

Ref. No.: MSCVL/UBI/1186

UBI - GUA Est  
UNIT NO K  
G KOUND FLR  
SSB UBI (Gua Est)  
metal.

Date: 18.01.2020

VALUATION REPORT OF

M/S. S.S.B. METAL WORKS

UNIT NO. K, 2<sup>ND</sup> FLOOR, YUNUS BUILDING,

KALA INDUSTRIAL PREMISES CO-OP. SOC. LTD.,

NEAR ACME BUILDING, VISHWESHWAR NAGAR ROAD,

VISHWESHWAR NAGAR, OFF. AAREY ROAD,

GOREGAON (E), MUMBAI 400 063.

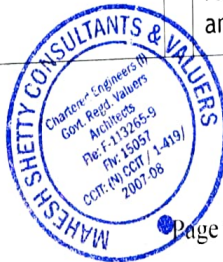
# MAHESH SHETTY CONSULTANTS & VALUERS

D. T. Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,  
Sahar Village, Sahar Road, Andheri (E), Mumbai - 400 099  
Tel No. 022 26829214 • Mobile No. 98703 71113 / 98334 78845  
Website www.maheshvaluer.com / E-mail mahesh\_valuer@gmail.com

Format - C

## UNION BANK OF INDIA, GOREGAON (E). VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 17.01.2020
	b) Date on which the valuation is made	: 18.01.2020
3.	List of documents produced for perusal	: We referred to the Xerox copy of following documents provided to us: Xerox copy of Deed of Confirmation Dtd. 20.11.1997 between Ms. S.S.B. Metal Works (The Purchasers) And Ms. Parts Engineering Works (The Vendor)
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. S.S.B. Metal Works Unit No. K, 2 <sup>nd</sup> Floor, Yunus Building, Kala Industrial Premises Co-op. Soc. Ltd., Near Acme Building, Vishweshwar Nagar Road, Vishweshwar Nagar, Off. Aarey Road, Goregaon (E), Mumbai 400 063.
5.	Brief Description of the property	: The Industrial property under reference is Unit No. K, 2 <sup>nd</sup> Floor, Yunus Building, Kala Industrial Premises Co-op. Soc. Ltd Situated at above address is about 1 Km from Goregaon railway station. The area is developed and good Industrial location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways to Mumbai suburban areas and another destination.



Page 2 of 11

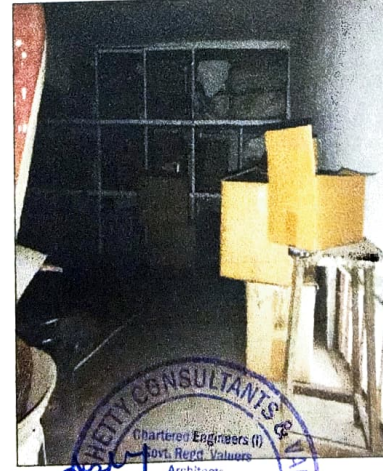
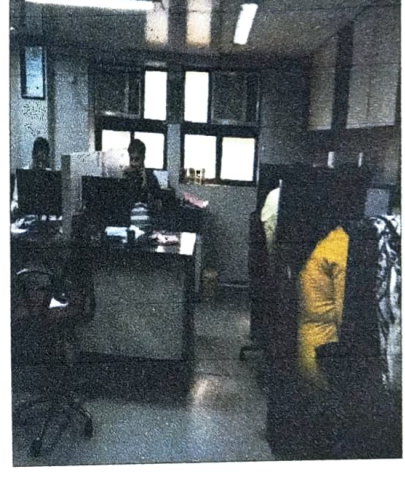
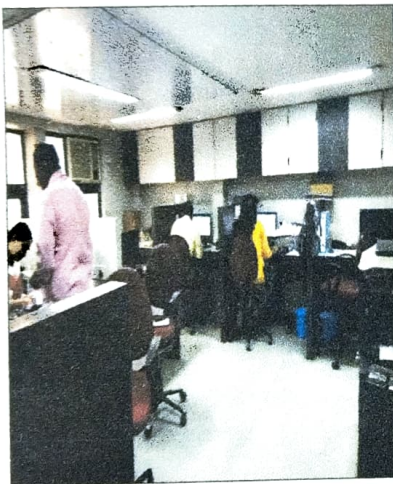
Mahesh Shetty Consultants & Valuers (P.L.P)

	Roof	:	RCC slab roofing.
	Flooring	:	Ceramic, Kota, Wooden & PCV Carpet flooring.
	Doors	:	MS Rolling Shutter.
	Windows	:	Aluminum Sliding Windows.
	Fittings	:	Concealed.
	Finishing	:	Good.
4.	House Tax	:	To be paid by Society.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Details not available.
	Meter Card is in the name of	:	
6.	How is the maintenance of the property?	:	Good.
7.	Agreement executed in the name of	:	<b>M/S. S.S.B. Metal Works</b>
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Built up Area is 1278 sq. ft. (As per Documents)
10.	What is the Floor Space Index (Approx).	:	As per norms.
11.	What is the Built up area of the property?	:	1031 sq. ft. (As per measurement).
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	Industrial purpose.
14.	Is it owner occupied or let out?	:	Occupied by Owner.
15.	If rented, what is the monthly rent?	:	N.A.
IV	<b>MARKETABILITY</b>		





M/S. S.S.B. Metal Works  
Unit No. K, 2<sup>nd</sup> Floor, Yunus Building,  
Kala Industrial Premises Co-op. Soc. Ltd., Near Acme Building,  
Vishweshwar Nagar Road, Vishweshwar Nagar,  
Off. Aarey Road, Goregaon (E), Mumbai 400 063



M/S. S.S.B. Metal Works  
MAHESH SHETTY CONSULTANTS & VALUERS  
Chartered Engineers (I)  
Govt. Regd. Valuers  
Architects  
Flr: F-113265-9  
Ph: 15057  
CCIT: (N) CCIT / 1-419 / 2007-08  
Page 11 of 11

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2nd Copy

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