

## VALUATION REPORT (IN RESPECT OF SHOP)

|     |  | <b>General</b> |   |
|-----|--|----------------|---|
| 1   | Purpose for which the valuation is made  | :              | To assess Fair Market Value of the property for Bank Loan Purpose.  |
| 2   | a) Date of inspection  | :              | 25.01.2024  |
|     | b) Date of which the valuation is made   | :              | 29.01.2024  |
| 3   | List of documents produced for perusal:<br>I) Copy of Agreement For Transfer Dated 01.11.2002 between Mr. Ajeet Parasram Budhwani(The Transferor) And Mrs. Neena Pravin Thakkar(The Transferee).<br>II) Copy of Occupancy Certificate No.2804 / BPES / M Dated 06.04.1990 issued by Municipal Corporation Of Greater Mumbai. |                |   |
| 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>Mrs. Neena Pravin Thakkar</b><br><br>Commercial Shop No. E/8, Ground Floor, " <b>May Land Apartments Co-op. Hsg. Soc. Ltd.L</b> ", Plot No. 411 & 564, CTS No. 1311, D. K. Sandu Marg, Village - Chembur, Municipality Ward No. M, Chembur (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 071, State - Maharashtra, India.<br><br><u>Contact Person :</u><br>Mr. Ravindra Prajapati (Supervisor)<br>Mobile No. 9930751232<br><br>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 shop is having 2 cabins + Working Area + Store + Toilet Block and loft area used for storage purpose. The property is at 1.1 km distance from Chembur Railway Station.  |
| 5a. | Total Lease Period & remaining period (if leasehold)   | :              |   |
| 6   | Location of property   | :              |   |
| a)  | Plot No. / Survey No.  | :              | Plot No - 411 & 564   |
| b)  | Door No.   | :              | Commercial Shop No. E/8   |
| c)  | C.T.S. No. / Village   | :              | CTS No - 1311, Village - Chembur  |
| d)  | Ward / Taluka  | :              | Municipality Ward No - M<br>Taluka - Kurla  |
| 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. E/8, Ground Floor, " <b>May Land Apartments Co-op. Hsg. Soc. Ltd.L</b> ", Plot No. 411 & 564, CTS No. 1311, D. K. Sandu Marg, Village - Chembur, Municipality Ward No. M, Chembur (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 071, 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 - Chembur<br>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   | : | Open Land  | 9th Road               |
|      | South   | : | Load Bearing - Sandu Property  | Sion Trombey Road      |
|      | East  | : | 'C' Wing   | Seventh Road           |
|      | West  | : | D. K. Sandu Marg   | Station Avenue Road    |
| 13   | Dimensions of the site  | : | N. A. as property under consideration is a Commercial Shop in a building.  |                        |
|      |   | : | <b>As per the Deed</b>   | <b>As per Actuals</b>  |
|      | North   | : | -  | -                      |
|      | South   | : | -  | -                      |
|      | East  | : | -  | -                      |
|      | West  | : | -  | -                      |
| 13.2 | Latitude, Longitude & Co-ordinates of Shop  | : | 19°3'15.1"N 72°53'49.3"E   |                        |
| 14   | Extent of the site  | : | Carpet Area in Sq. Ft. = 558.12<br>(Area as per Site measurement)<br><br>Built Up Area in Sq. Ft. = 386.00<br>(Area As Per Agreement For Sale)   |                        |

|            |  |   |   |
|------------|--|---|---|
| 15         | Extent of the site considered for Valuation  | : | <b>Built Up Area in Sq. Ft. = 386.00<br/>( 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. | : | Owner Occupied  |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  |   |   |
| 1.         | Nature of the Apartment  | : | Commercial  |
| 2.         | Location   |   |   |
|            | C.T.S. No.   | : | CTS No - 1311   |
|            | Block No.  | : | -   |
|            | Ward No.   | : | MunicipalityWard No - M   |
|            | Village / Municipality / Corporation   |   | Village - Chembur,<br>Municipal Corporation of Greater Mumbai (MCGM)  |
|            | Door No., Street or Road (Pin Code)  | : | Commercial Shop No. E/8, Ground Floor, " <b>May Land Apartments Co-op. Hsg. Soc. Ltd.L</b> ", Plot No. 411 & 564, CTS No. 1311, D. K. Sandu Marg, Village - Chembur, Municipality Ward No. M, Chembur (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 071, State - Maharashtra, India |
| 3.         | Description of the locality Residential / Commercial / Mixed   | : | Residential cum Commercial  |
| 4.         | Year of Construction   | : | 1990 (As per occupancy certificate)   |
| 5.         | Number of Floors   | : | Ground + 3 Upper Floors   |
| 6.         | Type of Structure  | : | R.C.C. Framed Structure   |
| 7.         | Number of Dwelling units in the building   | : | Ground Floor is having 12 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   |
| <b>III</b> | <b>Commercial Shop</b>   |   |   |
| 1.         | The floor in which the Shop is situated  | : | Ground Floor  |
| 2.         | Door No. of the Shop   | : | Commercial Shop No. E/8   |
| 3.         | Specifications of the Shop   |   |   |

|           |   |   |  |
|-----------|---|---|--|
|           | Roof  | : | R.C.C. slab  |
|           | Flooring  | : | Kota Stone 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?   | : | Normal   |
| 7.        | Sale Deed executed in the name of   | : | <b>Mrs. Neena Pravin Thakkar</b>   |
| 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. = 386.00<br>(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?  | : | <b>Carpet Area in Sq. Ft. = 558.12</b><br><b>(As per Area actual site measurement)</b><br><b>Carpet Area in Sq. Ft. = 442.54</b><br><b>Loft Area in Sq. Ft. = 115.58</b> |
| 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?  | : | ₹ 34,000/- Expected rental 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 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) | : | ₹ 37,500/- to ₹ 50,000/- per Sq. Ft. on Carpet Area<br>₹ 31,300/- to ₹ 45,500/- 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).   | : | ₹ 36,500/- per Sq. Ft.   |
| 3.        | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 2,800/- per Sq. Ft.  |
|           | II. Land + others  | : | ₹ 33,700/- per Sq. Ft.   |
| 4.        | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)  | : | ₹ 3,52,100/- per Sq. M.<br>i.e. ₹ 32,711/- per Sq. Ft.   |
|           | Guideline rate(an evidence thereof to be enclosed)   | : | ₹ 2,71,340/- per Sq. M.<br>i.e. ₹ 25,208/- per Sq. Ft.   |
| 5.        | Registered Value(if available)   | : | N.A.   |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |   |  |
| <b>a</b>  | Depreciated building rate  |   |  |
|           | Replacement cost of Shop with Services (v(3)i)   | : | ₹ 2,800/- per Sq. Ft.  |
|           | Age of the building  | : | 34 years   |
|           | Life of the building estimated   | : | 26 years Subject to proper, preventive periodic maintenance & structural repairs.  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | 51.00%   |
|           | Depreciation Ratio of the building   | : | -  |
| <b>b</b>  | Total composite rate arrived for Valuation   |   |  |
|           | Depreciated building rate VI (a)   | : | ₹ 1,372/- per Sq. Ft.  |
|           | Rate for Land & other V (3) ii   | : | ₹ 33,700/- per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 35,072/- per Sq. Ft.</b>  |
|           | <b>Remarks</b>   | : | <b>1. As per measurement Carpet area of shop is 442.54 Sq. Ft. and loft area is 115.58 Sq. Ft. As per Agreement Built up area is 386.00 Sq. Ft. which is considered for valuation.<br/>2. Height of loft is 4' hence same is not considered for valuation. Shop used as office</b> |

**Details of Valuation:**

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|-------------|------|-------------------|---------------------|
|-----|-------------|------|-------------------|---------------------|

|    |   |                |           |                       |
|----|---|----------------|-----------|-----------------------|
| 1  | Present value of the Shop                                   | 386.00 Sq. Ft. | 35,072.00 | <b>1,35,37,792.00</b> |
| 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>1,35,37,792.00</b> |
|    | <b>Insurable value of the property (386.00 X 2,800.00)</b>  |                |           | <b>10,80,800.00</b>   |
|    | <b>Guideline value of the property (386.00 X 25,208.00)</b> |                |           | <b>97,30,288.00</b>   |

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