

## 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 : 20.10.2024
	b) Date of which the valuation is made : 22.10.2024
3	<p>List of documents produced for perusal:</p> <p>I) Copy of Agreement For Sale No.14471 / 2024 Dated 15.10.2024 between M/s. Madhu Management Pvt. Ltd.(The Vendor) And Mr. Dhaval Bharatbhai Darji (The Purchaser).</p> <p>II) Copy of Amended Commencement Certificate No.CHE / 8938 / BP (WS) / AP Dated 29.08.2008 issued by Municipal Corporation of Greater Mumbai.</p> <p>III) Copy of Part Occupancy Certificate No.CHE / 8938 / BP (WS)/AP Dated 11.07.2018 issued by Municipal Corporation of Greater Mumbai.</p> <p>IV) Copy of RERA Certificate No.P51800011978 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority.</p> <p>V) Copy of Electricity Bill Consumer No.900000004668 dated 17.10.2024 in the name of Keystone Realtors Pvt. Ltd. issued by TATA Power.</p> <p>VI) Copy of Approved Building Plan Document No.CHE / 8938 / BP (WS)/AP Dated 11.07.2018 issued by Municipal Corporation of Greater Mumbai.</p>
4	<p>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>Mr. Dhaval Bharatbhai Darji</b></p> <p>Commercial Shop No. 1080, Lower Ground Floor, "<b>Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd.</b>", Rustomjee's Eaze Zone, CTS No. 1214/1, Laxmi Singh Complex, Goregaon Mulund Link Road, Opp. Ozone Tower, Village - Malad, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064, State - Maharashtra, Country - India.</p> <p><u>Contact Person :</u> Mr. Dhaval Bharatbhai Darji (Owner) Mobile No. 8097804849</p> <p>Sole Ownership</p>
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop located on Lower Ground Floor. The Composition of Commercial Shop is Working Area only. The property is at 650 Mtrs. distance from Lower Malad Metro Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Commercial Shop No. 1080
c)	C.T.S. No. / Village : CTS No - 1214/1, Village - Malad
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Document No.CHE / 8938 / BP (WS)/AP Dated 11.07.2018 approved by Municipal Corporation of Greater Mumbai.	
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. 1080, Lower Ground Floor, " <b>Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd.</b> ", Rustomjee's Eaze Zone, CTS No. 1214/1, Laxmi Singh Complex, Goregaon Mulund Link Road, Opp. Ozone Tower, Village - Malad, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064, State - Maharashtra, Country - 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 - Malad 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	:	Internal Road	Details not available
	South	:	Vasari Hill Road	Details not available
	East	:	Shree Laxmi Tower	Details not available
	West	:	Road	Details not available
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	:	Details not available	Lobby
	South	:	Details not available	Lobby
	East	:	Details not available	Shop No. 1075
	West	:	Details not available	Shop No. 1081

14	Extent of the site	:	Carpet Area in Sq. Ft. = 141.18 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 142.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 156.20 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°10'27.3"N 72°50'29.7"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 142.00</b> <b>( 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.	:	Tenant Occupied  Tenant Name : Ortaka Solutions
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	CTS No - 1214/1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Malad, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 1080, Lower Ground Floor, " <b>Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd.</b> ", Rustomjee's Eaze Zone, CTS No. 1214/1, Laxmi Singh Complex, Goregaon Mulund Link Road, Opp. Ozone Tower, Village - Malad, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2018 (As Per Part Occupancy Certificate)
5.	Number of Floors	:	1 Basement + Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Lower Ground Floor is having 148 Shops
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	8 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Covered Car 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	:	Lower Ground Floor
2.	Door No. of the Shop	:	Commercial Shop No. 1080
3.	Specifications of the Shop		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Glass Door
	Windows	:	N.A.
	Fittings	:	Concealed Electrification
	Finishing	:	Cement Plastering + POP Finish
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.	:	Consumer No. 900000004668
	Meter Card is in the name of	:	Keystone Realtors Pvt. Ltd.
6.	How is the maintenance of the Shop?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Dhaval Bharatbhai Darji</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. = 156.00 (Carpet Area + 10%)
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. = 141.18 (Area As per actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 142.00 (Area As Per 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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 16,000/- Present 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)	:	₹ 37000/- to ₹ 47170/- per Sq. Ft. on Carpet Area ₹ 33637/- to ₹ 42882/- 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).	:	₹ 25,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 22,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,69,304/- per Sq. M. i.e. ₹ 15,729/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,64,299/- per Sq. M. i.e. ₹ 15,264/- 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	:	6 years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,548/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 22,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 24,748/- per Sq. Ft.</b>

	<b>Remarks</b>	:	1) As per agreement the said shop is showing on Lower Ground floor but as per approved plan, part occupancy certificate and actual site it is showing on Upper basement floor. 2)The shop No. 1080 is located at internal corner of the building , hence market rate considered accordingly
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**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	142.00 Sq. Ft.	24,748.00	<b>35,14,216.00</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>35,14,216.00</b>
	<b>Realizable value of the property</b>			<b>31,62,794.00</b>
	<b>Distress value of the property</b>			<b>28,11,373.00</b>
	<b>Insurable value of the property (156.20 X 2,800.00)</b>			<b>4,37,360.00</b>
	<b>Guideline value of the property (156.20 X 15,264.00)</b>			<b>23,84,237.00</b>