

Commercial Shop No. 42, Ground Floor, "**Thakkar Shopping Mall**", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 17.02.2025 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	<b>Yogesh J. Lakhani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 42, Ground Floor, " <b>Thakkar Shopping Mall</b> ", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Deepak Jain (Tenant) Contact No. 9833070410
6	Location, Street, ward no	Municipality Ward No - R/4432(1), R/4432(2) & R/4432(3), T.P.S. - III, S. V. Road Village - Kanheri, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 93, 93/1 to 19 of Village - Kanheri, Plot No - 100 (Final)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 100.72</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 104.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 124.80</b> <b>(Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Kanheri, Taluka - Borivali, District - Mumbai Suburban, Pin - Mumbai - 400 092
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Deepak Jain, Since last 3 Years, Contact No. 9833070410
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Deepak Jain, Since last 3 Years, Contact No. 9833070410
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 25,000/- Present rental income per month.
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2002 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

<b>Remark:</b>
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## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 17.02.2025 for Commercial Shop No. 42, Ground Floor, "**Thakkar Shopping Mall**", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - Kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India belongs to **Yogesh J. Lakhani**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.06344/2006 Dated 10.08.2006 between Shalini Sangeeta Developers Pvt. Ltd.(The Promoter) And Yogesh J. Lakhani(The Purchaser).
2)	Copy of Commencement Certificate No.CHE/7836/BP(WS)/AR Dated 17.05.1997 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Maintenance Bill Dated 30.06.2024 in the name of Yogesh Lakhani issued by Thakkar Shopping Mall.

### Location

The said building is located at bearing Plot No - 100 (Final) in Municipality Ward No - R/4432(1), R/4432(2) & R/4432(3), Village - Kanheri, Taluka - Borivali, District - Mumbai Suburban, Mumbai - 400 092. The property falls in Commercial Zone. It is at a traveling distance 190 m from Borivali Railway Station.

### Building

The building under reference is having 1 basement + Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 43 Commercial Shop. The building is having 2 lifts.

### Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is a single unit used as saree shop. This Commercial Shop is Vitrified tiles flooring, Ms. Rolling shutter with full height glazed glass door to main entrance, N.A., Concealed Electrical Wiring etc.

### Valuation as on 17th February 2025

The Carpet Area of the Commercial Shop	:	104.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2002 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	23 Years
Cost of Construction	:	124.80 Sq. Ft. X ₹ 2,800.00 = ₹ 3,49,440.00
Depreciation $\{(100 - 10) \times (23 / 60)\}$	:	34.50%
Amount of depreciation	:	₹ 1,20,750.00

Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,93,300/- per Sq. M. i.e. ₹ 17,958/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,62,896/- per Sq. M. i.e. ₹ 15,134/- per Sq. Ft.
Value of property	:	104.00 Sq. Ft. X ₹ 66,000 = ₹68,64,000
Total Value of property as on 17th February 2025	:	₹68,64,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 17th February 2025</b>	:	<b>₹ 68,64,000.00 - ₹ 1,20,750.00 = ₹ 67,43,250.00</b>
<b>Total Value of the property</b>	:	<b>₹ 67,43,250.00</b>
<b>The realizable value of the property</b>	:	<b>₹60,68,925.00</b>
<b>Distress value of the property</b>	:	<b>₹53,94,600.00</b>
<b>Insurable value of the property (124.80 X 2,800.00)</b>	:	<b>₹3,49,440.00</b>
<b>Guideline value of the property (124.80 X 15134.00)</b>	:	<b>₹18,88,723.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 42, Ground Floor, "**Thakkar Shopping Mall**", Plot No. 100 (Final), CTS No. 93, 93/1 to 19, T.P.S. - III, S. V. Road, Village - kanheri, Municipality Ward No. R/4432(1), R/4432(2) & R/4432(3), Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, Mumbai - 400 092, State - Maharashtra, India for this particular purpose at **₹ 67,43,250.00 (Rupees Sixty Seven Lakhs Forty Three Thousands Two Hundred And Fifty Only)** as on 17th February 2025

## **NOTES**

1. I, with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **17th February 2025** is **₹ 67,43,250.00 (Rupees Sixty Seven Lakhs Forty Three Thousands Two Hundred And Fifty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.