

# M-TECH

We Deliver Value

Date : 22- Mar - 2022

To,  
The Manager,  
Canara Bank, Chembur Branch  
As per your instructions valuation of Commercial Shop of Mr. Gopal Talreja was undertaken for security purpose. To estimate market value for the same the Commercial Shop was visited for inspection and verification through valuation angle on 21- Mar - 2022 and findings are as follows;

## VALUATION REPORT OF COMMERCIAL SHOP

GENERAL		
1.	Purpose of Valuation	: To ascertain the Fair Market Value of the Property
2.	a. Date of Inspection	: 21.03.2022
	b. Date of Valuation	: 22.03.2022
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	: Mr. Gopal Talreja
4.	Document produced for perusal	
	i) Sale Agreement	: Photocopy of Sale Agreement Dated 19.04.2008 Between M/s. chanchaldas & Sons Kamothe and Mr. Gopal Talreja
	ii) Occupancy Certificate	: Occupancy Certificate Issued by CIDCO vide Ref. No. CIDCO/BP/ATPO/61 Dated 22.12.2006
5.	Brief description of the property	: It is a commercial Shop.
6.	Location of the property	
	a. Plot No./Survey No.	: Plot No. 78, Sector 12, Kamothe
	b. Door No.	: Shop No. 1, Ground Floor
	c. T.S.No./Village	: Kamothe
	d. Ward/Taluka	: Panvel
	e. Mandal/District	: Raigad



## M-TECH SERVICES LLP

Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Au

HO: Office No. 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400 078. • ☎ : 98191 20807 • Email : mtech0610@gmail.com

MAHARASHTRA • MADHYA PRADESH • GUJARAT • RAJASTHAN

	f. Date of issue and validity of layout of approved map/plan	:	Occupancy Certificate Issued by CIDCO vide Ref. No. CIDCO/BP/ATPO/61 Dated 22.12.2006
	g. Approved map/plan issuing authority	:	Yes, Issued by CIDCO
	h. Whether genuineness or authenticity of approved map/plan is verified	:	We have relied upon documents provided by bank.
	i. Any other comments by our empanelled valuers on authentic of approved plan		-
7.	Postal Address of the property	:	Shop No. 1, Ground Floor, Building Name "Shiv Arti", Plot No. 78, Sector 12, Kamothe, Navi Mumbai.
8.	City/Town	:	Kamothe, Navi Mumbai
	Residential Area	:	Residential Area
	Commercial Area	:	it is a commercial area
	Industrial Area	:	it is not an Industrial area
9.	Classification of the area	:	Middle Class
			Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	within limits of Navi Mumbai 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		As per available information plot is not covered under any of the enactments mentioned herein.
12.	Boundaries of the property	:	
	North	:	Om Sai Apartment
	South	:	Open Plot
	East	:	Swastik Plaza
	West	:	Pushpa Corner Building
13.	Extent of the site	:	
13.1	Latitude, Longitude & Co-ordinates of Shop	:	Latitude : 19°01'08.4"N Longitude : 73°05'22.7"E
14.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.		Self Occupied.



II. APARTMENT BUILDING:			
1.	Nature of Apartment	:	RCC Super Structure
2.	Shop No. and Floor	:	Shop No. 1, Ground Floor
3.	Name of the Apartment	:	Building Name "Shiv Arti"
4.	Postal Address	:	Shop No. 1, Ground Floor, Building Name "Shiv Arti", Plot No. 78, Sector 12, Kamothe, Navi Mumbai.
5.	Location	:	
	T.S.No.	:	Refer point no.[I(6(a))]
	Block No.	:	-
	Ward No.	:	-
	Village/Municipality/Corporation	:	within limits of Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	-
6.	Description of the locality	:	Residential
7.	Year of Construction	:	Approx 16 Years Old
8.	Number of Floors	:	Ground + 4 Upper Floors
9.	Type of structure	:	RCC super structure with RCC footings, columns, beams and slabs, internal and external walls are made up of bricks with cement plaster, External and internal walls are painted, Rolling Shutter & Glass Door, Vitrified tiles Flooring, etc.
10.	Number of dwelling units in the building		Five Shops at Ground floor
11.	Quality of construction	:	Reasonable
12.	Appearance of the building	:	Reasonable
13.	Maintenance of the building	:	Reasonable
14.	Facilities available	:	
	Lift	:	There is one lift facility in this building.
	Protected water supply	:	Provided
	Underground Sewerage	:	Provided
	Car Parking	:	Not Provided
	Open/Covered	:	Not Provided
	Around Compound wall	:	Provided
	Pavement around the building	:	Provided
III. COMMERCIAL SHOP			
1.	The floor in which the Shop is situated	:	Ground Floor
2.	Door number of the Shop		Shop No. 1, Ground Floor



3.	Specification of the Shop	:	
	Roof	:	RCC Framed
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Rolling Shutter & Glass Door
	Windows	:	-
	Fittings	:	Good Fittings
	Finishing	:	Good Finishing
4.	House Tax	:	Details are with the borrower.
	Assessment No.	:	
	Tax amount	:	
	Tax paid in the name of	:	
5.	Electricity service connection number	:	Details are with the borrower.
	Meter Card is in the name of	:	-
6.	How is the maintenance of the Shop?	:	Subject Shop is Satisfactorily maintained.
7.	Sale Deed executed in the name of	:	Mr. Gopal Talreja
8.	What is the undivided area of land as per sale deed?	:	Proportionate to area of Shop with respect to area of plot
9.	What is the plinth area of the Shop	:	Built Up Area 290.40 Sq. Ft. (After 20% Loading on Carpet Area)
10.	What is the floor space index (Approx)?	:	As per D.C. rules
11.	What is the Carpet area of the Shop?	:	As Per Agreement Carpet Area 242 Sq. Ft.
12.	Is it Posh/Class/Medium/Ordinary	:	Medium
13.	Is it being used for residential or commercial?	:	For Commercial use of premises
14.	Is it owner occupied or tenanted	:	Self Occupied.
15.	If tenanted, what is the monthly rent?	:	Rs. – Not applicable.

DRAWING APPROVAL- Approved Plan not provided

Occupancy Certificate: Occupancy Certificate Issued by CIDCO vide Ref. No. CIDCO/BP/ATPO/61 Dated 22.12.2006.

**PART B – VALUATION OF EXISTING COMMERCIAL SHOP**

**A. GENERAL:**

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



RATE			
1.	After analysing the comparable sale instances, what is the composite rate for a similar Commercial Shop 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)	:	Rs. 12,500/- Per Sq. Ft. (on Built Up Area)
2.	Assuming it is a new construction, what is the adopted basic composite rate of the bungalow under valuation after comparing with the specifications and other factors with the Commercial Shop under comparison (Give details)	:	Rs. 12,500/- Per Sq. Ft. (on Built Up Area)
3.	BREAK UP FOR THE RATE	:	
	i) Building + Services	:	Rs. 3,000/- Per Sq. Ft.
	ii) Land + others	:	Rs. 10,100/- Per Sq. Ft.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Zone No. 15A/12 Kamothe CIDCO Sector No. 12 - Commercial Area INR 95400/- per Sq. Mtr.
<b>B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:</b>			
a.	Depreciated Building Rate	:	
	Replacement cost of Shop with Services (v(3)i)	:	290.40 Sq. ft. X 3,000/- Rs. Per Sq. Ft. = INR 8,71,200/-
	Age of the building	:	Approx 16 Years Old
	Life of the building estimated	:	Approx 44 years provided periodical maintenance is done
	Depreciation percentage	:	less 20% Depreciation for 16 years old building
	Depreciated Ratio of the building	:	Rs. 2,400/- Per Sq. Ft.
b.	Total Composite rate arrived for valuation	:	
	Depreciated Building rate VI(a)	:	Rs. 2,400/- Per Sq. Ft.
	Rate for Land & other V(3) ii	:	Rs. 10,100/- Per Sq. Ft.
	Total Composite Rate	:	<b>Rs. 12,500/- Per Sq. Ft. (on Built Up Area)</b>
<b>C. VALUATION DETAILS:</b>			
Sr. No.	DESCRIPTION	QUANTIT Y (Sq. Ft)	ESTIMATED/ PRESENT VALUE (INR)
1	Present value of the Commercial Shop	290.40 Sq. Ft.	290.40 Sq Ft X 12,500 Rs Per Sq Ft = INR 36,30,000/-



2	Wardrobes		
3	Show cases		
4	Kitchen arrangements		
5	Superfine finish		
6	Interior decorations		
7	Electricity, water, drainage deposits etc.		
8	Electrical fittings, etc.		
9	Extra Collapsible gates/ grill works etc.		
10	Potential Value, if any?		
11	Share of common amenities, If any?		
	TOTAL		INR 36,30,000/-

Factors favouring for an additional value		
1.		
2.		
Add (+)		INR 36,30,000/-
Factors favouring for less value		
1.		
2.		Rs.
Less		
(-)		
Present Market Value		INR 36,30,000/-
Any other details		

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is say INR 36,30,000/-, the Realisable value INR 32,67,000/- and the distress value INR 29,04,000/-.

Place: Mumbai  
Date: 22- Mar - 2022



For M-TECH SERVICES LLP  
*Neha Agarwal*  
 (Er. Neha Agarwal)  
 Partner  
 B.E., MIE, CE, MIV, AIIV

The undersigned has inspected the property detailed in the Valuation Report dated on 22.03.2022 We are satisfied that the fair and reasonable market value of the property is INR 36,30,000/-.

Signature  
(Name of the Branch Manager with Office Seal)

#### PART D - CERTIFICATE

1. It is hereby certified that in my opinion
  - i) The present market value of the Shop by adopting suitable composite rate is INR 36,30,000/-.
  - ii) The Realisable value of the property is estimated as 90 % less than the present market value at say INR 32,67,000/-.
  - iii) The forced sale value of the property is estimated as 80 % less than the present market value at say INR 29,04,000/-.
2. If this Property is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
3. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
4. The property was inspected on dated 21- Mar - 2022
5. The legal aspects were not considered in this valuation.
6. This valuation work is undertaken by the valuer based upon the request from Manager - Canara Bank - Chembur Branch.

Place: Mumbai

Date: 22- Mar - 2022

Enclosures:

1. Photographs of the property

Annexure-VIII  
FOMAT-A  
DECLARATION FROM VALUERS

I hereby declare that-

- 1) The information furnished in my valuation report dated 22- Mar - 2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- 2) I have no direct or indirect interest in the property valued;
- 3) My representative has personally inspected the property on 21- Mar - 2022, The work is not sub-contracted to any other valuer and carried out by myself.
- 4) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- 5) I have not been found guilty of misconduct in my professional capacity.
- 6) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.



7) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

8) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

9) I am the partner of the firm, who is competent to sign this valuation report

Further, I hereby provide the following information

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Commercial Shop
2	Purpose of valuation and appointing authority	To estimate fair market price for Canara Bank – Chembur Branch
3	Identity of the valuer and any other experts involved in the valuation;	M-Tech Services LLP
4	Disclosure of valuer interest or conflict, if any;	Not applicable, Valuer doesn't have any conflict of interest
5	Date of appointment, valuation date and date of report;	Visit Date 21.03.2022 Report Date 22.03.2022
6	Inspections and/or investigations undertaken ;	Inspected the property Physically
7	Nature and sources of the information used or relied upon;	Details from documents provided and market enquiry.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	We adopted Market Rate approach for valuation by taking into account the quality of Construction and amenities provided in the building
9	Restrictions on use of the report, if any;	For Canara Bank Only.
10	Major factors that were taken into account during the valuation;	Area of Commercial Shop, location, accessibility,
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	It is assumed that documents provided are genuine.

Date: 22.03.2022

Place: Mumbai



For M-TECH SERVICES LLP

*Neha Agarwal*

(Er. Neha Agarwal)

Partner

B.E., MIE, CE, MIV, AIIV