



# JAGTAP & ASSOCIATES

CHARTERED ENGINEER & GOVT. REGISTERED VALUER  
Lincensed Engineer / Structural Engineer, Pune Municipal Corporation, Pune - 5  
**VIVEK M. JAGTAP**  
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**BRANCH OFFICE :** Office No. 3/6, 3rd Floor, 65/67 Sonawala Bldg.,  
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Fort, Mumbai - 400001. | Mob. : +91 9664881377 / 8197211043  
Email : jagtap.sati@gmail.com

Ref No: J&A/Mumbai/SJ/2021-22/63



To,  
**STATE BANK OF INDIA**  
**Commercial Branch Girgaon,**  
144, Majestic Shopping Centre,  
Jagannath Shankar Sheth Road,  
Near Charni Road Station (east),  
Mumbai - 400 004.

**Purpose of Valuation** : Valuation report **Residential Flat** for bank loan purpose

Dear Sir,

Please find enclosed herewith the valuation report in bank's format.

**Name of the Account** : **M/s. Bela Gems.**

**Name of the Owner** : **Mr. Vijaykumar Popatlal Shah.**

**Location of the property** : Flat No. 7, 4<sup>th</sup> Floor, 'B' wing, "Jeevan Vihar", The Jeevan Sahakar Co-op. Hsg. Soc. Ltd., 5, Manav Mandir Road, Malabar Hill, Mumbai - 400 006.

**Fair Market Value** : **Rs. 9,95,71,000/- (Rupees Nine Crores Ninety Five Lacs Seventy One Thousand Only).**

This report has total **21** Pages [Including Annexure I + Photographs]

Kindly acknowledge the receipt.

Thanking you.

**Place: Mumbai**

**Date: 18/02/2022**

**V.M. JAGTAP**  
B. E. Civil, M.I.E.,F.I.V.,ISSE  
Chartered Engineer & Govt. Regd. Valuer,  
Cat No. I /54/2004

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)**

<b>I.</b>	<b>GENERAL</b>	
1.	Purpose for Which the Valuation is made	To determine the Fair Market Value of the property
2.	a) Date of inspection	17/02/2022
	b) Date on Which the Valuation is made	18/02/2022
3.	List Of Documents produced for perusal	
	a) Agreement for Sale	Dated 5/6/1975
	b) Society Maintenance Bill	No. 442 dated 20/01/2022
	c) Electricity Bill	No. 202463413201 dated 04/02/2022
	d) Society Letter	No. 171/SD/407//2021-22 dated 17/02/2022
4.	Name of the Owner (s) and his / there Address (es) With Phone no. (Details of share of each Owner in case of join Ownership)	<b>Mr. Vijaykumar Popatlal Shah</b> Flat No. 7, 4 <sup>th</sup> Floor, 'B' wing, "Jeevan Vihar", The Jeewan Sahakar Co-op. Hsg. Soc. Ltd., 5, Manav Mandir Road, Malabar Hill, Mumbai - 400 006.
5.	Brief Description of the property (Including Leasehold / Freehold etc.)	The building named " <b>Jeevan Vihar</b> " is residential building, comprising of <b>ground + 10 upper floors</b> . Building is situated at Malabar & Cumballa Hill Division, Mumbai bearing C.T.S. Nos. 164.
6.	Location of property	
	a) Plot No. / Survey No.	-
	b) Door no.	Flat No. 7
	c) C. T. S. No./ Village	CTS No. 164 of Malabar & Cumbala Hill Division
	d) Ward / Taluka	Mumbai
	e) Mandal / District	Mumbai Dist.
7.	Postal Address of the property	Flat No. 7, 4 <sup>th</sup> Floor, 'B' wing, "Jeevan Vihar", The Jeewan Sahakar Co-op. Hsg. Soc. Ltd., 5, Manav Mandir Road, Malabar Hill, Mumbai - 400 006.
8.	City / Town	Mumbai
	Residential Area	Yes
	Commercial Area	No
	Industrial area	No
9.	Classification of the area	
	a) High / Middle / Poor	High Class
	b) Urban / Semi Urban / Rural	Urban
10.	Coming Under Corporation Limit / Village Panchayat / Municipal	Mumbai 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	<b>A</b>	<b>B</b>
		<b>As per deed</b>	<b>Actuals</b>
	North	--	'A' wing of same Bldg.
	South	--	Open space & private bldg.
	East	--	Parking space
	West	--	Karuna Bldg.
13.	Dimensions of the site	<b>A</b>	<b>B</b>
		<b>As per deed</b>	<b>Actuals</b>
	North	---	
	South	----	
	East	----	
	West	----	
14.	A. Extent of the site (For Said Property <b>As Per Society Records</b> )	1139.00 sq. ft. = 105.82 sq. mtrs. carpet area i.e. 1366.80 sq. ft. = 126.98 sq. mtrs. Built up area	
	B. Extent of the site ( <b>Entire Land</b> )	-	
15.	Extent of the site considered for valuation (least of 14 A & 14 B)	1366.80 sq. ft. = 126.98 sq. mtrs. Built up area	
16.	Latitude, Longitude and Coordinates of the site	18.94'93.0"N 72.79'73.1"E	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied	
<b>II.</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	Residential Flat	
2.	Location	Malabar Hill	
	T. S. No.	-	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	Manav Mandir Road, Pin code - 400 006.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	1961 As per society records	
5.	Number of Floors	Ground + 10 upper floors	
6.	Type of Structure	RCC	
7.	Number of Dwelling units in the bldg.	5 units per floor (B wing)	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		
	Lift	Yes - 2 Nos. per wing	

	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Yes – Open
	Does Compound wall exist?	Yes
<b>III</b>	<b>RESIDENTIAL FLAT</b>	
1.	The floor on which it is situated	4 <sup>th</sup> Floor
2.	Door No.	Flat No. 7
3.	Specifications	
	a) Roof	RCC
	b) Flooring	Marble flooring
	c) Doors	T.W. Laminated Paneled Door
	d) Windows	Aluminum Sliding Windows
	e) Fittings	Concealed
	f) Finishing	Plaster
4.	House Tax	As mentioned in society maintenance bill
	a) Assessment No.	-
	b) Tax Paid in the name of	Jeevan Sahakar CHSL
	c) Tax amount	Rs. 570/- (0.50 per sq. ft. per quarter)
5.	a) Electricity Service Connection no.	No. 463-413-201*0
	b) Meter Card is in the name of	Mr. Vijaykumar Popatlal Shah
6.	How is the maintenance?	Good
7.	Sale Deed executed in the name of	Mr. Vijaykumar Popatlal Shah
8.	What is the undivided area of land as per Sale Deed?	Details not available
9.	What is the plinth area?	126.98 sq. mtrs. Built up area
10.	What is the floor space index (app.)	As Per Actual
11.	What is the Carpet Area?	1139.00 sq. ft.
12.	Is it Posh/ I class / Medium/Ordinary?	I Class
13.	Is it being used for Residential or Commercial purpose?	Residential
14.	Is it Owner-occupied or let out?	Owner Occupied
15.	If rented, what is the monthly rent?	Not applicable
<b>IV</b>	<b>MARKETABILITY</b>	
1.	How is the marketability?	Good
2.	What are the factors favouring for an extra Potential Value?	Situated in main city area and close to public amenities
3.	Any negative factors are observed which affect the market value in general?	Not Any
<b>V</b>	<b>Rate</b>	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality? - (Along with details latest transactions with respect to adjacent properties in the areas)	Rs. 74,000/- to Rs. 78,000/- per Sq. Ft. On Built up Area in the locality for similar type of property (varying based on amenities and location)

2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (details provided).	Rs. 74,000/- to Rs. 78,000/- per Sq. Ft. On Built up Area in the locality for similar type of property (varying based on amenities and location)
3.	Guideline Rate & Value obtained from the Registrar's office (an evidence thereof enclosed)	Rs. <b>7,28,080 Per Sq. Mtrs.</b> For built up area 126.98 X 7,28,080/- = <b>Rs. 9,24,51,598.00</b>

### Ready Reckoner


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 वाजारमूल्य दर पत्रक

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Year: 20212022 Language: English

Selected District: मुंबई(मेन)

Select Village: मलबार व खंबाला हिल डिव्हिजन

Search By:  Survey No  Location

Enter Survey No: 164

उपविभाग	बुली वर्गमील	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
7/166 -भुभाग : पश्चिम, दक्षिण व पूर्वेकडे विभाग हद्द, उत्तरेकडे ऑगस्ट क्रांती मार्ग व पंढीता रमाबाई मार्ग वामघील भुभाग	336000	728080	889600	1019100	724760	चौरस मीटर	सि.टी.एस. नंबर

### GUIDELINE RATE

As per our opinion, due to the following reasons there is difference between market value & amp; guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
2. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
3. Particular amenities & amp; features are not considered in guideline rates.
4. Market value of property may vary from site to site, demand & amp; supply chain, Features & amp; Amenities.

## Sale Instances

7317490 17-02-2022 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र 2</b>	दृष्यम निवेशक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 7317/2021 नोंदणी : Regn: 63n
<b>गावाचे नाव : मलबार</b>		
(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मीटरवट	145000000	
(3) बाजारभावा/भाडेवटपत्त्या बाबतिलगवटकार अकरागो देतो की बट्टेदार ते नमूद करावे)	84520000	
(4) भू-मापन, प्लॅटिंग्ग व पराक्रमांक(अस्त्यत्व)	1) पालिकेचे नाव मुंबई मनपाद्वतर वर्णन - इतर माहिती: खदनिळा नं 30.5 वा मजला/बिल्डींग नं 3 ए सोबत गॅरिज नं 30, हित पार्क, ए जी बेल मार्ग, मलबार हिल, मुंबई 400006 ( C.T.S. Number : C S NO 252 ; )	
(5) क्षेत्रफळ	1500 चौ फूट	
(6) अकरागो किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.वा त्रिपुन देणा.वा पक्षकाराचे नाव किंवा दिठावी न्यायालयचा हुकुमनाम किंवा अदिव अस्त्यत्व, प्रतिवादिचे नाव व पता.	1): नाव-गोलकोडे प्रॉपर्टीज प्राइवेट लिमिटेड तसे संवाकळ सुमित पुरी व्वा -49 पता-वॉट नं. ऑफिस 1, मजला नं. 2 व मजला , इमारतीचे नाव: रोबोट बिल्डींग, ब्लॉक नं. विन्सॉ वल्डा रोड, रोड नं. चर्चिट मुंबई , महाराष्ट्र, मुंबई, पिन कोड- 400028 पिन नं.-AAACG4199B	
(8) दस्तऐवज करून देणा.वा पक्षकाराचे व किंवा दिठावी न्यायालयचा हुकुमनाम किंवा अदिव अस्त्यत्व, प्रतिवादिचे नाव व पता.	1): नाव- सोनेश ट्रेडर्स इन्व्हेस्टमेंट प्राइवेट लिमिटेड तसे अधिकृत संवाकळ प्रिन्स शांतीवात इव्हेरी व्वा-66, पता-वॉट नं. ऑफिस , मजला नं. , इमारतीचे नाव: नागवटी महाराष्ट्र, ब्लॉक नं. 18, हॅमी नोव्ही स्ट्रीट, रोड नं. मुंबई , महाराष्ट्र, MUMBAI पिन कोड-400001 पिन नं.-AAECS9988G	
(9) दस्तऐवज करून दिव्याच दिनांक	21/06/2021	
(10) दस्त नोंदणी केल्याच दिनांक	21/06/2021	
(11) अनुक्रमांक खंड व पृष्ठ	7317/2021	
(12) बाजारभावांममने मुद्रांक शुल्क	7250000	
(13) बाजारभावांममने नोंदणी शुल्क	30000	
(14) शीत		

6019509 17-02-2022 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र 2</b>	दृष्यम निवेशक : सह दु. नि. मुंबई शहर 5 दस्त क्रमांक : 6019/2021 नोंदणी : Regn: 63n
<b>गावाचे नाव : मलबार</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मीटरवट	193700000	
(3) बाजारभावा/भाडेवटपत्त्या बाबतिलगवटकार अकरागो देतो की बट्टेदार ते नमूद करावे)	164287811.6	
(4) भू-मापन, प्लॅटिंग्ग व पराक्रमांक(अस्त्यत्व)	1) पालिकेचे नाव मुंबई मनपाद्वतर वर्णन -खदनिळा नं: 59, माळा नं: 4, इमारतीचे नाव: ब्लॉक नं: 5, ह्रीत पार्क ईस्टेट, ब्लॉक नं: मलबार हील मुंबई, इतर माहिती: सोबत 1 कार गॅरिज: पार्किंग नं 59( ( C.T.S. Number : 1 ; )	
(5) क्षेत्रफळ	222.16 चौ मीटर	
(6) अकरागो किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.वा त्रिपुन देणा.वा पक्षकाराचे नाव किंवा दिठावी न्यायालयचा हुकुमनाम किंवा अदिव अस्त्यत्व, प्रतिवादिचे नाव व पता.	1): नाव- अॅसेट रिक्लमन्टव्हाल कंपनी इंडिया लिमिटेड तसे अधिाहस सिगनेटरी निमित्त किरीट वेगळी व्वा-37 पता-वॉट नं. - मजला नं. 10, इमारतीचे नाव: द लबी, ब्लॉक नं: वडर पश्चिम मुंबई, रोड नं: 29 सेनवरी बायट मार्ग, महाराष्ट्र, MUMBAI. पिन कोड- 400028 पिन नं.-AAECA3870M	
(8) दस्तऐवज करून देणा.वा पक्षकाराचे व किंवा दिठावी न्यायालयचा हुकुमनाम किंवा अदिव अस्त्यत्व, प्रतिवादिचे नाव व पता.	1): नाव- अरीयन अँडवापनर्स प्राइवेट लिमिटेड तसे संवाकळ प्रसांत गोंबकर व्वा-39, पता-वॉट नं. 401 ए, माळा नं. 4, इमारतीचे नाव: पुनम चॅम्बर्स, ब्लॉक नं: वरवी मुंबई, रोड नं: वॉक्टर ए बी रोड, महाराष्ट्र, MUMBAI पिन कोड-400018 पिन नं.-AAAC1884EP	
(9) दस्तऐवज करून दिव्याच दिनांक	30/03/2021	
(10) दस्त नोंदणी केल्याच दिनांक	08/06/2021	
(11) अनुक्रमांक खंड व पृष्ठ	6019/2021	
(12) बाजारभावांममने मुद्रांक शुल्क	9685000	
(13) बाजारभावांममने नोंदणी शुल्क	30000	
(14) शीत		
मूर्तिकांमममठी दिव्यात घेतलेला तयारीत :-		

536016 17-02-2022 Note - Generated Through eSearch Module, For original report please contact concern SRO office.		<b>सूची क्र.2</b>		दुपम निबंधक: दु नि मुंबई शहर I दस्ता क्रमांक: 5360/2021 नेदंणी: Regn:63m	
<b>गावाचे नाव: मतवार</b>					
(1) विलेखाच प्रकार	ट्रान्सफर हीड				
(2) मॉबदला	66000000				
(3) बाजारभावा/भंडारटयाच्या बाबतितवटवटकास अकरावी देणे की परट्टेदार ते त्मूद करावे	62599520.64				
(4) भू-मान, प्लेटहेसिंग व परजमांक (असत्यास)	1) पालिकेचे नाव: मुंबई मनपादतार वर्धन; इतर माहिती: सदनिका नं 207.2 रा मजला, जीवन विहार, जीवन सहकार को ऑफ हो सोसा ति, मानव मंदिर रोड, मुंबई 400006 ( ( C.T.S. Number: 164.))				
(5) क्षेत्रफळ	127.02 चौ.मीटर				
(6) अकरावी किंवा जुडी देण्यात असेल तेव्हा					
(7) दस्तऐवज कल्प देण.प.प. विनू ठेवण.प.प. प्लकालचे नाव किंवा दिवाणी न्यायालय वा हुकुमनाम किंवा अदालत असत्यास, प्रसिदादिने नाव व पत्ता	1): नाव-नेखा मनुभाई गाह -- व.प.-72 पत्ता-प्लॉट नं., माळा नं., इमारतीचे नाव: सदनिका नं 207.2 रा मजला, जीवन विहार, मानव मंदिर रोड, मुंबई, बॉम्बे नं., रोड नं., महाराष्ट्र, मुंबई, पिन कोड -400006 पॅन नं.-ABGPS3336N 2): नाव-नेका वसंत मेहता -- व.प.-14 पत्ता-प्लॉट नं., माळा नं., इमारतीचे नाव: 3301, एवई मॉडेलन हरा, ऑफ व्हा के मर्न, लोअर असेल, मुंबई, बॉम्बे नं., रोड नं., महाराष्ट्र, मुंबई, पिन कोड -400013 पॅन नं.-AAGPAM8763G 3): नाव-सिद्धा सुनेश धारीश रफे सिद्धा मनुभाई गाह -- व.प.-16 पत्ता-प्लॉट नं., माळा नं., इमारतीचे नाव: सदनिका नं 207.2 रा मजला, जीवन विहार, मानव मंदिर रोड, मुंबई, बॉम्बे नं., रोड नं., महाराष्ट्र, मुंबई, पिन कोड -400006 पॅन नं.-ABGPS3337P				
(8) दस्तऐवज कल्प देण.प.प. प्लकालचे व किंवा दिवाणी न्यायालय वा हुकुमनाम किंवा अदालत असत्यास, प्रसिदादिने नाव व पत्ता	1): नाव-विजय बापभुंजुर भावडिया -- व.प.-41; पत्ता-प्लॉट नं., माळा नं., इमारतीचे नाव: सदनिका नं 306, 3 वा मजला, जीवन विहार, मानव मंदिर रोड, मुंबई, बॉम्बे नं., रोड नं., महाराष्ट्र, मुंबई, पिन कोड -400006 पॅन नं.-AEXPB80480E				
(9) दस्तऐवज कल्प दित्याच दिनांक	30/03/2021				
(10) दस्त नोंदणी दित्याच दिनांक	13/07/2021				
(11) अनुक्रमांक खंड व पृष्ठ	5360/2021				
(12) बाजारभावाच्याने मुद्रांक शुल्क	1980000				

### Statement showing the Average Rate of Sale Instances

Sr. No.	Information Source with date	ASR no. & Name	CTS No.	Type of Property	Built up Area in Sq. Ft.	Sale Value	Rate per Sq. Ft.
1.	Index - II 7317/2021 21/06/2021	Mumbai-3	252	Flat	1500.00	14,50,00,000.00	96,666.67
2.	Index - II 6019/2021 30/03/2021	Mumbai-5	1	Flat	2391.33	19,37,00,000.00	81,000.94
3.	Index - II 5360/2021 30/03/2021	Mumbai-1	164	Flat	1367.24	6,60,00,000.00	48,272.32

<b>Total of Rate Per Sq. ft.</b>	<b>Rs. 2,25,939.92</b>
<b>Average Rate Per Sq. ft.</b>	<b>Rs. 75,313.31</b>
<b>Rate Considered for Valuation per Sq. Ft.</b>	<b>Rs. 75,000.00</b>

4.	Break - up for the rate	<b>Rs. 75,000/- per sq. ft.</b>
	a) Building + Services	Rs. 2,500 /- Per Sq. Ft.
	b) Land + Others	Rs. 72,500 /- Per Sq. Ft.

<b>VI.</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a.	Depreciated building rate	
b.	Replacement cost with Services {V(3)i}	Rs. 2,500/-
c.	Age of the building	60 years
d.	Life of the building estimated	10 years (If repaired and maintained properly & Regularly)
e.	Depreciated Ratio of the building	60 X 10/7 = 85.71%
f.	Depreciation percentage assuming the salvage value as 10%	2,500 - 85.71% = 357.14 <b>Say Rs. 350.00</b>
g.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 350.00
	Rate for Land & other V (3) ii	Rs. 72,500.00
	<b>Total Composite Rate</b>	<b>Rs. 72,850.00</b>

#### Details of Valuation

<b>S. No.</b>	<b>Description</b>	<b>Built up Area Per sq. ft.</b>	<b>Rate per sq. ft. In Rs.</b>	<b>Estimated Value In Rs.</b>
1	Present value of the <b>Residential Flat</b> (incl. car parking, if provided)	1366.80	72,850/-	9,95,71,380.00
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			
	<b>Total</b>			<b>9,95,71,380.00</b>
	<b>Say</b>			<b>9,95,71,000.00</b>
<b>(Rupees Nine Crores Ninety Five Lacs Seventy One Thousand only)</b>				

- **REALIZABLE VALUE** : **Rs. 8,96,13,900/-**
- **DISTRESS VALUE** : **Rs. 7,96,56,800/-**
- **INSURABLE VALUE** : **Rs. 4,78,380/-**
- **RENTAL VALUE** : **Rs. 1,50,000/- Per Month**
- **GUIDELINE VALUE** : **Rs. 9,24,51,598.-/ New Construction**



As a result of my appraisal and analysis, it is my considered opinion that the **Realizable Value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 8,96,13,900/- (Rupees Eight Crores Ninety Six Lacs Thirteen thousand nine hundred Only)**.

**Place: Mumbai**

**Date: 18/02/2022**

**V.M. JAGTAP**

B. E. Civil, M.I.E.,F.I.V.,ISSE  
Chartered Engineer & Govt. Regd. Valuer,  
Cat No. I /54/2004

The undersigned has inspected the property detailed in the Valuation Report dated **18/02/2022** on We are satisfied that the fair and reasonable market value of the property is **Rs. 9,95,71,000/- (Rupees Nine Crores Ninety Five Lacs Seventy One Thousand Only)**.

**Date:**

**Signature**

(Name of the Branch Manager with office Seal)

**Encl:**

- Declaration-cum-undertaking from the valuer (Annexure-I)
- Model code of conduct for valuer (Annexure-II)
- Photograph of the property
- Location Map
- Screenshots of Documents Provided

**DECLARATION- CUM-UNDERTAKING**

I, **Vivek Murlidhar Jagtap** son of **Murlidhar Jagtap** do hereby solemnly affirm and state that:

- a) I am a citizen of India
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c) The information furnished in my Valuation Report dated **18/02/2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) My representative has personally inspected the property on **17/02/2022**. The work is not subcontracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/dismissed from service/employment earlier
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in professional capacity
- j) I have not been declared to be unsound mind
- k) I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an un discharged insolvent
- m) I have not been levied a penalty under section 271J of Income-tax Act,1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 19 61, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number is **ADTPJ0025E** and GSTIN as applicable is **27ADTPJ0025E1ZS**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as A valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act,1957.
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

y) Further, I hereby provide the following information.

<b>Sr. No.</b>	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued	<b>Residential Flat</b>
2.	Purpose of valuation and appointing authority	To determine the Fair Market Value of the property
3.	Identity of the valuer and any other experts involved in the valuation	<b>Mr. Vivek M. Jagtap</b>
4.	Disclosure of the valuer interest or conflict, if any	I or any of my associates do not have any direct/indirect interest in the assets valued
5.	Date of appointment, valuation date and date of report	Appointment Date : <b>16/02/2022</b> Inspection Date : <b>17/02/2022</b> Date of report: <b>18/02/2022</b>
6.	Inspections and/or investigations undertaken;	Physical visual inspection of the property
7.	Nature and sources of the information used or relied upon;	Assumptions are made to the best of our knowledge and belief. Reliance is based on the information provided to us by the identifier and the client based on circumstances / information provided / material content
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where the value is estimates based on instances of sales/quotes of similar assets in the market
9.	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10.	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property
11.	Major factors that were not taken into account during the valuation;	Factors not mentioned in point no. 10
12.	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

## **DISCLAIMERS**

- \* Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- \* The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets value by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- \* The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents.
- \* This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- \* As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- \* Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- \* It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. JAGTAP & ASSOCIATES within 15 days and M/s. JAGTAP & ASSOCIATES is not responsible for any change in contents after expiry of 15 days from the date of the report.
- \* Encumbrances of loan, Govt. and other statutory dues, stamp duty, registration charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- \* The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- \* It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp (UVL) machine.
- \* It should be noted that M/s. JAGTAP & ASSOCIATES value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

- \* Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- \* In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.

- \* Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- \* We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- \* There is compliance with zoning and land use regulation
- \* There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- \* All licenses necessary to operate the asset have been obtained\
- \* The asset would be properly maintained over its balance life
- \* In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

#### **CAVEAT**

- \* This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or neither included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- \* Any sketch, plan or map in this report is included to assist the reader in visualizing the asset.
- \* The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre- determined.
- \* If the report is tampered or unsigned in any manner then it shall be considered void.
- \* Validity of this report is and on date of valuation report only.
- \* This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
- \* This valuation report does not cover any indemnity (other than the limited liability mentioned as above).

**Date: 18/02/2022**

**Place: Mumbai**

**V.M. JAGTAP**

B. E. Civil, M.I.E.,F.I.V.,ISSE

Chartered Engineer & Govt. Regd. Valuer,

Cat No. I /54/2004

## MODEL CODE OF CONDUCT FOR VALUERS

### **Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### **Professional Competence and Due Care**

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### **Independence and Disclosure of Interest**

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India(Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

6. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
7. As an independent valuer, the valuer shall not charge success fee.
8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality**

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

### **Remuneration and Costs**

1. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
2. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

1. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
2. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

**Miscellaneous**

1. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
2. A valuer shall follow this code as amended or revised from time to time

**Name of the Valuer :**

**Vivek M. Jagtap**  
B.E. Civil, M.I.E., F.I.V., ISSE  
Chartered Engineer & Govt. Regd. Valuer  
Cat No. I /54/2004

**Address :**

Office No. 3/6, 3<sup>rd</sup> Floor, 65/67 Sonawala  
Building, Opp. BSE & Union Bank, Mumbai  
Samachar Marg, Fort, Mumbai – 400 001

**Date: 18/02/2022****Place: Mumbai**

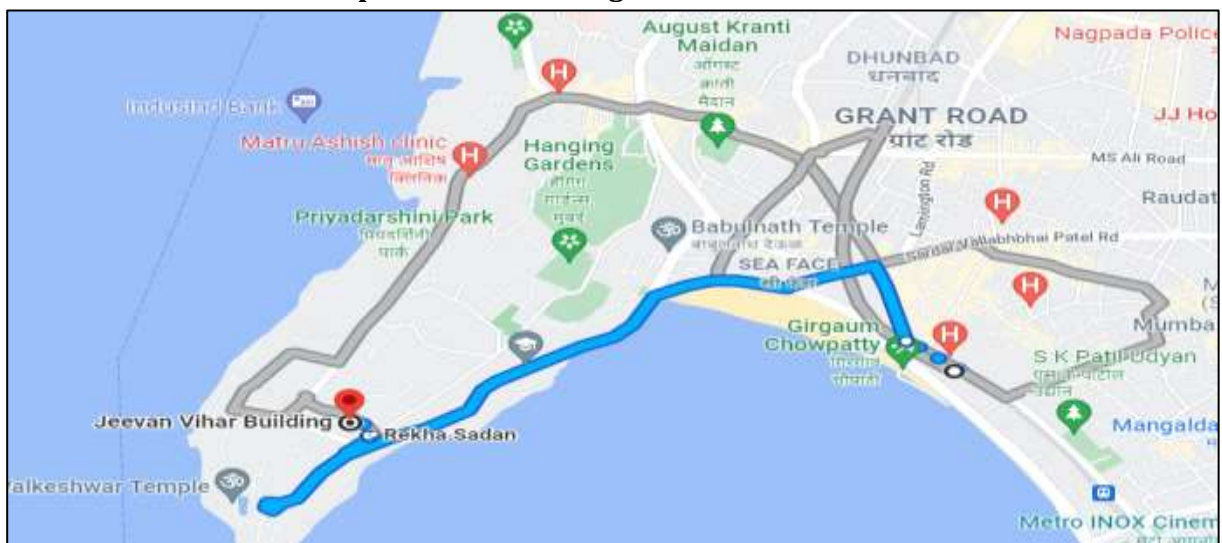


PHOTOGRAPHS





Location Map & Latitude & Longitude 18.94'93.0"N 72.79'73.1"E



Agreement Copy

**THREE RUPEES**    **मिळते**    **FIFTY NAYE PAISE**

महाराष्ट्र

GENERAL STAMP OFFICE, BOMBAY  
Stamp duty of (Rs 1150) Rupee one &  
Paise fifty only Paid in Cash vide  
Receipt No. 953 dated .....

3 July 1975  
I. M. BIEVE  
Inspector

3

Signature of Stamp Vendor.

THIS AGREEMENT OF SALE made and entered into at  
Bombay this    03    day of July One thousand nine hundred  
and seventyfive Between DHIRAJLAL M.SHAH, Adult, Indian  
Inhabitant of Bombay, hereinafter called "the VENDOR" (which  
expression shall mean and include his heirs, executors,  
administrators and assigns) of the One Part and VIJAYKUMAR  
POPATLAL SHAH, Adult, Indian Inhabitant of Bombay, herein-  
after called "the PURCHASER" (which expression shall mean  
and include his heirs, executors, administrators and assigns)  
of the other part WITNESSETH as under:

WHEREAS the Vendor herein purchased on ownership basis  
a Flat bearing No.7, on the 4th Floor of a Building known as  
"JEEVAN VIHAR" situate at Manav Mandir Road, Bombay-400 006  
AND WHEREAS the Vendor herein is, therefore, the owner in  
respect of the said Flat no.7, 4th Floor, "JEEVAN VIHAR",  
Manav Mandir Road, Bombay-400 006, (hereinafter for brevity:

the Vendor

Society Letter

**JEEVAN SAHAKAR CO-OP. HOUSING SOCIETY LTD**  
(Registration Number B – 2782 Of 1959)

5, Manav Mandir Road, Malabar Hill, MUMBAI: 400 006

Ref: 171/SD/407/2021 - 22

Dated: 17<sup>th</sup> February, 2022

This is to certify that the details of Member **MR. VIJAY SHAH**  
(Member of Society) as under:

Sr. No.	Particulars	Details
1.	Details of Flat and Floor	407 i.e. F. n. 7 on 4TH floor
2.	Area of Flat-	1139 sq. ft. Carpet area
3.	Year of Construction	1961
4.	No. of Floors in the building	Ground + 10 FLOOR
5.	No. of Lifts in the Building	4 Lifts
6.	Society Registration No.	B – 2782 Of 1959
7.	C.T.S. No. and Village	C. S. No. 164 of Malbar / Cumballa Hill Division

This certificate is issued at the request of the member for the purpose of stamp duty and registration.

Yours truly,

For **JEEVAN SAHAKAR CO-OPERATIVE HOUSING SOCIETY LTD.**

*R. S. Manav*  
HON. SECRETARY



**Society Maintenance Bill**

**JEEVAN SAHAKAR CO-OPERATIVE HOUSING SOCIETY LTD.**  
 Registration No. B - 2782 of 1959 Dated: 17/12/1959  
 Jeevan Vihar, 5, Manav Mandir Road, Malabar Hill, Mumbai : 400 006

**BILL**

Flat/gargeNo : <b>407.</b>	Area : <b>1,139.00 SqFt</b>	Bill No : <b>442</b>
Name : <b>Mr. Vijaykumar Shah</b>		Bill Date : <b>20/01/2022</b>
Period : <b>January,February,March</b>		Due Date : <b>31/03/2022</b>

SR.	PARTICULARS	AMOUNT
1	Municipal Taxes (Billed)	1,755.00
2	Property Tax (Billed) 0.50 per sq. ft. per quarter	570.00
3	Ground Rent ( Billed) (10.8 NP/ sqft./ qtr.)	123.00
4	Sinking Fund	55.00
5	Maintenance Charges Rs.14.20 including Electric and Water Charges (Bill	16,174.00
6	Car Parking (Billed) For Two Cars	1,350.00
<b>Total Billong for the period</b>		<b>20,027.00</b>
<b>Rebate for previous payment</b>		<b>342.00</b>
<b>Payable against this bill ₹</b>		<b>19,685.00</b>

Previous Outstanding (Without Interest on Delay Payment)	<b>0.00</b>
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**E.&O.E.**

- Kindly treat this as notice and clear your Outstanding payment within stipulated time period..
- Interest will be charged @ 15% per annum on delayed payment.

**Electricity Bill**

**बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम**  
 (बृहन्मुंबई महानगरपालिका)  
 बेस्ट भवन, पो.बो.नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४०० ००१.

वधान संघर्षालयाचा फोन : २२४२२२२  
 त्रासक सेवा "१११" क्रियेत, बेस्ट शाकम, मुंबई  
 उपराज्यीय संपर्क : १ व २ क्रमांक, राष्ट्रीय  
 सेवाकेंद्र, अंतर्गत क्रियेत, बेस्ट, कुलाबा, मुंबई  
 — २२४२२२२ —  
 वेबसाईट : [www.best.co.in](http://www.best.co.in)

नाव : <b>VUJAYKUMAR POPATLAL SHAH.</b> Mobil No. <b>98XXXXX383</b> Email Id. <b>XXXhah@hotmail.com</b>		देयक महिना : <b>Feb-2022</b> देयक दिनांक : <b>04/02/2022</b> देयक क्र. : <b>202463413201</b>	
देयक पुरवठ्याचा पत्ता : <b>407_FLOOR-4,PLOT-5,B,JEEVAN VIHAR,MANAV MANDIR ROAD,TEEN BATTI,MALABAR HILL,MUMBAI-400006</b>	पुरवठाक प्लॉट क्र. : <b>463413</b> प्लॉट : <b>04</b> पुरवठ्याचा इन्कर : <b>3P</b> क्लॉसरा क्र. : <b>333800-X-X</b> वॉल्टाज क्र. : <b>0334124</b> कॅपेसिटी : <b>5.610 KW</b> अंदाजित उतकमान : <b>7310.00</b>	शाकम क्र. : <b>463-413-201*0</b> क्लॉस क्र. : <b>1437437</b> देयकरथा तारखेची : <b>31/12/2021 - 28/01/2022</b> दर प्रवर्ग : <b>LT I B</b> शाकम प्रवर्ग : <b>RESIDENTIAL</b> इमारत : <b>D</b>	वार्षिक देयकाची प्राय रक्कम : <b>₹ 1500.00</b> वार्षिक रक्कम प्राय दिनांक : <b>17/01/2022</b>
मास देयकाची रक्कम ₹ <b>1185.57</b> *देय दिनांक पडत असताना पुरवठा नसल्याने देयकाचा अंदाजित रक्कम आहे.	मास देयकाची रक्कम ₹ <b>4.51</b> **कडवाची अदावणीचा अंदाज आकारणी जाईल.	देय दिनांक * <b>28/02/2022</b>	देय दिनांक पूर्वी रक्कम ₹ <b>1190.00</b> देय दिनांकानंतर रक्कम ₹ ** <b>1205</b>

मास देयकाचे संपर्क क्रमांक : <b>23094242/23026833</b> <b>8828871547</b>	मालकी संदर्भ क्रमांक : <b>23026757/58/13</b>	मालकी संदर्भ क्रमांक : <b>22814996</b>	वॉल्टाज/अदावणीचा संपर्क क्रमांक : <b>23094242/23026831/22066611</b>
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सहाय्यक उपाययोजना विकासक, शाकम सेवा व विधान, नवी मुंबई उपराज्यीय शाकम, २ व शाकम, मास देयकाचे संपर्क, बेस्ट, पो.बो. नं. १९२, कुलाबा, मुंबई - ४००००१ फोन क्र. - २२४२२२२, २२४२२२२ ई-मेल : <a href="mailto:customer@best.co.in">customer@best.co.in</a>	शाकम सेवा, विकासक शाकम, अतिथिदेवता सेवा, शाकम, मुंबई - ४०० ००१ वेबसाईट : <a href="http://www.best.co.in">www.best.co.in</a> ई-मेल : <a href="mailto:best@best.co.in">best@best.co.in</a>
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<b>आपल्या विधानातील वीजदेयकाचे अंदाज</b>	<b>ऑनलाईन वीज देयक देण्याची सुविधा</b>
वीज देयकाचे अंदाज : <b>२२४२२२२</b> वीज देयकाचे अंदाज : <b>२२४२२२२</b> वीज देयकाचे अंदाज : <b>२२४२२२२</b> वीज देयकाचे अंदाज : <b>२२४२२२२</b> वीज देयकाचे अंदाज : <b>२२४२२२२</b>	ऑनलाईन वीज देयक देण्याची सुविधा : <b>२२४२२२२</b> ऑनलाईन वीज देयक देण्याची सुविधा : <b>२२४२२२२</b> ऑनलाईन वीज देयक देण्याची सुविधा : <b>२२४२२२२</b> ऑनलाईन वीज देयक देण्याची सुविधा : <b>२२४२२२२</b>

मीटर क्र. : <b>N201561</b>	वीज देयकाचे अंदाज (kWh) : <b>285</b>
वीज देयकाचे अंदाज (kWh) : <b>192</b>	वीज देयकाचे अंदाज (kWh) : <b>285</b>

मालकी संदर्भ क्रमांक : **23094242/23026831/22066611**  
 वीज देयकाचे अंदाज (kWh) : **192**  
 वीज देयकाचे अंदाज (kWh) : **285**