

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Parvati Shanakr More & Shri. Ganesh Shankar More**

Commercial Shop No. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.",
Sambhaji Path, Vishnu Nagar, Thane (West), PIN Code – 400 068,
State – Maharashtra, Country – India

Latitude Longitude - 19°11'24.9"N 72°58'07.9"E

Valuation Done for:

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Cosmos Bank

Ghodbandar Road Branch

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610

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Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**



VALUATION OPINION REPORT

The property bearing Commercial Shop No. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, Thane (West), PIN Code – 400 068, State – Maharashtra, Country – India belongs to **Smt. Parvati Shanakr More & Shri. Ganesh Shankar More.**

Boundaries of the property.

North : Giriraj Heights
South : Kulashri Building
East : Road
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 valued for banking purpose for **₹ 40,42,800.00 (Rupees Forty Lakh Forty Two Thousand Eight 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.**

C.M.D.

Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



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Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Valuation Report of Commercial Shop No. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, Thane (West), PIN Code – 400 068, 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 20.07.2021 for Banking Purpose
2	Date of inspection	23.07.2021
3	Name of the owner/ owners	Smt. Parvati Shanakr More & Shri. Ganesh Shankar More
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. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, Thane (West), PIN Code – 400 068, State – Maharashtra, Country – India Contact Person: Ganesh More (Self) Contact No. 9768392409
6	Location, street, ward no	Sambhaji Path, Vishnu Nagar, Thane (West)
	Survey/ Plot no. of land	CTS No. 75 (pt), 76 & 80, 37 & 38, Tikka No. 15 & 18
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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. = 166.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 180.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 216.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Sambhaji Path, Vishnu Nagar, Thane (West)
14	If freehold or leasehold land	Freehold
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 – Pramod Kumar Singh
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 35,000.00 present rental income per month
	(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	Year of Completion – 2009

	of completion	
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess fair market value as on 07.07.2021 for Commercial Shop No. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, Thane (West), PIN Code – 400 068, State – Maharashtra, Country – India belongs to **Smt. Parvati Shanakr More & Shri. Ganesh Shankar More.**

We are in receipt of the following documents:

I.	Copy of Agreement for Sale dated 28.01.2021
II.	Copy of Occupancy Certificate Documents No. V.P. No. 2005 / 112 / TMC / TDD / 138 dated 16.06.2009 Issued by Thane Municipal Corporation
III.	Copy of Commencement Certificate Document No. V.P. No. 2005 / 112 / TMC / TDD / 41 dated 20.04.2006 issued by Thane Municipal Corporation

LOCATION:

The said building is located at CTS No. 75 (pt), 76 & 80, 37 & 38, Tikka No. 15 & 18 at Village – Naupada, Taluka & District - Thane. The property falls in Residential cum Commercial Zone. It is at a travelling distance 1.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 4 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential cum commercial purpose. Ground Floor is having 4 Commercial Shops.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Single Space. The Commercial Shop is finished with Kota & Cement Koba, rolling shutter, concealed electrification.

Valuation as on 23rd July 2021

The Carpet Area of the Commercial Shop : 180.00 (Area as per Agreement for Sale)

Deduct Depreciation:

Year of Construction of the building	:	2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2021	:	12 years
Cost of Construction	:	216.00 X ₹ 2,500.00 = ₹ 5,40,000.00
Depreciation $\{(100-10) \times 18 / 60\}$:	18%
Amount of depreciation	:	₹ 97,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,05,600.00 per Sq. M. i.e. ₹ 19,101.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 2,00,218.00 per Sq. M. i.e. ₹ 18,601.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,000.00 per Sq. Ft.
Value of property as on 23.07.2021	:	180.00 Sq. Ft. X ₹ 23,000.00 = ₹ 41,40,000.00

(Area of property x market rate of developed land & Residential premises as on 2021 - 22 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 23.07.2021	:	₹ 41,40,000.00 - ₹ 97,200.00 = ₹ 40,42,800.00
Total Value of the property	:	₹ 40,42,800.00
The realizable value of the property	:	₹ 36,38,520.00
Distress value of the property	:	₹ 32,34,240.00
Insurable value of the property	:	₹ 5,40,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Commercial Shop No. 01, Ground Floor, Wing – G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji path, Vishnu Nagar, Thane (West), PIN Code – 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 40,42,800.00 (Rupees Forty Lakh Forty Two Thousand Eight Hundred Only)** as on 23rd July 2021.



NOTES

1. I, Sharad 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 **23rd July 2021 is ₹ 40,42,800.00 (Rupees Forty Lakh Forty Two Thousand Eight Hundred 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 + 4 Upper Floors
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	2009 (As per Occupancy Certificate)
4	Estimated future life	48 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	Rolling shutter
10	Flooring	Kota & Cement Koba flooring
11	Finishing	Cement plastering + POP Finish
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Open Conduct electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Ordinary
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	The Building is having no Lift
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



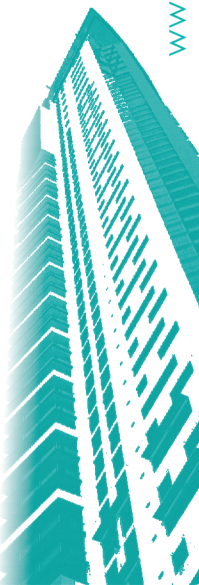
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Actual site photographs



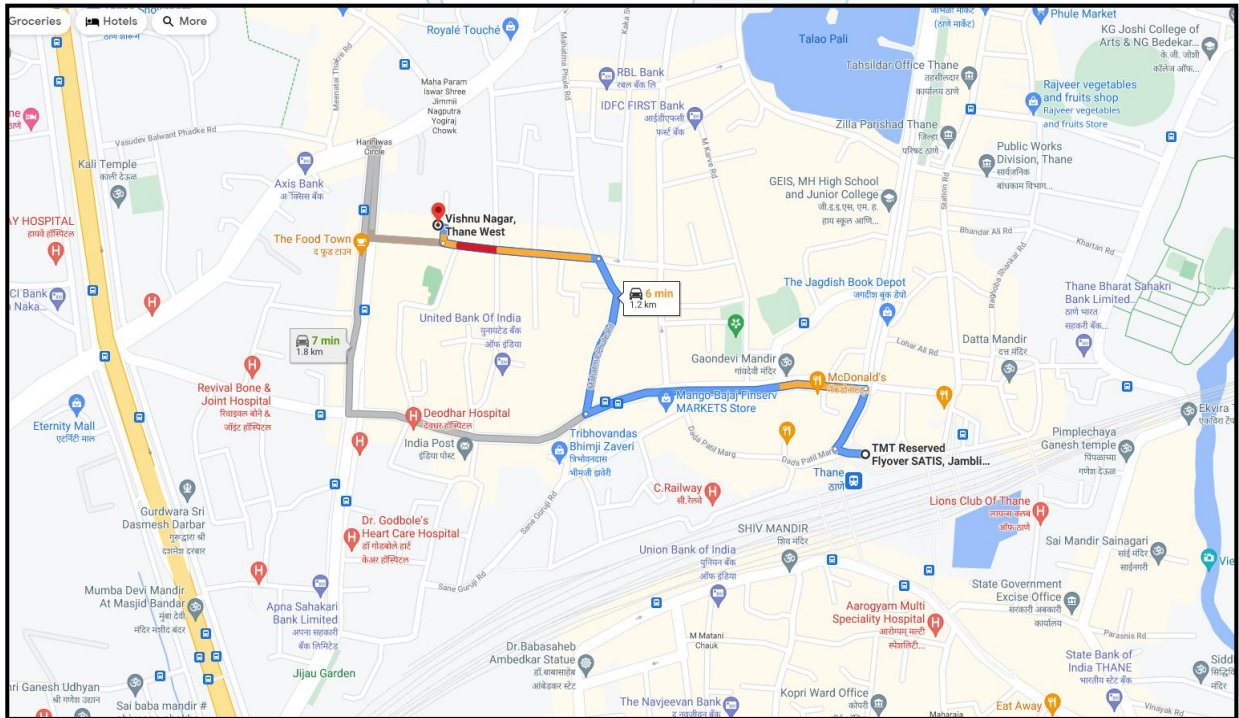
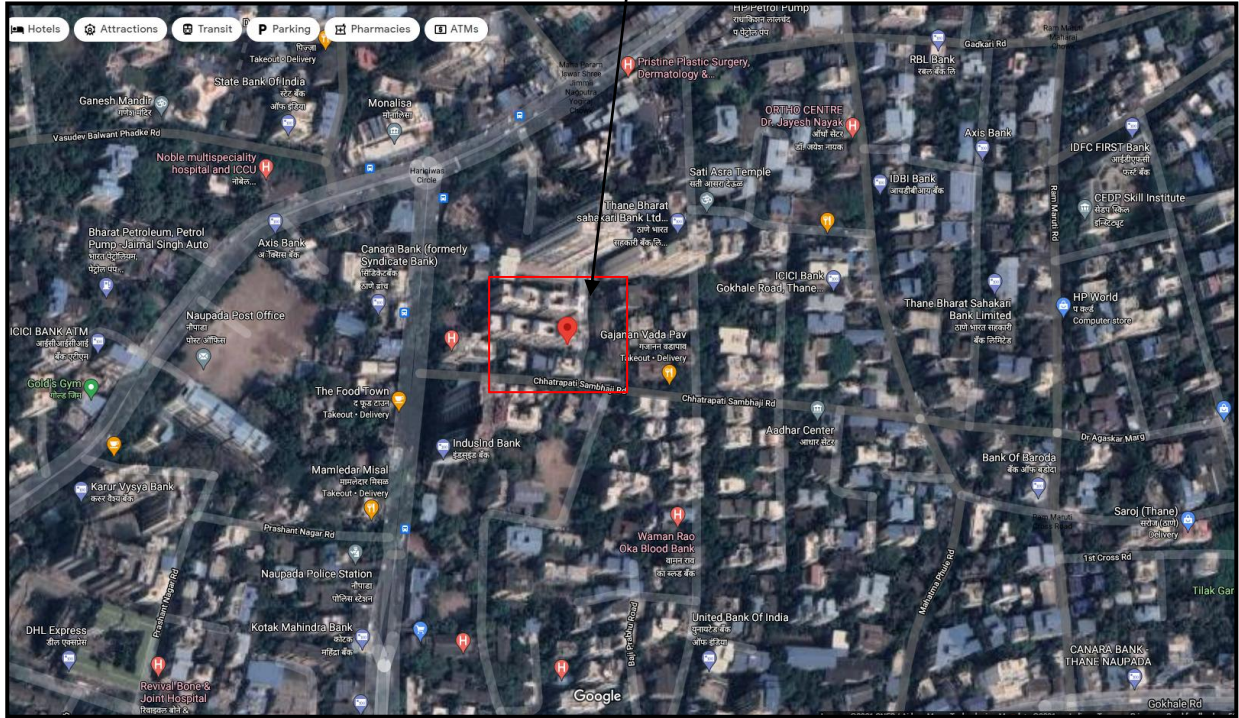
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Route Map of the property

Site u/r




Latitude Longitude - 19°11'24.9"N 72°58'07.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.2 Km.)



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 2021/2022

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : नोपाडा

Search By Survey No Location

Language English

Annual Statement of Rates

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	3/12/J-6ब-2) मुंबई आग्रा द्रुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यक्तिरेक्त इतर मिळकती टिका नं 10 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/K-6ब-2) मुंबई आग्रा द्रुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यक्तिरेक्त इतर मिळकती टिका नं 11 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/L-6ब-2) मुंबई आग्रा द्रुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यक्तिरेक्त इतर मिळकती टिका नं 18/19(नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/M-6ब-2) मुंबई आग्रा द्रुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यक्तिरेक्त इतर मिळकती टिका नं 27 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/N-6ब-2) मुंबई आग्रा द्रुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यक्तिरेक्त इतर मिळकती सर्वे नं.	54600	116200	144500	205600	144500	चौ. मीटर

1 2 3 4 5 6 7 8 9



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Price Indicators

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Home > Commercial Property for Sale in Thane > Shop for Sale in Thane > Shop for Sale in Thane West > 350 Sq-ft Property ID: 52654377

₹ 55.0 Lac **Commercial Shop**
for sale in Thane West, Thane

Owner: vikas ambaker [Contact Now](#)

Posted on: Apr 18, '21

PROPERTY DETAILS LOCALITY DETAILS

Floor: Ground (Out of 5 Floors)

Super area: 350 sqft ~ ₹ 15,714/sqft

Construction Status: Ready to Move | Furnished status: Semi-Furnished | Car parking: 2 Open | Water Availability: 24 Hours Available

[Request Photos](#) [Contact Owner](#) [Share Property Feedback](#)

Save Property
Don't want to share your details with the agent right now? [Save Property for Later](#)

Owner: vikas ambaker [Contact Now](#)

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Home > Commercial Property for Sale in Thane > Shop for Sale in Thane > Shop for Sale in Thane West > 300 Sq-ft Property ID: 52909769

₹ 42.0 Lac **Commercial Shop**
for sale in Thane West, Thane

Owner: mukund kadam [Contact Now](#)

Posted on: May 03, '21

PROPERTY DETAILS LOCALITY DETAILS

Floor: Ground (Out of 1 Floors)

Super area: 300 sqft ~ ₹ 14,000/sqft

Construction Status: Ready to Move | Furnished status: Unfurnished | Car parking: None

[Request Photos](#) [Contact Owner](#) [Save for Later](#) [Share Property Feedback](#)

Save Property
Don't want to share your details with the agent right now? [Save Property for Later](#)

Owner: mukund kadam
+91 -74XXXXXX80 [Save for Later](#)



Price Indicators

NOBROKER My Bookings Pay Rent Post Your Property

Shop For Sale In Thane, Mumbai
 Commercial Buy LBS Marg, dr lazrus road, charal

₹ 90 Lacs
20,930 / Sq.Ft

₹ 67,584/Month
Estimated EMI

430 Sq.Ft
Built Up Area

Apply Loan

Home / Mumbai / Property Details

Photos Location

Shop Property Type Public Parking

Freehold Ownership Type Ground Floor Of Total 4 Floors

Unfurnished Furnishing More Than 10 Year Age of Property

Mar 5, 2021 Posted On Immediately Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Dev Corpora Ashar IT Park Viviana Mall Korum Mall Shirin Apartments

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property

0 Unique Views 1 Shortlists 1 Contacted

Powered By: NBEstimate



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd July 2021**

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are: (R)

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 valued for banking purpose as on day for **₹ 40,42,800.00 (Rupees Forty Lakh Forty Two Thousand Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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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An ISO 9001:2015 Certified Company

