

## VALUATION REPORT (IN RESPECT OF OFFICE)

		<b>General</b>	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
2	a) Date of inspection	:	09.12.2023
	b) Date of which the valuation is made	:	13.12.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.10579/2005 Dated 30.11.2005 between Mr. Rajesh Murari Agarwal(The Vendor) And Mr. Jayesh A. Mehta(The Purchaser). II) Copy of Society Share Certificate No.10 Dated 04.08.1999 And Mr. Jayesh A. Mehta(The Beneficiary).		
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Jayesh A. Mehta</b>  Commercial Office No. 104, 1 <sup>st</sup> Floor, " <b>Arihant Building</b> ", Arihant Office Co-Op. Premises Soc. Ltd., Plot No. 64, Ahmedabad Street, Sant Tukdoji Maharaj Road, Municipality Ward No. 'B', Princess Dock Division, District - Mumbai City, Masjid Bunder (East), Mumbai, PIN - 400 009, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Raju (Staff) Mobile No. 9324852654  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 1 <sup>st</sup> Floor. The composition of Commercial Office is Gala. The property is at 300 Mtr. distance from Railway Station Masjid Bunder.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 64
b)	Door No.	:	Commercial Office No. 104
c)	C.T.S. No. / Village	:	
d)	Ward / Taluka	:	MunicipalityWard No - 'B', Princess Dock Division
e)	Mandal / District	:	District - Mumbai City
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

7	Postal address of the property	:	Commercial Office No. 104, 1 <sup>st</sup> Floor, " <b>Arihant Building</b> ", Arihant Office Co-Op. Premises Soc. Ltd., Plot No. 64, Ahmedabad Street, Sant Tukdoji Maharaj Road, Municipality Ward No. 'B', Princess Dock Division, District - Mumbai City, Masjid Bunder (East), Mumbai, PIN - 400 009, State - Maharashtra, India.	
8	City / Town	:	City - Masjid Bunder (East), Mumbai	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Industrial Gala	Baroda Street
	South	:	Ahmedabad Street	Joshi Chambers Building
	East	:	Ashirwad Building	Ashirwad Building
	West	:	Chawl	Gupta Bhavan Building
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 364.09 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 347.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Office	:	18°57'3.1"N 72°50'23.6"E	
15	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 347.00</b> <b>( Area As Per Agreement for sale)</b>	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	MunicipalityWard No - 'B', Princess Dock Division
	Village / Municipality / Corporation		, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 104, 1 <sup>st</sup> Floor, " <b>Arihant Building</b> ", Arihant Office Co-Op. Premises Soc. Ltd., Plot No. 64, Ahmedabad Street, Sant Tukdoji Maharaj Road, Municipality Ward No. 'B', Princess Dock Division, District - Mumbai City, Masjid Bunder (East), Mumbai, PIN - 400 009, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	1975 (As per agreement)
5.	Number of Floors	:	1 Basement + Ground + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 13 Office
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Commercial Office</b>		
1.	The floor in which the Office is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Office	:	Commercial Office No. 104
3.	Specifications of the Office		
	Roof	:	R. C. C. Slab

	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5.	Electricity Service connection No.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6.	How is the maintenance of the Office?	:	Normal
7.	Sale Deed executed in the name of	:	<b>Mr. Jayesh A. Mehta</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not provided
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 347.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Office?	:	<b>Carpet Area in Sq. Ft. = 364.09</b> <b>(As per Area actual site measurement)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 30,000/- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 30,800/- to ₹ 33,400/- per Sq. Ft. on Carpet Area ₹ 25,800/- to ₹ 28,000/- per Sq. Ft. on Built Up Area

2.	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 28,600/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 25,600/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,01,818/- per Sq. M. i.e. ₹ 18,750/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,46,077/- per Sq. M. i.e. ₹ 13,571/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	48 years
	Life of the building estimated	:	12 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	72.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 840/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,600/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 26,440/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>1. At the time of site inspection notice of Union Bank of India pasted on the main door of the office. 2. Name of Jaydev Steel found against Office No. 104 on society nameboard.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	347.00 Sq. Ft.	26,440.00	91,74,680.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			

7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value of the property</b>			<b>91,74,680.00</b>
	<b>Realizable value of the property</b>			<b>77,98,478.00</b>
	<b>Distress value of the property</b>			<b>64,22,276.00</b>
	<b>Insurable value of the property (347.00 X 3,000.00)</b>			<b>10,41,000.00</b>
	<b>Guideline value of the property (347.00 X 13,571.00)</b>			<b>47,09,137.00</b>

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