

VALUATION REPORT (IN RESPECT OF UNIT)

		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	: 26.11.2024
	b)	Date of which the valuation is made	: 03.12.2024
3	List of documents produced for perusal: I) Copy of Deed of Conveyance Dated 08.04.2021 between Mr. Jaypal Krishnarao Jayakar, Mrs Mrunal Radhakrishna Talpade & others (The Seller) And M/s. Maitri & Maitri Realtors (The Purchaser). II) Copy of Leave & Licence Agreement Dated 28.06.2024 between M/s. Maitri & Maitri Realtors (The Licensor) And M/s. Isha Agro Developers Pvt. Ltd. (The Licensee). III) Copy of Occupancy Certificate No.P-7353 / 2021 / (-Proposed Redevelopment Building on Plot Bearing CTS No. 1165 of Village Kandivali & Other) / R / S Ward / Kandivali R / S / OCC / 1 / New Dated 21.03.2024 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)	:	M/s. Maitri & Maitri Realtors Commercial Unit No. 101 & 102 , 1 st Floor, " Jai Swami Krupa Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 9, Hissa No. 4, CTS No. 1165, Old Plot No. 6, Mahatma Gandhi Cross Road No. 3, Village - Kandivali, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Suraj Vishwakarma (Tenant Employee) Mobile No. 7045512217 company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Unit located on 1 st Floor. As per site inspection, Unit No. 101 & 102 are internally merged with separate entrances. The Composition of Amalgamated Unit is Reception Area + 3 Cabins + Passage + 4 Toilets + Duct Area + Flower Bed Area. The property is at 950 Mtrs. distance from Kandivali Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 9, Hissa No. 4
b)	Door No.	:	Commercial Unit No. 101 & 102
c)	C.T.S. No. / Village	:	CTS No - 1165, Village - Kandivali
d)	Ward / Taluka	:	Taluka - Borivali
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
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 Unit No. 101 & 102 , 1 st Floor, " Jai Swami Krupa Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 9, Hissa No. 4, CTS No. 1165, Old Plot No. 6, Mahatma Gandhi Cross Road No. 3, Village - Kandivali, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, 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 - Kandivali 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	:	Labh Sarita Building	CTS No. 1164
	South	:	Parekh Radiance Apartment	CTS No. 1166
	East	:	Rite Divine Building	CTS No. 1164 & CTS No. 1169
	West	:	Mahatma Gandhi Cross Road No. 3	DP Road
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Unit in a building.	
		:	As per the Deed	As per Actuals
	North	:	Details not available	Marginal Space
	South	:	Details not available	Lobby
	East	:	Details not available	Lift
	West	:	Details not available	Staircase

14	Extent of the site	:	Carpet Area in Sq. Ft. = 929.16 (Area as per Site measurement) Carpet Area in Sq. Ft. = 910.00 (Area As Per Deed of Conveyance) Built Up Area in Sq. Ft. = 1001.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Unit	:	72°50'37.9"N 72°50'37.9"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 910.00 (Area As Per Deed of Conveyance)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Herbal Hills Ayurvedic wellness Centre Occupied Since - Last 4 Months
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location		
	C.T.S. No.	:	CTS No - 1165
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Kandivali, Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 101 & 102 , 1 st Floor, " Jai Swami Krupa Co-Op. Hsg. Soc. Ltd. ", New/Current Survey No. 9, Hissa No. 4, CTS No. 1165, Old Plot No. 6, Mahatma Gandhi Cross Road No. 3, Village - Kandivali, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2024 (As per occupancy certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 10 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 st Floor is having 2 Units
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Along with One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Unit		
1.	The floor in which the Unit is situated	:	1 st Floor
2.	Door No. of the Unit	:	Commercial Unit No. 101 & 102
3.	Specifications of the Unit		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	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 Unit?	:	Good
7.	Sale Deed executed in the name of	:	M/s. Maitri & Maitri Realtors
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 1001.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 929.16 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 875.00 Flower Bed Area in Sq. Ft. = 54.00 Carpet Area in Sq. Ft. = 910.00 (Area As Per Deed of Conveyance)
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?	:	₹ 95,000/- (Expected rental income per month)

IV	MARKETABILITY		
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 Unit 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)	:	₹ 23948/- to ₹ 33817/- per Sq. Ft. on Carpet Area ₹ 21771/- to ₹ 30743/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit 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)	:	₹ 1,65,020/- per Sq. M. i.e. ₹ 15,331/- 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 Unit with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	Less than 1 year
	Life of the building estimated	:	60 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)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 30,000/- per Sq. Ft.
	Remarks	:	As per site inspection, Unit No. 101 & 102 are internally merged with separate entrances.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	910.00 Sq. Ft.	30,000.00	2,73,00,000.00
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	1	1200000	12,00,000.00
	Fair market value of the property			2,85,00,000.00
	Realizable value of the property			2,56,50,000.00
	Distress value of the property			2,28,00,000.00
	Insurable value of the property (1001.00 X 2,800.00)			28,02,800.00
	Guideline value of the property (1001.00 X 15,331.00)			1,53,46,331.00