

VALUATION REPORT (IN RESPECT OF SHOP)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 02.01.2024
	b) Date of which the valuation is made : 03.01.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.3070 Dated 25.09.1996 between M/s. Siddhivinayak Developers(The Promoter) And Smt. Maltidevi Ramharash Singh(The Purchaser). II) Copy of Commencement Certificate Document No.CE / 3607 / BP (WS) / AR Dated 03.10.1992 issued by Municipal Corporation Of Greater Mumbai. III) Copy of Occupancy Certificate Document No.CHE / 8607 / BP (WS) / AR Dated 13.10.2005 issued by Municipal Corporation Of Greater Mumbai. IV) Copy of Maintenance Bill Dated 10.10.2023No. 188 in the name of Mrs. Maltidevi issued by Saket Co-op. Hsg. Soc. Ltd..
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) : Smt. Maltidevi Ramharash Singh Commercial Shop No. 7, Ground Floor, " Saket Co-op. Hsg. Soc. Ltd. ", Plot No. 51, New/Current Survey No. 20, Hissa No. 7 , CTS No. 523, T.P.S. Road, Near Jain Mandir, T.P.S. III, Village - Eksar, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sunil R. Singh (Owner's Husband) Mobile No. 9869529906 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop located on Ground Floor. The composition of Commercial Shop is Shop + Otl. The property is at 800m distance from Borivali Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 51New Survey No - 20
b)	Door No. : Commercial Shop No. 7
c)	C.T.S. No. / Village : CTS No - 523, Village - Eksar
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan : As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan
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 : No

7	Postal address of the property	:	Commercial Shop No. 7, Ground Floor, " Saket Co-op. Hsg. Soc. Ltd. ", Plot No. 51, New/Current Survey No. 20, Hissa No. 7, CTS No. 523, T.P.S. Road, Near Jain Mandir, T.P.S. III, Village - Eksar, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India.	
8	City / Town	:		
	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	:	Village - Eksar 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	Boundaries of the property	:	As per site	As per Document
	North	:	TPS Road	Details not available
	South	:	New Borivali Prajakta CHSL	Details not available
	East	:	Rishikesh CHSL	Details not available
	West	:	Vasantrao Chougule Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Shop in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 273.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 215.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 258.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°13'32.9"N 72°50'59.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 215.00 (Area As Per Agreement For Sale)	

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 the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	CTS No - 523
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Eksar, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 7, Ground Floor, " Saket Co-op. Hsg. Soc. Ltd. ", Plot No. 51, New/Current Survey No. 20, Hissa No. 7 , CTS No. 523, T.P.S. Road, Near Jain Mandir, T.P.S. III, Village - Eksar, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2005 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Ground Floor is having 13 Shops
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	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
III	Commercial Shop		
1.	The floor in which the Shop is situated	:	Ground Floor
2.	Door No. of the Shop	:	Commercial Shop No. 7
3.	Specifications of the Shop		
	Roof	:	R.C.C. slab
	Flooring	:	Mosaic Tile Flooring

	Doors	:	MS Rolling Shutter
	Windows	:	Aluminium Sliding Window
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Shop?	:	Good
7.	Sale Deed executed in the name of	:	Smt. Maltidevi Ramharash Singh
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. = 258.00 (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 Shop?	:	Carpet Area in Sq. Ft. = 273.00 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 215.00 (As Per Area Agreement For Sale)
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?	:	₹ 33,000/- (Expected rented income per month)
IV	MARKETABILITY		
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
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Shop 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)	:	₹ 43,500/- to ₹ 52,900/- per Sq. Ft. on Carpet Area ₹ 36,200/- to ₹ 44,100/- per Sq. Ft. on Built Up Area

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 the Shop under comparison (give details).	:	₹ 47,600/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 44,900/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,08,100/- per Sq. M. i.e. ₹ 19,333/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,79,627/- per Sq. M. i.e. ₹ 16,688/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	19 years
	Life of the building estimated	:	41 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,931/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 44,900/- per Sq. Ft.
	Total Composite Rate	:	₹ 46,831/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	215.00 Sq. Ft.	46,831.00	1,00,68,665.00
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			
	Fair market value of the property			1,00,68,665.00
	Insurable value of the property (258.00 X 2,700.00)			6,96,600.00
	Guideline value of the property (258.00 X 16,688.00)			43,05,504.00

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