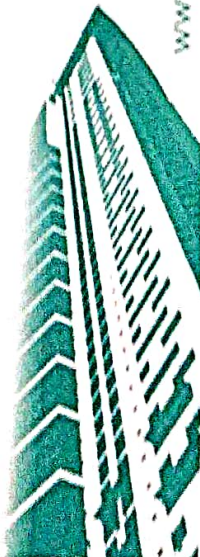




The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Bull Up 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 ₹ 5,500.00 per Sq. Ft. for valuation.

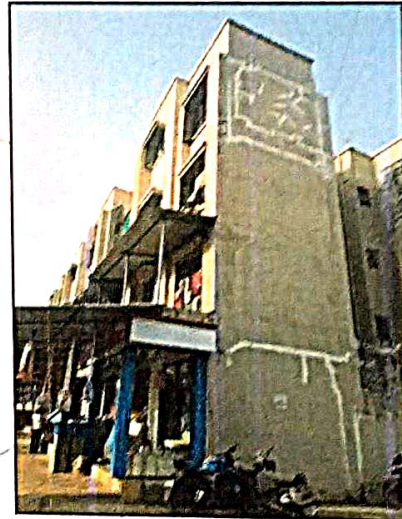


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### Actual site photographs

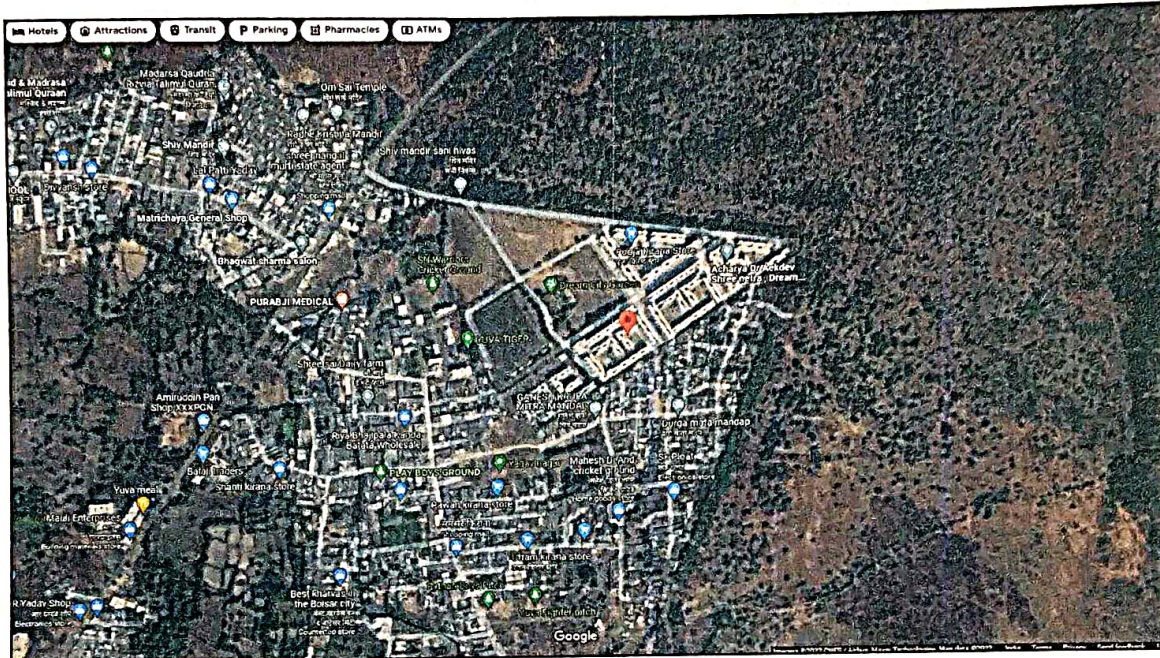


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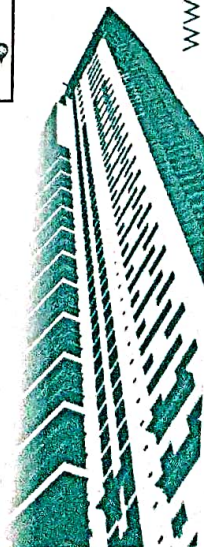


## Route Map of the property Site u/r



**Latitude Longitude: 19°48'41.2"N 72°46'19.6"E**

**Note: The Blue line shows the route to site from nearest railway station (Boisar – 2.6 Km.)**





As a result of the assessment and analysis, it is recommended to issue the Full Market Value of the shares  
issued in the amounting condition with financial specifications of ₹ 15,00,000.00 (Fifteen Lakhs Only)  
Rupee Thousand Five Hundred (Only)



Thiruvankode Credit

