

## VALUATION REPORT (IN RESPECT OF SHOP)

General									
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3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement for sale No.7327 / 2012 Dated 04.09.2012 between M/s. Padma Builders(The The Developer) And M/s.Arm Infra Projects Pvt. Ltd.(The The Purchasers).</p> <p>II) Copy of Commencement Certificate No.CHE / A - 4192 / BP (WS) / AR Dated 18.06.2010 issued by Municipal Corporation of Greater Mumbai.</p>								
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6	Location of property								
a)	Plot No. / Survey No.	:	New Survey No - 282						
b)	Door No.	:	Commercial Shop No. 1, 2 & 3						
c)	C.T.S. No. / Village	:	CTS No - 714 & 714-A, Village - Dahisar						
d)	Ward / Taluka	:	Municipality Ward No - R / North Taluka - Borivali						
e)	Mandal / District	:	District - Mumbai Suburban						
f)	Date of issue and validity of layout of approved map / plan	:	N.A. Copy of Approved Building plan ware not provided & 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 Shop No. 1, 2 & 3, Ground Floor, " <b>Mhatre Royale</b> ", New/Current Survey No. 282, Hissa No. 1/1 (Part), CTS No. 714 & 714-A, L. T. Road, Village - Dahisar , Municipality Ward No. R / North , Dahisar (West), Mumbai, Taluka - Borivali , District - Mumbai Suburban , PIN - 400 068, 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 - Dahisar 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	:	Pankaj Parag Building	C.T.S. No. 714
	South	:	Galaxy Fitness	C.T.S. No. 715
	East	:	Open Plot & Railway Track	Western Railway
	West	:	Lokmanya Tilak Road	Lokmanya Tilak 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	:		Commercial Building
	South	:		Shop No. 4 & 5
	East	:		Commercial Building
	West	:		Open Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 359.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 430.80 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°15'13.2"N 72°51'30.7"E	

15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 359.00 ( 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 - 714 & 714-A
	Block No.	:	-
	Ward No.	:	Municipality Ward No - R / North
	Village / Municipality / Corporation		Village - Dahisar , Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 1, 2 & 3, Ground Floor, " <b>Mhatre Royale</b> ", New/Current Survey No. 282, Hissa No. 1/1 (Part), CTS No. 714 & 714-A, L. T. Road, Village - Dahisar , Municipality Ward No. R / North , Dahisar (West), Mumbai, Taluka - Borivali , District - Mumbai Suburban , PIN - 400 068, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2013 (Approx.)
5.	Number of Floors	:	Ground + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Ground Floor is having 7 Shop
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	:	Along with Open Parking Space
	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. 1, 2 & 3
3.	Specifications of the Shop		

	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Ms. Rolling shutter with full height glazed glass door to main entrance
	Windows	:	N.A.
	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	:	<b>M/s.Arm Infra Projects Pvt. Ltd.</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. = 431.00 (Carpet Area + 20%)
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. = 359.00 (As Per Area Agreement for sale)</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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 52,100/- (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)	:	₹ 34158/- to ₹ 55883/- per Sq. Ft. on Carpet Area ₹ 28465/- to ₹ 46569/- 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).	:	₹ 44,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 41,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,73,500/- per Sq. M. i.e. ₹ 16,119/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,60,570/- per Sq. M. i.e. ₹ 14,917/- per Sq. Ft.
<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	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,338/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 41,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 43,538/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>1) As per Site Inspection, Shop No. 1, 2 &amp; 3 are internally amalgamated with Single entrance and used for the office purpose. 2) For the purpose of Valuation, we have considered Agreement Carpet Area and 50% of the Loft Area Considered as per Agreement for Sale. 3) Physical measurement of the property are not allowed at site.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	359.00 Sq. Ft.	43,538.00	1,56,30,142.00

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>1,56,30,142.00</b>
	<b>Realizable value of the property</b>			<b>1,32,85,621.00</b>
	<b>Distress value of the property</b>			<b>1,09,41,099.00</b>
	<b>Insurable value of the property (430.80 X 2,800.00)</b>			<b>12,06,240.00</b>
	<b>Guideline value of the property (430.80 X 14,917.00)</b>			<b>64,26,244.00</b>

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