

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Sabir Yasin Nirban**

Residential Flat No. 1502-1504-1602-1604, 15-16 Floor, "**FOrtune Tower**", Village - Byculla,
State - Maharashtra, Country - India

Valuation Done for:

**Central Bank of India
Nariman Point Branch**

Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

**Thane · Nashik · Indore · Mumbai · Delhi NCR ·
Aurangabad · Nanded**

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1502-1504-1602-1604, 15-16 Floor, "**Fortune Tower**", Village - Byculla, State - Maharashtra, Country - India belongs to **Mr. Sabir Yasin Nirban**

Boundaries of the property :

North	Information not available
South	Information not available
East	Information not available
West	Information not available

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for MSME Loan purpose at **₹ 0.00 (Rupees zero Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

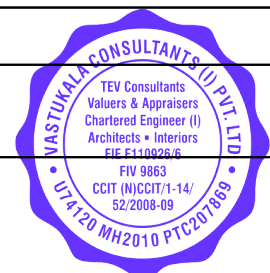
To,
Central Bank of India
 Nariman Point Branch

VALUATION REPORT(IN RESPECT OF Flat)

I. GENERAL			
1.	Purpose for which the valuation is made		: MSME Loan
2.	a.	Date of inspection	:
	b.	Date on which the valuation is Made	: 25.07.2023
3.	List of documents produced for perusal		: 1 Copy of Offer letter 2 Copy of Signed Report dated 10.05.2023 3 Copy of Final Word dated 10.05.2023 4 Copy of Signed Report dated 10.05.2023 5 Copy of Final Word dated 10.05.2023 6 Copy of Signed Report dated 10.05.2023 7 Copy of Final Word dated 10.05.2023 8 Copy of Signed Report dated 10.05.2023 9 Copy of Final Word dated 10.05.2023 10 Copy of Office Copy dated 09.05.2023 11 Copy of Office Copy dated 09.05.2023 12 Copy of Office Copy dated 09.05.2023 13 Copy of Office Copy dated 09.05.2023



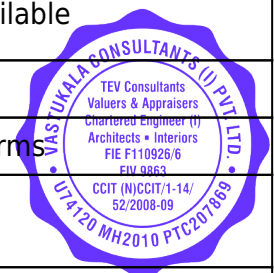
4.	Name of the owner(s) and his / their address(es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Sabir Yasin Nirban Residential Flat No. 1502-1504-1602-1604, 15-16 Floor, " Fortune Tower ", Village - Byculla, State - Maharashtra, Country - India Contact No : 9004799396 Details of Share Ownership is not available
5.	Brief description of the property	:	Residential Flat The property is a Residential Flat located on floor. The composition of Residential Flat is .
6.	Location of property	:	
	If under construction, extent of completion	:	100% work completed
	a Plot No. / Survey No.	:	
	b Door No.	:	Residential Flat No. 1502-1504-1602-1604
	c C.T.S. No. / Village	:	Village-Byculla
	d Ward / Taluka	:	
	e Mandal / District	:	
7.	Postal address of the property	:	Residential Flat No. 1502-1504-1602-1604, 15-16 Floor, " Fortune Tower ", Village - Byculla, State - Maharashtra, Country - India
8.	City / Town	:	Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	High / Middle / Poor	:	
	Urban / Semi Urban / Rural	:	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	



12.	Boundaries of the property	:	
	North	:	
	South	:	
	East	:	
	West	:	
13.	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in an apartment building.
		:	As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	
15.	Extent of the site considered for Valuation (least of 13a & 13b)	:	Carpet Area in Sq.Ft. = 0.00 (Area as per document) Built up area in Sq. Ft. = 0.00 Built up area in Sq. Ft. = 0.00
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	
II.	APARTMENT BUILDING	:	
Sr	Description	:	Remarks
1.	Nature of the apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	
	Block No.	:	
	Ward No.	:	Byculla
	Village / Municipality / Corporation	:	Byculla
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1502-1504-1602-1604
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	
5.	Number of floors	:	upper floors.
6.	Type of structure	:	
7.	Number of Dwelling units in the building.	:	
8.	Quality of Construction	:	



9.	Appearance of the Building	:	
10.	Maintenance of the Building	:	
11.	Facilities available	:	
	Lift	:	
	Protected Water Supply	:	
	Underground Sewerage	:	
	Car Parking - Open / Covered	:	
	Is Compound wall existing?	:	
	Is pavement laid around the Building?	:	No
III.	RESIDENTIAL FLAT	:	
1.	The floor in which the Residential Flat is situated	:	15-16
2.	Door No. of the Residential Flat	:	1502-1504-1602-1604
	Specifications of the Residential Flat	:	
	Roof	:	Details not provided
	Flooring	:	
	Doors	:	
	Windows	:	
	Fittings	:	
	Finishing	:	
	House Tax	:	Details not available
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
	How is the maintenance of the Residential Flat?	:	Details not available
	Sale Deed executed in the name of	:	Mr. Sabir Yasin Nirban
	What is the undivided area of land as per Sale Deed?	:	Details not available
	What is the plinth area of the Residential Flat?	:	
	What is the floor space index (app.)	:	As per local norms
	What is the Carpet Area of the Residential Flat?	:	
	Is it Posh / I Class / Medium / Ordinary?	:	Details not available



	Is it being used for Residential or Commercial purpose?	:	
	Is it Owner-occupied or let out?	:	
	If rented, what is the monthly rent?	:	
IV.	MARKETABILITY		
	How is the marketability?	:	
	What are the factors favouring for an extra Potential Value?	:	
	Any negative factors are observed which affect the market value in general?	:	No
V.	RATE		
	After analyzing the comparable sale instances, what is the composite rate for a similar Residential Flat with same specifications in the adjoining locality?	:	₹ 0.00 to ₹ 0.00 per Sq. Ft. on built up area
	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	₹ 0.00 per Sq. Ft
	Break - up for the rate	:	
	I. Building + Services	:	₹ per Sq. Ft
	II. Land + others	:	₹ per Sq. Ft
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 0.00 per Sq. M i.e. ₹ 0.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 0.00 per Sq. M i.e. ₹ 0.00 per Sq. Ft.
	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Residential Flat with Services (v(3)i)	:	₹ 0.00 per Sq. Ft.
	Age of the building	:	Less than a year
	Life of the building estimated	:	years Subject to proper, preventive periodic maintenance and structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the property is below 5 years
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 0.00 per Sq. Ft.



	Rate for Land & other V (3) ii	:	₹ 0.00 per Sq. Ft.	
	Total Composite Rate	:	₹ 0.00 per Sq. Ft.	
No	Description	Qty.	Rate per unit(`)	Estimated Value(`)
1	Present value of the Residential Flat	Sq. Ft.		
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			
	Total			0.00
	The realizable value of the property			0.00
	Distress value of the property			0.00
	Insurable value of the property			0.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **₹ 0.00 (Rupees zero Only)**. The realizable Value of the above property as of 10.04.2023 is **₹ 0.00 (Rupees zero Only)** and the distress value is **₹ 0.00 (Rupees zero Only)**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Place: Mumbai

Date: 25.07.2023

The undersigned have inspected the property detailed in the Valuation Report dated on _____ . We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date: _____



Signature
(Name of the Branch Manager)

Route Map of the property

(Note: 📍 shows location)

Latitude Longitude -



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **MSME Loan** purpose as on dated **25th July 2023**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 0.00 (Rupees zero Only)**.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

