

VALUATION REPORT (IN RESPECT OF FLATS/SHOPS)
(To be filled in by the Approved Valuer)

I		GENERAL	
1.	Propose for which the valuation is made	:	To Ascertain Present Fair & Reasonable Market Value
2.	a) Date of inspection	:	06-09-2019
	b) Date on which the valuation is made	:	16-09-2019
3.	List of document produced for perusal		
	i)	:	Xerox Copy of Deed of Confirmation dated 08.12.2011
	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 owner	:	Mrs. Geetadevi K. Kanodia Flat No C 1603, Ashok Gardens , T.J. Road , Sewree west , Mumbai 400 015.
5.	The description of the Property	:	Commercial
6.	Location of Property	:	
	a) Plot No./Survey No.	:	C.S. No. 379
	b) Door No.	:	Office No. 22
	c) T.S. No./Village	:	Division : Mandvi
	d) Ward/Taluka	:	Mumbai
	e) Mandal/District	:	Mumbai
7.	Postal address of the Property	:	Room No. 22, 5 th Floor, Haresh Chambers, 313/319, Samuel Street, Vadgadi , Masjid Bunder, Mumbai 400003
8.	City/Town	:	Masjid Bunder
	Residential area	:	---
	Commercial area	:	Yes
	Industrial area	:	Nil
9.	Classification of the area	:	
	i) High/Middle/Poor	:	Mixed
	ii) Urban/Semi Urban/Rural	:	Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	Nil
12.	Boundaries of the Property	:	
	North	:	Shop
	South	:	Crawford Market
	East	:	Kazi Sayyed Street
	West	:	Samuel Street
13.	Dimensions of the site	:	a
		:	b

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			As per the Deed
	North	:	N.A.
	South	:	N.A.
	East	:	N.A.
	West	:	N.A.
14.	Extent of the site	:	N.A.
15.	Extent of the site considered for Valuation (least of 13a & 13b)	:	As per Deed of Confirmation carpet area is 190 sqft and Built up area is 228 sqft As per site measurement the carpet area works out to 200 sqft
16.	Whether occupied by the owner/tenant ? If occupied by tenant since how long? Rent received per month	:	Owner
II. APARTMENT BUILDING			
Sr. No.	Description	:	Remarks
1.	Nature of the apartment	:	Commercial Building
2.	Location	:	
	C.S. No.	:	C.S. No. 379
	Block No.	:	N.A.
	Ward No.	:	B Ward
	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai
	Door No. Street or Road (Pin Code)	:	Room No. 22, 5 th Floor, Haresh Chambers, 313/319, Samuel Street, Masjid Bunder, Mumbai 400003
3.	Description of the locality Residential/Commercial/Mixed	:	Commercial
4.	Year of Construction	:	1973
5.	Number of floors	:	Ground + 5 upper floors
6.	Type of structure	:	RCC Framed structure
7.	Number of Dwelling units in the building	:	25 No s
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities available	:	
	Lift	:	1 No
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking-Open/Covered	:	Nil
	Is Compound wall existing?	:	Nil
	Is pavement laid around the Building?	:	Partly
12	Name of Society & Reg No with share certificate details	:	Haresh Chambers Premises Co-op Hsg Sc Ltd Reg No : BOS / HSG/2295 OF 1970 Shares No 196 to 200 under the Share Cer No 36

III OFFICE	
1.	The floor in which the office is situated : 5 th Floor
2.	Door No. of the Office : Room No 22
3.	Specifications of the Office :
	Roof : RCC Slab
	Flooring : Ceramic Tiles
	Doors : Wooden frame with shutter
	Windows : Wooden frame with shutter
	Fittings : Ordinary
	Finishing : Ordinary
4.	House Tax :
	Assessment No. : Latest Bill not available
	Tax paid in the name of : Smt Geetadevi K Kanodia
	Tax amount : --
5.	Electricity Service connection No. : G01085B
	Meter Card is in the name of : Smt Geetadevi K Kanodia
6.	How is the maintenance of the Office : Good
7.	Sale Deed executed in the name of : Mrs. Geetadevi K. Kanodia
8.	What is the undivided area of land as per Sale Deed? : N.A.
9.	What is the plinth area of the Premises ? : As per Deed of Confirmation carpet area is 190 sqft and Built up area is 228 sqft
10.	What is the floor space index(app.) : One
11.	What is the Carpet Area of the Flat ? : Carpet area (as per site measurement) = 200 sqft As per Sale Deed , carpet area is 190 sqft
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? : Owner Occupied
15.	If rented, what is the monthly rent? : Nil

IV MARKETABILITY	
1.	How is the marketability? : Good
2.	What are the factors favouring for an extra Potential Value? : Nil
3.	Any negative factors are observed which affect the market value in general? : Nil

V Rate	
1.	After analyzing the comparable sale instance, what is the composite rate for a similar shop with same specifications in the adjoining locality? : Rs 25000 per sqft to Rs 28000 per sqft
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 : Rs 28000 per sqft of Built up area

	the shop under comparison (given details).		
3.	Break-up for the rate		
	i) Building + Services		
	ii) Land + other	:	Rs 1500 per sqft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs 26,500 per sqft
		:	Rs 16,341 per sqft
COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
VI	Depreciated building rate		
a	Replacement cost of shop with Services (v(3)i)	:	Rs.1500 per sqft
	Age of the building	:	
	Life of the building estimated	:	46 Years
	Depreciation percentage assuming the salvage value as 10%	:	60 Years ; Future Life = 17 Years
	Depreciated Ratio of the building	:	$46 / 60 \times (100 - 46) = 41.40 \%$ Say 42 % Rs 1500 per sqft x 100 - 42 / 100 = Rs 870
b	Total composite rate arrived for valuation	:	Rs.870 per sqft
	Depreciated building rate VI (a)	:	Rs. 870 per sqft
	Rate for Land & other V(3) ii	:	Rs. 26500 per sqft
	Total Composite Rate	:	Rs. 27370 per sqft

Details of valuation :

Sr.	Description	Qty.	Rate per unit	Estimated value
1.	Present value of the Office	Carpet area = 190 sqft Built up = 228 sqft	Rs 27,370	Rs 62,40,360
2.	Wardrobes		N.A.	
3.	Showcases/		N.A.	
4.	Kitchen arrangements		N.A.	
5.	Superfine finish		Included	
6.	Interior Decorations		Included	Rs 5,00,000
7.	Electricity deposits/ electrical fitting, etc.		Included	
8.	Extra collapsible gates/grill works etc.		Included	
9.	Potential value, if any			Rs 67,40,360
	Total			
10.	Present Market Value		Say	Rs 67,40,000
	Rupees Sixty Seven Lacs Fourty Thousand Only			Rs 53,92,000
11.	Distress Sale Value			
	Rupees Fifty Three Lacs Ninety Two Thousand Only			Rs 3,42,000
12.	Insurance Value	Rs 1500 per sqft x 228 sqft		

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