

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	:	01.01.1970
	b) Date of which the valuation is made	:	08.08.2024
3	List of documents produced for perusal: I) Copy of Mortgage Deed Dated 20.05.2023. II) Copy of Approved Building Plan Document No.A1/ OC/ 31689 Dated 05.01.2024 issued by Nashik Municipal Corporation. III) Copy of Commencement Certificate Document No.LND/ BP/ A1/ 42 Dated 30.06.2022 issued by Nashik Municipal Corporation. IV) Copy of Sale Deed Document No.3377/ 2022 Dated 29.03.2022 between Shri. Shabbir Zainuddin Merchant(The Owner) And M/s. Deepak Builders & Developers(The purchaser). V) Copy of RERA Certificate Document No.P51600023610 Dated 11.11.2022 issued by Maharashtra Real Estate Regulatory Authority.		
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. Deepak Kalyanji Chande Commercial Shop No. 7, Upper Ground Floor, +Mezzanine Floor, Opp. to Kalika Mandir, Mumbai Naka, Old Agra Road, Plot No. 82, New/Current Survey No. 547 / B/ 2B/ 3/ 1+2+3, CTS No. 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik, District - Nashik, Nashik, 422 001, State - Maharashtra, India. <u>Contact Person :</u> Deepak Chande (Owner) Mobile No. 9172272999 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Shop located on Upper Ground Floor. (Single Unit) The property is at 10 distance from Nashik Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 82New Survey No - 547 / B/ 2B/ 3/ 1+2+3
b)	Door No.	:	Commercial Shop No. 7
c)	C.T.S. No. / Village	:	CTS No - 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik
d)	Ward / Taluka	:	
e)	Mandal / District	:	District - Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/ A1/ OC/ 31689 dated.05.01.2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
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	:	Commercial Shop No. 7, Upper Ground Floor, +Mezzanine Floor, Opp. to Kalika Mandir, Mumbai Naka, Old Agra Road, Plot No. 82, New/Current Survey No. 547 / B/ 2B/ 3/ 1+2+3, CTS No. 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik, District - Nashik, Nashik, 422 001, 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 - Nashik 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	:	S.No. 547(P)	S.No. 547(P)
	South	:	1.50 M Wide Space For Plantation	1.50 M Wide Space For Plantation
	East	:	18.00 M. Wide Road	18.00 M. Wide Road
	West	:	18.00 M. Wide Road	18.00 M. Wide Road
	Shop	:	As per site	As per Document
	North	:	Side Margin & Entry	Side Margin & Entry
	South	:	Side Margin & Entry	Side Margin & Entry
	East	:	Shop No.8	Shop No.8
	West	:	Lift, Passage & Staricase	Lift, Passage & Staricase
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	:	Side Margin & Entry	Side Margin & Entry
	South	:	Side Margin & Entry	Side Margin & Entry
	East	:	Shop No.8	Shop No.8
	West	:	Lift, Passage & Staricase	Lift, Passage & Staricase

14	Extent of the site	:	Carpet Area in Sq. Ft. = 3439.93 (Area as per Site measurement) Carpet Area in Sq. Ft. = 3382.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 3720.20 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°59'30.4"N 73°46'59.6"E
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 3382.00 (Area As Per Sale Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	CTS No - 7063 1A+7063/ 1B+7063/ 1C
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Nashik, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 7, Upper Ground Floor, +Mezzanine Floor, Opp. to Kalika Mandir, Mumbai Naka, Old Agra Road, Plot No. 82, New/Current Survey No. 547 / B/ 2B/ 3/ 1+2+3, CTS No. 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik, District - Nashik, Nashik, 422 001, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2021 (As per site information)
5.	Number of Floors	:	Upper Ground Floor + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Upper Ground Floor is having 10 Shop
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
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
III	Commercial Shop		
1.	The floor in which the Shop is situated	:	Upper Ground Floor
2.	Door No. of the Shop	:	Commercial Shop No. 7
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
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?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Deepak Kalyanji Chande
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. = 3720.00 (Carpet Area + 10%)
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. = 3439.93 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 3382.00 (As Per Area Sale Deed)
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?	:	₹ 270560/-
IV	MARKETABILITY		
1.	How is the marketability?	:	Average

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)	:	₹ 14932/- to ₹ 25921/- per Sq. Ft. on Carpet Area ₹ 12444/- to ₹ 21601/- 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).	:	₹ 24,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 10,500/- 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)	:	₹ 97,900/- per Sq. M. i.e. ₹ 9,095/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Shop with Services (v(3)i)	:	₹ 10,500/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 10,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 24,000/- per Sq. Ft.
	Remarks	:	Shop No. 07 & Shop No. 08 are internally amalgamated at Site. The valuation pertaining to shop No. 7 only.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	3382.00 Sq. Ft.	24,000.00	8,11,68,000.00
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			
	Total value of the property			8,11,68,000.00
	Realizable value of the property			7,71,09,600.00
	Distress value of the property			6,49,34,400.00
	Insurable value of the property (3720.20 X 10,500.00)			3,90,62,100.00
	Guideline value of the property (3720.20 X 8,892.00)			3,30,80,018.00