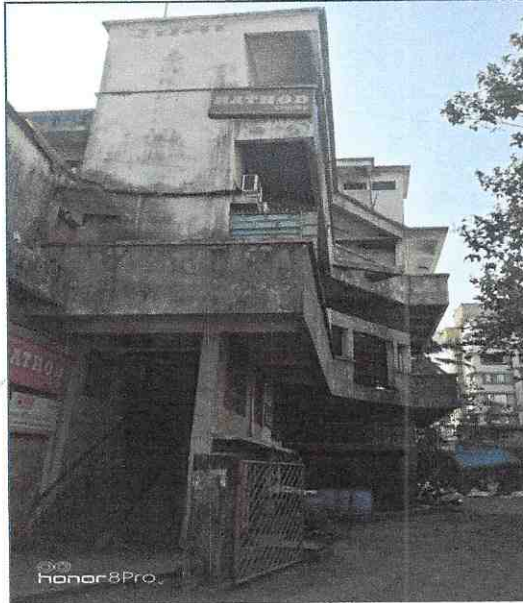


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Rekha Girish Shah**

Industrial Gala No. 115, 1st Floor, "**Rachana Industrial Premises Co. Op. Soc. Ltd.**", Village - Goddev, Mira Bhayandar Road, Bhayandar (East), Taluka & Dist. - Thane - 4001 105, State - Maharashtra, Country - India

Latitude Longitude - 19°17'49.5"N 72°51'19.2"E

Valuation Done for:

Union Bank of India

Home Street Branch

Forbes Building, Charanjit Rai Marg, Azad Maidan, Fort, Mumbai - 400 001
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Gala No. 115, 1st Floor, "**Rachana Industrial Premises Co. Op. Soc. Ltd.**", Village - Goddev, Mira Bhayandar Road, Bhayandar (East), Taluka & Dist. - Thane - 4001 105, State - Maharashtra, Country - India belongs to **Smt. Rekha Girish Shah**.

Boundaries of the property.

North	Existing Road
South	Survey No. 49/11
East	Survey No. 349
West	Survey No. 49/6

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 65,00,000.00 (Rupees Sixty Five Lakh 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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.02.14 11:35:04 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

**Mumbai**

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

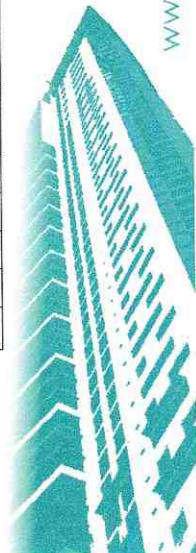
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

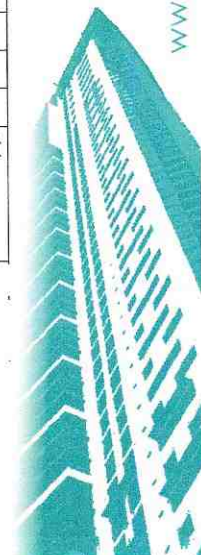
1	Date of Inspection	07.02.2020
2	Purpose of valuation	As per request from Union Bank of India, Home Street Branch to assess Fair Market Value of the property under reference for Baking purpose
3	Name and address of the Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	1. Copy of Agreement for sale dated 16.03.1999 2. Copy of Share Certificate No. 029 dated 08.08.2009 3. Copy of Previous Valuation report dated 21.08.2014 issued by Aarch Consultants & Valuers
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 13,500.00 Expected rental income per month.
Property Details		
9	Name(s) of the Client	Smt. Rekha Girish Shah
		Industrial Gala No. 115, 1 st Floor, " Rachana Industrial Premises Co. Op. Soc. Ltd. ", Village - Goddev, Mira Bhayandar Road, Bhayandar (East), Taluka & Dist. - Thane - 4001 105, State - Maharashtra, Country - India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
11	Brief description of the property.	Industrial Gala The property is a Industrial Unit located on Ground + 2 Upper floors. The composition of Industrial Unit is Cabin + Working area + Toilet + loft area used as storeroom. The property is at 1.8 Km. from nearest railway station Bhayandar.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Old Survey No. 49, New Survey No. 99, Hissa No. 5/3 (part), Village - Goddev, Taluka & Dist. - Thane



13	Boundaries	As per documents (Agreement for Sale)	As on site
	North	Existing Road	Industrial Area
	South	Survey No. 49/11	Open Plot & Residential Building
	East	Survey No. 349	Industrial Area & Phatak Road
	West	Survey No. 49/6	Narmada Paradise Building & Railway Track
14	Matching of Boundaries	N.A.	
15	Route map	Enclosed	
16	Any specific identification marks	Near MeeraBanquets	
17	Whether covered under Corporation/ Panchayat/ Municipality.	Mira Bhayander Municipal Corporation	
18	Whether covered under any land ceiling of State/ Central Government.	No	
19	Is the land freehold/ leasehold.	Free Hold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	As Per Agreement	
21	Type of the property	Industrial Gala	
22	Year of acquisition/ purchase.	16.03.1999	
23	Purchase value as per document	₹5,21,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Owner Occupied	
25	Classification of the site		
	a. Population group	Urban	
	b. High/ Middle/ Poor class	Middle Class	
	c. Residential/ non residential.	Non Residential	
	d. Development of surrounding area	Developed Area	
	e. Possibility of any threat to the property (Floods, calamities etc.).	No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	All available nearby	
27	Level of the land (Plain, rock etc.).	Plain	
28	Terrain of the Land.	Levelled	
29	Shape of the land (Square/ rectangle etc.).	Rectangle	
30	Type of use to which it can be put (for construction of house, factory etc.).	Industrial purpose	
31	Any usage restrictions on the property	As per documents	
32	Whether the plot is under town planning approved layout?	Information Not Available	
33	Whether the building is intermittent or corner?	Intermittent	
34	Whether any road facility is available?	Yes	
35	Type of road available (B.T/Cement Road etc.).	B.T. Road	
36	Front Width of the Road?	09.00 Mtr. Wide Road	
37	Source of water & water potentiality.	Municipal Water Supply	



39	Availability of power supply.	Yes
40	Advantages of the site.	Located in developed area
41	Disadvantages of the site.	No
42	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records
Valuation of the property :		
43	Total area of the Industrial Unit	Carpet Area = 527.00 Sq. Ft. RCC Loft Area = 272.00 Sq. Ft. Channel Loft Area = 245.00 Sq. Ft. (Area as per actual site measurement) Built up area = 500.00Sq. Ft. (Area as per Agreement)
44	Prevailing market rate.	₹ 13,000.00 per Sq. Ft.
45	Floor Rise Rate per Sq. Ft.	₹ 0.00
46	PLC Rate per Sq. Ft.	₹ 0.00
47	Total Rate per Sq. Ft.	₹ 13,000.00 per Sq. Ft.
48	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 92,900.00 per Sq. M. i.e. ₹ 8631.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation	₹ 86,442.00 per Sq. M. i.e. ₹ 8031.00 per Sq. Ft.
49	Value of the property	₹ 65,00,000.00
50	The realizable value of the property	₹ 58,50,000.00
51	Distress value of the property	₹ 52,00,000.00
52	Insurable value of the property	₹ 10,00,000.00
Technical details of the building :		
53	Type of building (Industrial / Commercial/ Industrial Gala).	Industrial
54	Year of construction.	1998 (As per Approx.)
55	Future life of the property.	38 years Subject to proper, preventive periodic maintenance and structural repairs.
56	No. of floors and height of each floor including basement.	Ground + 2 upper floors. 1st floor is having 15 Industrial Gala. The Building is having 1 Lift.
Type of construction		
57	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure with M.S. Angel on top
Condition of the building.		
58	External (excellent/ good/ normal/ poor)	Normal
59	Internal (excellent/ good/ normal/ poor).	Normal
60	Whether the Industrial Unit is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Approved Building plans were not provided and not verified.



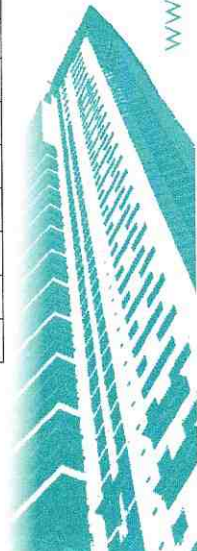
Remark	<u>As per agreement the is Built up area = 500.00 Sq. Ft., but as per site inspection the Carpet area = 527.00 Sq. ft., Total Mezzanine area = 517.00 Sq. Ft. (RCC Mezzanine area = 272.00 + Channel Mezzanine area = 245.00 = 517.00 Sq. Ft) since construction permission documents not provided for mezzanine floor and additional gala area we have not consider the same for the purpose of valuation. However we have given additional weightage in the rate per sq. ft. For the purpose of valuation we have taken area as per agreement for sale dated 16.03.1999 only.</u>
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Specifications of Construction :

sr.	Description	1 st Floor
a	Foundation	R.C.C. Foundation
b	Basement	Provided
c	Superstructure	R.C.C. frame Structure with M.S. Angel on top
d	Joinery/Doors/Windows	M. S. Rolling shutter and Collapsible Gate, M S windows grill
e	RCC Work	R.C.C. Framed Structure with M.S. Angel on top
f	Plastering	Cement plastering + sand faced plaster internal & external
g	Flooring, Skirting	Kota Stone Flooring
h	Kitchen Platform	No
i	Whether any proof course is provided?	No
j	Drainage	Information not available
k	Compound Wall(Height, length and type of construction)	No
l	Electric Installation (Type of wire, Class of construction)	Open Industrial type wiring
m	Plumbing Installation (No. of closets and wash basins etc.)	No
n	Bore Well	Not provided
o	Wardrobes, if any	No
p	Development of open area	Concrete cement in open area.

Valuation of proposed construction/ additions/ renovation if any :

61	SUMMARY OF VALUATION :	
	Part I Land	₹ 0.00
	Part II Building	₹ 65,00,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL.	₹ 65,00,000.00



Calculation:		
1	Construction	
1.01	Built up Area of Industrial Gala	500.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,000.00
1.03	Cost of Construction = (1.01x1.02)	₹ 10,00,000.00
2	Value of property	
2.01	Built up area of Industrial Gala	500.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 13,000.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 13,000.00
2.06	Value of Industrial Gala = (2.01x2.05)	₹ 65,00,000.00
3	The value of the property.	₹ 65,00,000.00

I certify that,

I/ my authorized representative, has inspected the subject property on 07.02.2020. Mr. Girish Shah (Contact Person – Mobile No. – 9892749626) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 12.02.2020 is **₹ 65,00,000.00 (Rupees Sixty Five Lakh Only)**.

Date: 12.02.2020

Place: Mumbai

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharadevastukala.org, c=IN
Date: 2020.02.12 15:32:05 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

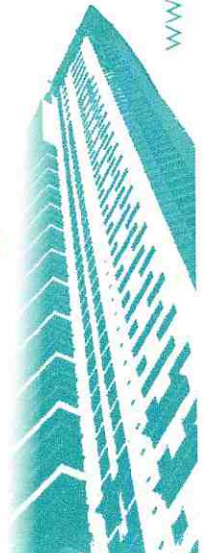
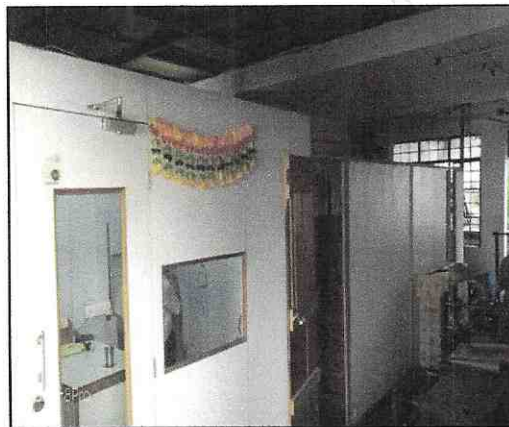
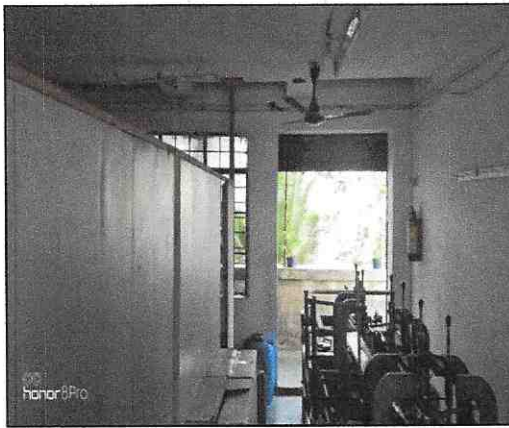
Govt. Reg. Valuer

Chartered Engineer (India)

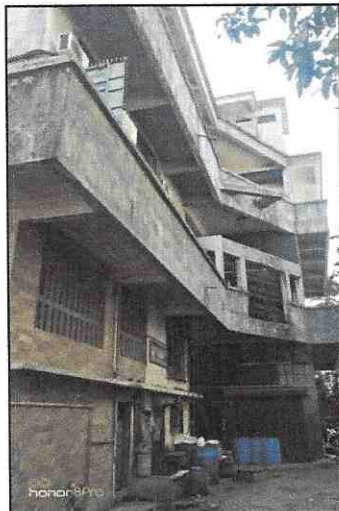
Reg. No. (N) CCIT/1-14/52/2008-09



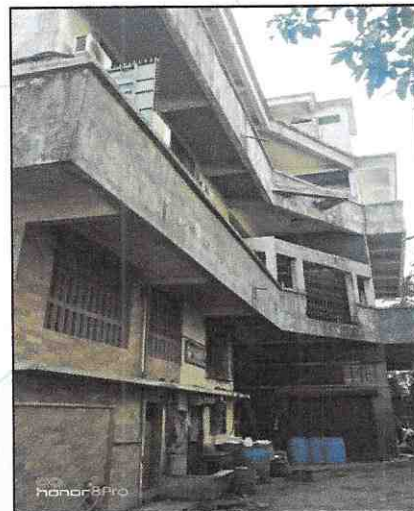
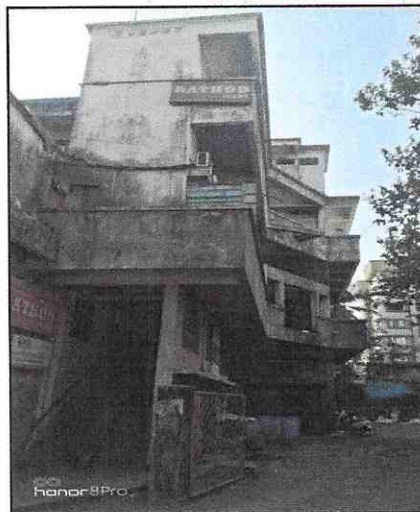
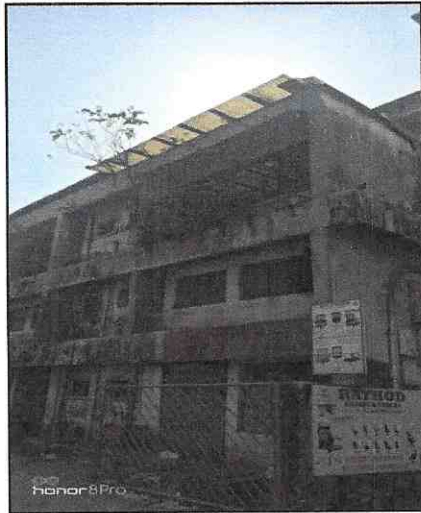
Actual site photographs



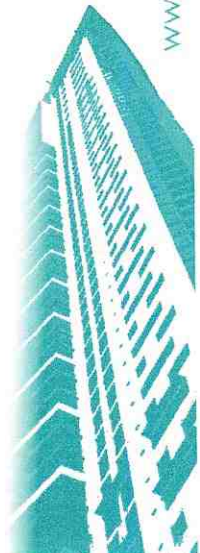
Actual site photographs



Actual site photographs

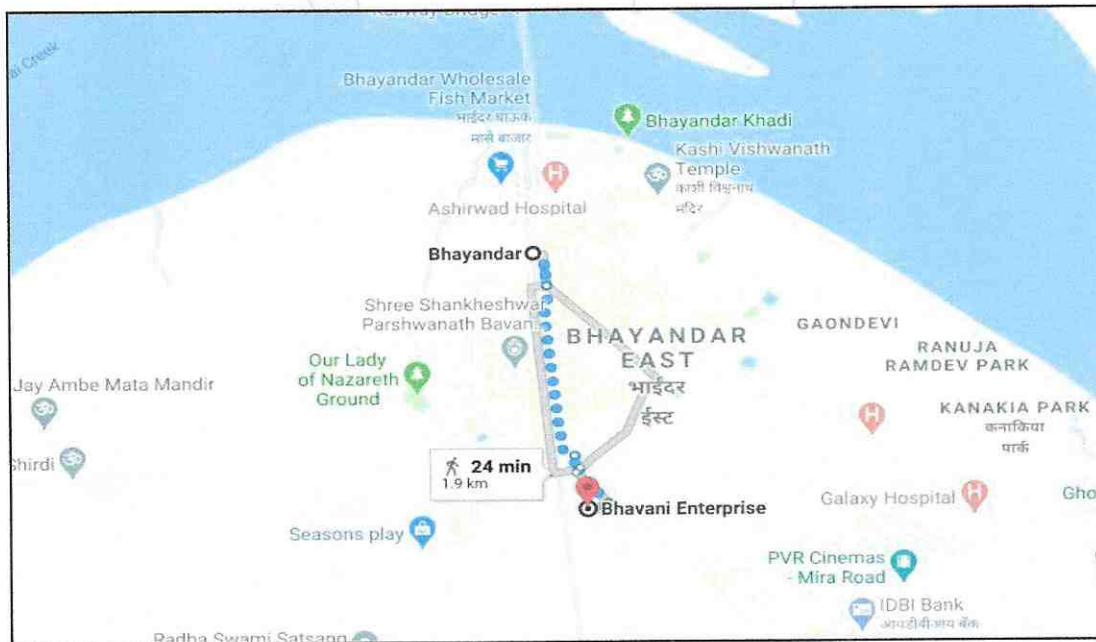


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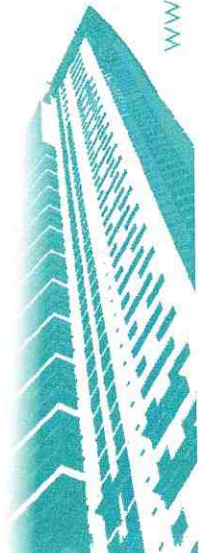
Route Map of the property

Site u/r




Latitude Longitude - 19°01'22.4"N 72°52'07.4"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar - 1.9 Km.)




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
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Annual Statement of Rates

Year: 2018/2020

Language: English

Selected District: ठाणे

Select Taluka: ठाणे

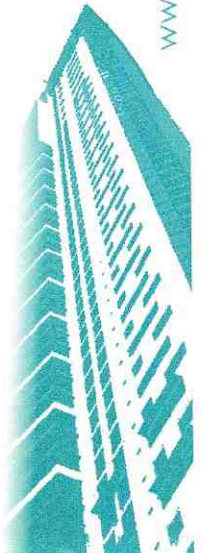
Select Village: मोठे (गांव) बोडदेव

Search By: Survey No * Location

Select	उपविभाग	सुनी बपीन	निवासी रचनिका	कॉम्प्लेक्स	दुकाने	ऑफिसीय	एकक (Rs./)
SurveyNo	3/18-एम) पु. विभाग घोडदेव गावतील मिल्हकती संव्हे क्रमांक	31750	78400	92900	112100	92900	चौ. मीटर



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Price Indicator

99acres Buy Property Type Type Location or Project/Society or keyword SEARCH Home Loans

Verified **85 Lac** Factory for Sale
 Estimated EMI: ₹ 67,690
 Website: <https://miraneraat.managohome.gov.in>

PROPERTY (1)

Area
 Plot area: 1000 sq.ft.
 Built up area: 1000 sq.ft.

Configuration
 Factory with 2 Washrooms

Address
 Mira Bhayandar, Mira Road And Beyond

Property Age
 10+ Year Old

Price
 ₹ 85 Lac + Govt Charges & Tax @ 8,500 per sq.ft.

Location
 North

Video (1/1) Interior

99acres Buy Property Type Type Location or Project/Society or keyword SEARCH Home Loans Dashboard

Verified **87 Lac** Factory for Sale
 Estimated EMI: ₹ 69,492
 Website: <https://miraneraat.managohome.gov.in>

PROPERTY (7)

Area
 Carpet area: 900 sq.ft.

Configuration
 Factory with 1 Washroom

Address
 Bhayander (East), Mira Road And Beyond

Property Age
 10+ Year Old

Price
 ₹ 87 Lac + Govt Charges & Tax @ 9,666 per sq.ft.

Location
 South

Video (1/1) Photos (6)

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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 **12th February 2020**.

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 knowledgeable 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.

UNDER LYING 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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.02.12 15:32:25 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

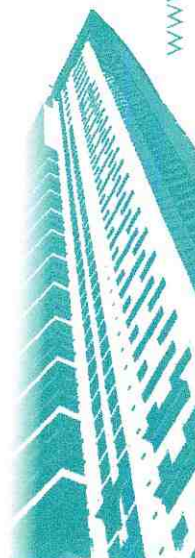
Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

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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 **₹ 65,00,000.00 (Rupees Sixty Five Lakh Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.02.12 15:32:35 +05'30'



C.M.D.

Director

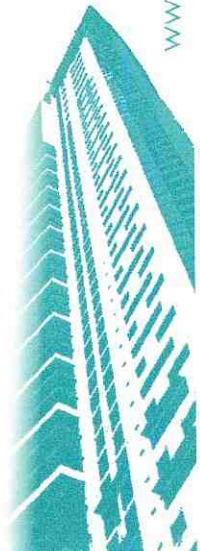
Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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REMARKS

The undersigned have inspected the above property detailed in valuation report

Dated _____

of _____

_____ We are satisfied that the Fair & reasonable Value of the property is Rs.

_____ The said property was inspected by me on

Dated _____

Date:

SIGNATURE OF INSPECTING OFFICIAL