

VALUATION REPORT (IN RESPECT OF SHOP)

		General	
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	:	07.08.2024
	b) Date of which the valuation is made	:	08.08.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.12213/ 2000 Dated 21.12.2000 between M/s. Manoj Builders(The Owner) And Mr. Ravsaheb Narayan Malode.(The The Occupant). II) Copy of Occupancy Certificate Document No.001859 Dated 22.07.2003 issued by Nashik Municipal Corporation. III) Copy of site Details.		
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)	:	Mr. Ravsaheb Narayan Malode Residential Shop No. 11, Ground Floor, " Kuber Corner ", Near Chhatrapati Shivaji Maharaj Statue, Ashtvinayak Nagar, Jail Road, Plot No. 04, New/Current Survey No. 12/ 1/ 2+12/ 1/ 3, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422 101, State - Maharashtra, India. <u>Contact Person :</u> Mr. Ravsaheb Narayan Malode (Owner) Mobile No. 9730085017 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Shop located on Ground Floor. The property is at 4.2 distance from Nashik Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 04New Survey No - 12/ 1/ 2+12/ 1/ 3
b)	Door No.	:	Commercial Shop No. 11
c)	C.T.S. No. / Village	:	Village - Dasak
d)	Ward / Taluka	:	Taluka - Nashik
e)	Mandal / District	:	District - Nashik
f)	Date of issue and validity of layout of approved map / plan	:	
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

7	Postal address of the property	:	Residential Shop No. 11, Ground Floor, " Kuber Corner ", Near Chhatrapati Shivaji Maharaj Statue, Ashtvinayak Nagar, Jail Road, Plot No. 04, New/Current Survey No. 12/ 1/ 2+12/ 1/ 3, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422 101, State - Maharashtra, India.	
8	City / Town	:	City - Nashik	
	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 - Dasak Nashik 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	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	By Saikheda Road	By Saikheda Road
	South	:	By Plot No.2	By Plot No.2
	East	:	By Plot No.27 & Open Space	By Plot No.27 & Open Space
	West	:	By Jail Road	By Jail Road
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Shop in a building.	
	North	:	Loo	Lobby
	South	:		Parking
	East	:		Shop No. 10
	West	:		Shop No. 12
14	Extent of the site	:	Carpet Area in Sq. Ft. = 172.26 (Area as per Site measurement) Built Up Area in Sq. Ft. = 208.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°58'44.6"N 73°50'35.0"E	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 208.00 (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.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Dasak, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Shop No. 11, Ground Floor, " Kuber Corner ", Near Chhatrapati Shivaji Maharaj Statue, Ashtvinayak Nagar, Jail Road, Plot No. 04, New/Current Survey No. 12/ 1/ 2+12/ 1/ 3, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422 101, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2003 (Approx.)
5.	Number of Floors	:	1 Basement + 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 Shops
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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. 11
3.	Specifications of the Shop	:	
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	MS Rolling Shutter
	Windows	:	N.A.

	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Shop?	:	Normal
7.	Sale Deed executed in the name of	:	Mr. Ravsaheb Narayan Malode
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. = 208.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As Per Nmc Norms
11.	What is the Carpet area of the Shop?	:	Carpet Area in Sq. Ft. = 172.26 (As per Area actual site measurement)
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?	:	₹ NA
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
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)	:	₹ 11943/- to ₹ 18856/- per Sq. Ft. on Carpet Area ₹ 9953/- to ₹ 15713/- 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).	:	₹ 15,500/- per Sq. Ft.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 13,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 33,920/- per Sq. M. i.e. ₹ 3,151/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 28,750/- per Sq. M. i.e. ₹ 2,671/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	21 years
	Life of the building estimated	:	39 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	31.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,370/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 14,870/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	208.00 Sq. Ft.	14,870.00	30,92,960.00
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			30,92,960.00
	Realizable value of the property			29,38,312.00
	Distress value of the property			24,74,368.00
	Insurable value of the property (208.00 X 2,000.00)			4,16,000.00
	Guideline value of the property (208.00 X 2,671.00)			5,55,568.00

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