



04/77
Chimanlal
Zaverchand

SAA/2502

Dated: February 25, 2022

The Manager,
Bank of Baroda
Malabar Hill Branch

Lati : 18° 95'

Longi : 72° 83'

Sir,

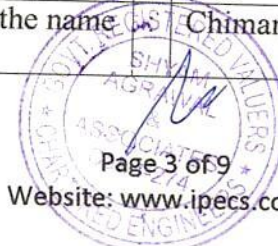
Sub: Valuation Report for Shop No. 4, 1st floor, "Dhanjin Street", Plot No. 8/10, Opp. Diamond Hall, Zaveri Bazar, Dist. Mumbai- 400003, Maharashtra.

I.	GENERAL	
1.	Purpose for which the valuation is made	: Valuation is for Bank Loan (Revaluation)
2.	a) Date of Inspection	: 08.02.2022
	b) Date on which the valuation is made	: 25.02.2022
3.	List of documents produced for perusal	:
	i) Old valuation report	: Old valuation report dated. 14.01.2019 as per bank record.
4.	Name of the owner(s) and his/their addresses with Phone No. (details of share of each owner in case of joint ownership)	: Chimanlal Zaverchand (Single ownership)
5.	Brief description of the property	: Shop No. 4, 1 st floor, "Dhanjin Street", Plot No. 8/10, Opp. Diamond Hall, Zaveri Bazar, Dist. Mumbai- 400003, Maharashtra. Loft area with 5'6" headroom. It is Ground + 1 floor structure. It is at 1.5 to 2 km distance from Marine Lines Railway Station. Landmark: Near Mumba Devi Mandir.
6.	Location of Property	: Zaveri Bazar
	a) Plot No. / Survey No.	: Old CTS No. 44(Part), New CTS No. 852 & Old Survey No. 2994-3617, New Survey No. 1379 (part)
	b) Door No.	: Shop No. 4
	c) T.S. No. / Village	: Bhuvneshwar Division
	d) Ward / Taluka	: --
	e) Mandal / District	: Mumbai City



	a) Date of issue and validity of layout of approved map/ plan	:	Details not available	
	b) Approved map/plan issuing authority	:	Details not available	
	c) Whether genuiness or authenticity of approved map/ plan is verified	:	Details not available	
	d) Any other comments by our empanelled valuers on authenticity of approved plan	:	Details not available	
7.	Postal Address of the Property	:	Shop No. 4, 1 st floor, "Dhanjin Street", Plot No. 8/10, Opp. Diamond Hall, Zaveri Bazar, Dist. Mumbai- 400003, Maharashtra.	
8.	City / Town	:	Mumbai City	
	Residential Area	:	--	
	Commercial Area	:	Commercial area	
	Industrial Area	:	--	
9.	Classification of the Area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
11.	Whether covered under any State / Central Govt. enactments (eg. Urban Land Ceiling Act) for notified under Agency Area / Schedule Area / Cantonment Area	:	Not applicable	
12.	Building boundaries	:	As per Deed	
	North	:	Details not available	
	South	:	--	
	East	:	--	
	West	:	--	
13.	Dimension of the site	:	A	B
			Building boundaries as per inspection	Godown boundaries
	North		Mumbadevi Road	Open to air
	South		Building No. 12/14	Staircase
	East		Dhanji Street	Shop No. 3
	West		Makai Mansion Building	Shop No. 5
14.	Extent of this site	:	A	B
			As per Deed	Actual
			Carpet area 460 sq.ft., which gives 1.2 x 460 = 552 sq.ft. built up area & loft area 424 sq.ft. as per old valuation report.	Carpet area 505 sq.ft. & loft area 375 sq.ft. as per actual measurement.
14.1	Latitude, Longitude & Co-ordinates of flat	:	Lati : 18° 95' Longi : 72° 83'	
15.	Extent of the site considered for Valuation	:	Carpet area 460 sq.ft., which gives 1.2 x 460 = 552 sq.ft. built up area & loft area 424 sq.ft. as per old valuation report.	

16.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied
II	Apartment Building		
1.	Nature of Apartment	:	It is a commercial shop
2.	Location	:	Zaveri Bazar
	T.S. No.	:	Old CTS No. 44(Part), New CTS No. 852 & Old Survey No. 2994-3617, New Survey No. 1379 (part)
	Block No.	:	--
	Ward No.	:	--
	Village/Municipality/ Corporation	:	Bhuvneshwar Division
	Door No. Street or Road (Pin Code)	:	Shop No. 4
3.	Description of the locality Residential/ Commercial / Mixed	:	Commercial area
4.	Year of Construction	:	1978
5.	Number of Floors	:	It is Ground + 1 floor structure.
6.	Type of Structure	:	RCC Structure
7.	Number of Dwelling units in the building	:	--
8.	Quality of Construction	:	Fair
9.	Appearance of the Building	:	Fair
10.	Maintenance of the Building	:	Fair
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No car parking for Shop No. 4
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	Yes
III	Shop		
1	The floor on which the shop is situated	:	1 st floor
2	Door No. of the shop	:	Shop No. 4
3	Specifications of the shop	:	
	Roof	:	RCC Slab
	Flooring	:	Marble flooring
	Doors	:	Rolling shutter
	Windows	:	--
	Fittings	:	Fair
	Finishing	:	Fair
	Internal wiring- surface or conduit	:	Conduit
4	House Tax	:	Details not available
	Assessment No.	:	--
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Details not available
	Meter Card is in the name of	:	--
6	How is the maintenance of the shop?	:	Fair
7	Agreement for sale executed in the name of	:	Chimanlal Zaverchand



8	What is the undivided area of land as per Sale Deed?	:	--
9	What is the plinth area of the shop?	:	Built up area 552 sq.ft. as per old valuation report.
10	What is the floor space index (app.)	:	1.0
11	What is the Carpet Area of the shop?	:	Carpet area 460 sq.ft. & loft area 424 sq.ft. as per old valuation report.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	--
16	Weather the property is freehold or leasehold	:	Please refer search report
IV	MARKETABILITY	:	
1	How is the marketability?	:	Fair
2	What are the factors favouring for an extra Potential Value?	:	Dholkawala Hospital is 350 m from site. All other civic amenities are located in vicinity.
3	Any negative factors are observed which affect the market value in general?	:	None
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Rates are obtained from market sources, company database, web sites and sale instances if available.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	--
3	Break - up for the rate		Composite rate
	i) Building + Services		₹ 1,500
	ii) Land + Others		₹ 60,500
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		₹ 32,367 per sq. ft. of built up area for new construction
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate		Depreciation is considered
	Replacement cost of flat with Services(v (3)i)		₹ 4,73,68,000
	Age of the building		44 years
	Life of the building estimated		16 years
	Depreciation percentage assuming the salvage value as 10%		1.5 % per year. (Considering total life of building at 60 years and salvage value at 10%)
	Depreciated Ratio of the building		--
b.	Total composite rate arrived for valuation		₹ 62,000 per sq. ft. of built up area

Depreciated building rate VI (a)	₹ 1,500
Rate for Land & other V (3)ii	₹ 60,500
Total Composite Rate	₹ 62,000

Valuation

We have verified details of specifications, location of premises, connectivity with public transport, market in vicinity, developed residential area, prevailing cost of land, materials. In my opinion, it is deemed fair to consider built up area rate of ₹ 62,000 per square foot for valuation.

Value of Shop No. 4	= 552 x 62,000	= ₹ 3,42,24,000
Add Value of loft area	= 424 x 0.5 x 62,000	= ₹ 1,31,44,000
Total		= ₹ 4,73,68,000
Market Value in Our Opinion (Rounded off)		= ₹ 4,73,68,000
Realisable Value		= ₹ 4,26,31,000
Forced Sale Value		= ₹ 3,78,94,000
State Govt. Ready Reckoner Value for new construction		= ₹ 1,78,66,667
Cost of construction for insurance		= ₹ 8,28,000



DECLARATION:

I, hereby, declare that:

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. I have no direct or indirect interest in the property being valued;
3. The property was inspected on 08.02.2022
4. My registration with State Chief Commissioner of Income Tax is valid as on date.

Date: - 25.02.2022

Place: Mumbai.

- This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.
- Valuation is based on our experience of similar valuations in this location & current market information gathered during inspection.
- This valuation is purely our opinion & has no legal or contractual obligation on our part.
- Our opinion on market value should also be taken if revaluation is carried out of this property.
- Abnormal market condition like change in govt. policies, natural calamity, pandemic etc. after the date of valuation are not applicable to the valuation report.



SHYAM AGRAWAL

SHYAM AGRAWAL & ASSOCIATES

(Since 1988)

ER. SHYAM AGRAWAL
Govt. Approved Valuer
Regn. No. Cat.-I/274