
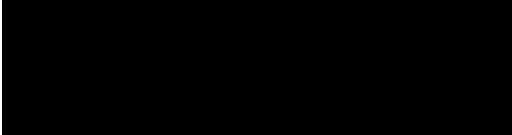
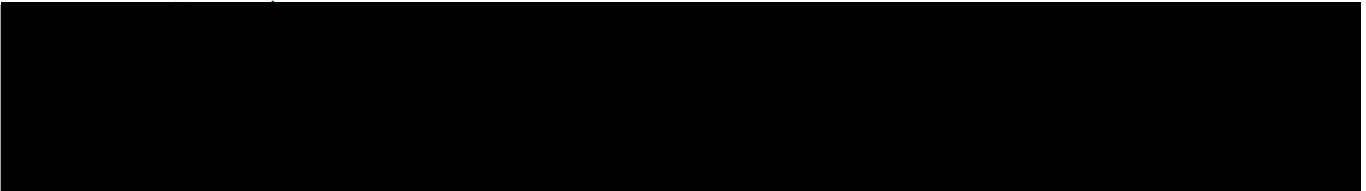


1067-21

Form O-1

REPORT OF VALUATION OF IMMOVABLE PROPERTY

GENERAL :

- | | |
|---|---|
| 1. Purpose for which valuation is made | <i>To assess the fair market value for income tax purpose</i> |
| 2. Date on which valuation is made. | <i>01/04/2001</i> |
| 2a. Date of inspection | <i>(Physical inspection is not possible Due to Covid-19 however external inspection of the building done on 12th April 2021)</i> |
| 3. Name of the owner/owners. |  |
| 4. If the property is under joint ownership/co-ownership, Share of each such owner. Are the share undivided ? | <i>Public Limited Company</i> |
| 5. Brief description of the property |  |
| 6. Location, Street, Ward No. | <i>Free Press Journal Marg</i> |
| 7. Survey/Plot No. of land | <i>Plot No. 210.</i> |
| 8. Is the property situated in residential/commercial/mixed area/Industrial area. | <i>Commercial area.</i> |
| 9. Classification of locality - high class/middle class/poor class. | <i>High class.</i> |
| 10. Proximity to civic amenities, like school, hospitals, offices, market, cinemas, etc. | <i>Available within 1 to 2 kms.</i> |
| 11. Means and proximity to surface communication by which the locality | <i>Bus routes & taxis are available.</i> |
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LAND :

12. Area of land supported by documentary proof, Shape, dimensions and physical features. *Valuation is for an [REDACTED] only Admeasuring 747 Sq.ft. of built-up area .*
13. Roads, Streets of Lanes on which the land is abutting. *Free Press Journal Marg*
14. It is free hold or lease-hold land ? *Lease hold*
15. If lease-hold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease, terms of renewal of lease.
- (i) Initial premium
- (ii) Ground rent payable per annum.
- (iii) Unearned increase payable to the lessor in the event of sale or transfer.
16. Is there any restrictive covenant regard to use of land ? If so, attach a copy of the covenant.
17. Are there any agreements of easements ? If so, attach copies.
18. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government of any statutory body ? If so give particulars. *Falls under the limits of M.C.G.M.*
19. Has any contribution been made towards development or is any demand for such contribution still outstanding ?
20. Has the whole or part of the land been notified for acquisition by Government of any statutory body ? Give date of notification.
21. Attach a dimensioned site plan. ---

Not Known

Not known

IMPROVEMENTS :

22. Attach plans and elevations of all structures standing on the land and a lay out plan.

23. Furnish technical details of the building on a separate sheet. (The Annexure to this form may be used).

See part II of the valuation report

24. (i) Is the building owner-occupied/tenanted/both ?
 (ii) If party owner-occupied, specify portion and extent of area under owner-occupied.

} Occupied by owner (As per information provided by client)

25. What is the Floor Space Index permissible and percentage actually utilised ?

Fully utilised

RENTS :

26. (i) Names of tenants/lessees/licencees, etc.
 (ii) Portions in their occupation.
 (iii) Monthly or annual rent/compensation/licence fee, etc. paid by each.
 (iv) Gross amount received for the whole property

} Not applicable

27. Are any of the occupants related to or close business associates of the owner?

28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking, ranges, built-in wardrobes, etc. or for service charges ? If so, give details.

29. Give details of water and electricity charges, if any, to be borne by the owner

Owner

30. Has the tenant to bear the whole or part of the cost of repairs and maintenance ? Give particulars.

Owner

31. If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant ?

Owner

32. If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant ?

Owner

33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs, passages, compound, etc. owner or tenant ? *Owner (as per information provided by client)*

34. What is the amount of property tax ? Who is to bear it ? Give details with documentary proof ? *Owner (as per information provided by client)*

35. Is the building insured ? If so, give the policy No. amount for which it is insured and the annual premium. ---

36. Is any dispute between landlord and tenant regarding rent pending in a court of law ?

37. Has any standard rent been fixed for the premises under any law relating to the control of rent ?

Not applicable

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 & area of land sold ?

See part II of the valuation report.

39. Land rate adopted in this valuation.

40. If sale instances are not available or not relied upon, the basis of arrival at the land rate.

COST OF CONSTRUCTION :

41. Year of commencement of construction and year of completion.

Society registered in 1980 or thereabout

42. What was the method of construction by contract/by employing labour directly/both ?

43. For items of work done on contract, produce copies of agreements.

Not known

44. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.

PART II -Valuation

Under the instruction of our clients [REDACTED] and on the basis of information furnished by them, we have visited the [REDACTED] in the building known as [REDACTED] situated on [REDACTED] [REDACTED] with a view to inspect the property and thus prepare it's valuation report. Valuation of any immovable real estate property is the value that the property would fetch if put for sale in the open market as on the date of valuation i.e. 01/04/2001. Valuation is required to assess the fair market value for Income tax purpose.

The said bldg. has [REDACTED] It is R.C.C. framed structure having R.C.C. foundation. It is situated in High class commercial area. The said office totally admeasures 747 Sq.ft. of built-up area

Note: Physical Inspection was not possible due to Covid-19.

As per ready reckoner rate for the purpose of stamp duty and registration of commercial office is Rs.1,85,100/-Sq.mt.i.e.Rs.17,196/-Sq.ft. of BUA. For new construction.

So value of office will be

$$747 \quad \times \quad \text{Rs.17,196/-} \quad = \quad \text{Rs.1,28,45,412.00} \quad \dots (A)$$

Deduct depreciation on cost of construction of Rs.511/- Sq.ft. of BUA for age of 21 years @ 30% i.e.

$$511 \times 747 \times 30\% = \text{Rs. 1,14,515.00} \quad \dots (B)$$

[REDACTED]

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.
 (c) ~~I have~~ / our representative has personally inspected the property on 12/04/2021

Date : 30/04/2021

Place : Mumbai.

So net value will be

= (A) - (B)

= Rs. - Rs.1,28,45,412.00 - 1,14,515.00 = Rs.1,27,30,897.00

Thus considering all the above mentioned factors, we are of the opinion that the fair market value of the said property is Rs.1,27,30,897.00 (Rupees One Crore Twenty Seven Lakhs Thirty Thousand Eight Hundred Ninety Seven Only) as on the date of valuation i.e. 01/04/2001.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank /client.
2. The property is valued on the assumption that it is free and clear of all mortgages encumbrances and other outstanding premiums and charges.
3. No legal verification of the title of the property has been undertaken and the valuer shall not be responsible for any matter of legal nature that affects the value and the opinion expressed by us.
4. Where it is stated that the bank /client has supplied information to the valuer, this information is believed to be reliable, but the valuer can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained from our market research.
5. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
6. If our appearance is required, we will be pleased to appear and give the necessary clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
7. The report is for the sole use to the client, it has been addressed to; neither the whole nor any part of this valuation report and any reference there to may be utilized without the prior written approval of [REDACTED]
8. The valuer's responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The valuer disclaims all responsibility and will accept no liability to any other party.
9. Validity of this report is as on date of valuation report only.