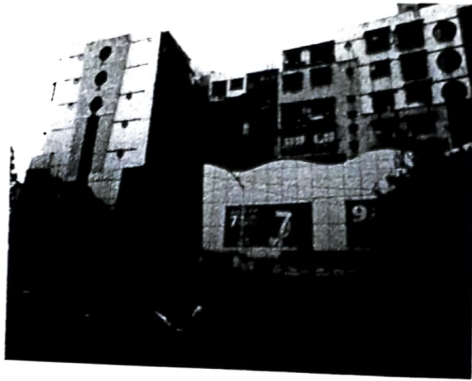


Valuation Report
ON
IMMOVABLE PROPERTY

OWNED BY
MR. MANGILAL AMICHANDJI BAFNA

PROPERTY SITUATED AT:-
M/S. SHREE SANTOSHI MATA 'B' WING CO. OP. HSG. SOC. LTD.
FLAT NO. 402, 4TH FLOOR, 'B' WING,
RELIANCE MALL, DR. D.B. MARG,
MUMBAI CENTRAL, MUMBAI -400 008.



A.S. SHAIKH & CO.
YOUNG INDIA ENGINEERS & SURVEYORS
Professional Surveyor, Approved Valuers,
Loss Assessors and Chartered Engineers.

Govt. of India License No. SLA/47350
Chartered Engineer Reg. No. M/123569/3
Govt. Regd. Valuer:- Reg. No. CAT.VII/86 of 1988

Dewan Center, Shop No. 75, Level II,
S. V. Road, Jogeshwari (West),
Mumbai- 400 102.
E-mail: youngindia.shaikh@gmail.com.
youngindia.shaikh@gmail.com
young_india@rediffmail.co

5	Brief description of the property	<p>The Building is of Ground/Floor + 1 Upper Floors having floor height of about 4'4" feet. The Flat No. 402 on 4th Floor is measuring 400 sq. ft Carpet Area & 480 sq. ft Built up Area (As per Agreement). The Building has RCC frame structure i.e. RCC beams, columns & slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4 1/2" thick brick masonry with cement plaster. The subject Flat No. 402 on 4th floor is having Living Room attached with Flower bed, Master Bedroom, Kitchen, W.C. cum Bathroom and Passage. Kitchen is having "Straight" type of having Granite Platform with Cabinet. Teakwood Door and Aluminum Sliding Windows with External Grills are provided. Flooring is finished in Vitrified Tiles. Wiring is of Concealed /Casing Patti type & Plumbing are of Concealed Type. Ceiling is of ordinary type. The Subject Building is having 1 No. Lift of Eros make having capacity of 6 persons & Compound wall with 2 Nos. M.S. Gate. The Compound Ground Flooring around the Building is finished with Pavers Block. The Construction of the building was found as per Sanction Plan approved by the Competent Authority.</p>
6	Location of property	
7	Postal address of the property	<p>M/s. Shree Santoshi Mata 'B' Wing Co. op. Hsg. Soc. Ltd. Flat No. 402, 4th Floor, 'B' Wing, Reliance Mall, Dr. D.B. Marg, Mumbai Central, Mumbai -400 008.</p>
8	City / Town	Mumbai City
	Residential area	Residential Area
	Commercial area	-----
	Industrial area	-----
9	Classification of the area	
	i) High / Middle / Poor	Middle
	ii) Urban / Semi Urban / Rural	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	M.M.C



The stamp is circular and contains the text 'MUMBAI MUNICIPAL CORPORATION' around the perimeter. In the center, there is a signature in black ink that appears to be 'S. S. ...'.

11	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area. B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	:	N.A.
12	Boundaries of the property	:	Property is a Freehold land having Residential Building
	North	:	
	South	:	Central Avenue Building
	East	:	'A' Wing Building
	West	:	Dr. D.B. Marg
	Latitude	:	Parsi Colony
	Longitude	:	18.9705795
13	Dimensions of the site	:	72.8053026
		:	A
		:	As per the Deed
		:	B
		:	Actuals
		:	400 sq. ft. Carpet Area & 480 sq.ft. Built Up Area (As per Agreement)
		:	398 sq. ft. Carpet area (On Physical Measurement)
14	Extent of the site	:	N.A.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner

II. APARTMENT BUILDING

Sr. No.	Description	Remarks
1	Nature of the apartment	Residential Flat
	Location	
	T.S. No.	
	Block No.	Cadastral Survey No. 332
	Ward No.	Village - Tardeo Division
	Village / Municipality / Corporation	Tal. - Mahim
	Door No., Street or Road (Pin Code)	Dist. Mumbai City
		MMC
		M/s. Shree Santoshi Mata 'B' Wing Co. op. Hsg. Soc. Ltd.
		Flat No. 402, 4 th Floor, 'B' Wing, Reliance Mall, Dr. D.B. Marg, Mumbai Central, Mumbai -400 008.
	Description of the locality Residential / Commercial / Mixed	Residential
	Year of Construction	
	Number of floors	2007 (As Reported)
	Type of structure	Ground/Stilt + 7 Upper Floors
	Number of Dwelling units in the building.	R.C.C.
	Quality of Construction	Applicant to Advice
	Appearance of the Building	Satisfactory
	Maintenance of the Building	Satisfactory

11	Facilities available	:	
	Lift	:	2 Nos. Lift of Eros make having capacity of 6 persons
	Protected Water Supply	:	N.A.
	Underground Sewerage	:	Connected to Public Sewer
	Car Parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Yes with 2 Nos. M.S. Gate
	Is pavement laid around the Building?	:	Pavers Block Flooring
III	FLAT		
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	402
3	Specifications of the flat	:	1 BHK Flat
	Roof	:	R.C.C. Slab
	Flooring	:	Vetrified Tiles flooring
	Doors	:	Teakwood Door
	Windows	:	Aluminum Sliding Windows with External Grills
	Fittings	:	Satisfactory
	Finishing	:	Satisfactory
4	House Tax	:	
	Assessment No.	:	Applicant to Advice
	Tax paid in the name of	:	Applicant to Advice
	Tax amount	:	Applicant to Advice
5	Electricity Service connection No.	:	Applicant to Advice
	Meter Card is in the name of	:	Applicant to Advice
6	How is the maintenance of the flat?	:	Applicant to Advice
7	Sale Deed executed in the name of	:	Mr. Mangilal Amichandji Bafna
8	What is the undivided area of land as per Sale Deed?	:	Land belong to Society Members
9	What is the plinth area of the flat?	:	480 sq.ft. Built Up Area
10	What is the floor space index (app.)	:	1:1
11	What is the Carpet Area of the flat?	:	398 sq. ft. Carpet Area (On our physical measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Occupied by Owner
15	If rented, what is the monthly rent?	:	N.A.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	Fast developing area in Mumbai City
3.	Any negative factors are observed which affect the market value in general?	:	N.A.
V	RATE		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Prevailing Rate of the Flat on Built Up Area in the locality is Rs. 40,000/- to Rs. 44,000/- per sq. ft.



2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs. 42,000/- per sq. ft. Enquiry in the Market
3	Break – up for the rate		
	i) Building + Services	:	Rs. 2,500/-
	ii) Land + others	:	Rs. 39,500/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Government Stamp Duty Rate for such Flat is Rs. 17,487/- sq. ft. (After Depreciation)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	Rs. 12,00,000/-
	Age of the building	:	14 Years
	Life of the building estimated	:	46 Years with Proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	21 %
	Depreciated Ratio of the building	:	Rs. 1,975/-
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 9,48,000/-
	Rate for Land & other V (3) ii	:	Rs. 1,89,60,000/-
	Total Composite Rate	:	Rs. 1,99,08,000/-
	Approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation	:	Considering Location & locality, facilities & amenities, quality of Construction, residual life of the building, business potential, supply of demand, local nearby enquiry, market feed back of investigation. See Annexure "A"

Details of Valuation:

Sr. No.	Description	Area	Rate per unit Rs.	Estimated value Rs.
1	M/s. Shree Santoshi Mata 'B' Wing Co. op. Hsg. Soc. Ltd. Flat No. 402, 4 th Floor, 'B' Wing, Reliance Mall, Dr. D.B. Marg, Mumbai Central, Mumbai -400 008.	480 sq. ft. Built Up Area	Rs. 41,475/-	Rs. 1,99,08,000/-

Fair Market Value of the Property.	Rs. 1,99,08,000/-
---	--------------------------

Realizable value of the Property (90% F.M.V.)	Rs. 1,79,17,200/-
--	--------------------------

Distress value of the Property (80% F.M.V.)	Rs. 1,59,26,400/-
--	--------------------------

Value as per Stamp Duty Ready Recknor for Flat	Area 480 sq. ft. B.U.A.	Rate Rs. 17,487/-	Rs. 83,93,760/- Depreciated Value
---	-----------------------------------	-----------------------------	--

Value for Insurance Purpose (See Annexure "A")	Rs. 12,00,000/-
---	------------------------

Declaration: -

I hereby declare that: -

- a) The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property being valued.
- c) We have valued the right Property as reflected in the Report.
- d) Our representative has personally inspected the property.
- e) My registration with State Chief Commissioner of Income Tax is valid as on date.
- f) This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- g) I have not been convicted of any offence and sentenced to term of imprisonment.
- h) I have not been found guilty of misconduct in my professional capacity.
- i) We shall not be held responsible in any event and liable for consequential damages/loss of due to this Report.
- j) The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- k) Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the applicant / Borrower. The valuer shall not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

Place : Mumbai

Date : 29.03.2021

ISSUED WITHOUT PREJUDICE

For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)



Branch Manager Certificate

1. Details of Property Visited:
2. Date of Visit: _____ Time of Visit: _____
3. Name & Designation of Visiting Official: _____
4. Remarks if any: _____

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ We are satisfied that the fair & reasonable market value of the property is Rs _____ /