

VALUATION REPORT (IN RESPECT OF SHOP)

| General | | |
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| 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 | : 18.10.2024 |
| | b) Date of which the valuation is made | : 21.10.2024 |
| 3 | List of documents produced for perusal: I) Copy of Agreement For Sale No.22439 / 2024 Dated 17.10.2024 between Mr. Gajendra Bhulan Mishra (The Vendor) And Mr. Vikas Vinod Singh & Mrs. Ankita Singh (The Purchasers). II) Copy of Amended Commencement Certificate No.CHE / 8938 / BP (WS) / AP Dated 29.08.2008 issued by Municipal Corporation of Greater Mumbai. III) Copy of Part Occupancy Certificate No.CHE / 8938 / BP (WS)/AP Dated 11.07.2018 issued by Municipal Corporation of Greater Mumbai. IV) Copy of RERA Certificate No.P51800011978 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority. V) Copy of Approved Building Plan Document No.CHE / 8938 / BP (WS)/AP Dated 11.07.2018 issued by Municipal Corporation of Greater Mumbai. | |
| 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. Vikas Vinod Singh & Mrs. Ankita Singh Commercial Shop No. 1107, Lower Ground Floor, "Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd.", 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. <u>Contact Person :</u> Mr. Vikas Vinod Singh (Owner) Mobile No. 9867968603 Joint Ownership Details of ownership share is not available |
| 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. 1107 |
| c) | C.T.S. No. / Village | : CTS No - 1214/1, Village - Malad |
| d) | Ward / Taluka | : Taluka - Borivali |
| e) | Mandal / District | : District - Mumbai Suburban |

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| 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 (MCGM) | |
| 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. 1107, Lower Ground Floor, " Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd. ", 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 | Boundaries of the property | : | As per site | As per Document |
| | 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. | |
| | | : | As per the Deed | As per Actuals |
| | North | : | Details not available | Lobby |
| | South | : | Details not available | Lobby |
| | East | : | Details not available | Shop No. 1106 |
| | West | : | Details not available | Shop No. 1108 |

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| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 100.85 (Area as per Site measurement) Carpet Area in Sq. Ft. = 105.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 115.50 (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) | : | Carpet Area in Sq. Ft. = 105.00 (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. | : | 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. 1107, Lower Ground Floor, " Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd. ", 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 | : | Residential |
| 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 |

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| | Car parking - Open / Covered | : | Covered Car Parking Space |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building | : | Yes |
| III | Commercial Shop | | |
| 1. | The floor in which the Shop is situated | : | Lower Ground Floor |
| 2. | Door No. of the Shop | : | Commercial Shop No. 1107 |
| 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. | : | 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 | : | Mr. Vikas Vinod Singh & Mrs. Ankita Singh |
| 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. = 116.00 (Carpet Area + 10%) |
| 10. | What is the floor space index (app.) | : | As per MCGM norms |
| 11. | What is the Carpet area of the Shop? | : | Carpet Area in Sq. Ft. = 100.85 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 105.00 (Area As Per Agreement For Sale) |
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13. | Is it being used for Residential or Commercial purpose? | : | Commercial Purpose |
| 14. | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15. | If rented, what is the monthly rent? | : | ₹ 10,400/- (Expected rental income per month) |
| IV | MARKETABILITY | | |

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| 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 |
| 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) | : | ₹ 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). | : | ₹ 30,000/- per Sq. Ft. on Carpet Area |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800/- per Sq. Ft. |
| | II. Land + others | : | ₹ 27,200/- 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. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | 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 | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,548/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 27,200/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 29,748/- per Sq. Ft. |

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| | Remarks | : | 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. |
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Details of Valuation:

| No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|-----|---|----------------|-------------------|---------------------|
| 1 | Present value of the Shop | 105.00 Sq. Ft. | 29,748.00 | 31,23,540.00 |
| 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 | | | 31,23,540.00 |
| | Realizable value of the property | | | 28,11,186.00 |
| | Distress value of the property | | | 24,98,832.00 |
| | Insurable value of the property (115.50 X 2,800.00) | | | 3,23,400.00 |
| | Guideline value of the property (115.50 X 15,264.00) | | | 17,62,992.00 |