

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **M/s. Guru Rajendra Metals Pvt. Ltd.**

Residential Flat No. 1204, 12th Floor, "**Shivtapi Apartments**", Harishchandra
Goregaonkar Marg, Gamdevi, Girgaon, Mumbai, PIN Code - 400 007,
State - Maharashtra, Country - India.

Latitude Longitude : **18°57'31.6"N 72°48'50.7"E**

Valuation Done for:

**Central Bank of India
Opera House Branch**

Ground Floor, 64, Jagannath Shanker Seth Road, Opera House, Mumbai,
State - Maharashtra, Country - India.

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Vastu/Mumbai/08/2018/012911/28491

30/07-222-NIS

Date: 30.08.2018

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1204, 12th Floor, "**Shivtapi Apartments**", Harishchandra Goregaonkar Marg, Gamdevi, Girgaon, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India belongs to **M/s. Guru Rajendra Metals Pvt. Ltd.**

Boundaries of the property :

North	Road
South	Internal Road & Sharada Mandir High School
East	Railway Track
West	J. K. Tower

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 Fair Market Value purpose at **₹ 5,13,46,785.00 (Rupees Five Crore Thirteen Lac Forty Six Thousand Seven Hundred Eighty Five 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.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

Mumbai

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Vastukala Consultants (I) Pvt. Ltd.


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

To,

Central Bank of India

Opera House Branch

VALUATION REPORT(IN RESPECT OF Flat)

I. GENERAL	
1.	Purpose for which the valuation is made : Fair Market Value
2.	a. Date of inspection : 29.08.2018
	b. Date on which the valuation is Made : 30.08.2018
3.	List of documents produced for perusal : 1 Copy of Agreement For Sale dated 20.08.2004 2 Copy of Commencement Certificate dated 14.12.2007 Document Number. EEBPC / 7220 / D / AR issued by Municipal Corporation of Greater Mumbai.
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. Guru Rajendra Metals Pvt. Ltd. Residential Flat No. 1204, 12th Floor, "Shivtapi Apartments", Harishchandra Goregaonkar Marg, Gamdevi, Girgaon, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India. Sole Ownership Details of Share Ownership is not available
5.	Brief description of the property : Residential Flat The property is a Residential Flat located on 12 th floor. The composition of Residential Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Dining + Flowerbed + Passage. The property is at 850 Mtr. from nearest railway station Grant Road.
6.	Location of property : 
	If under construction, extent of completion : N.A.
a	Plot No. / Survey No. : C.S. No. 1553, Old Survey No. 337, 616 & New Survey No. 2166, 1/7972

	b	Door No.	:	Residential Flat No. 1204
	c	C.T.S. No. / Village	:	C.S. No. 1553, Old Survey No. 616 & New Survey No. 1/7972 of Village - Girgaum Division
	d	Ward / Taluka	:	"D" Ward
	e	Mandal / District	:	Mumbai City
7.		Postal address of the property	:	Residential Flat No. 1204, 12th Floor, " Shivtapi Apartments ", Harishchandra Goregaonkar Marg, Gamdevi, Girgaon, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India.
8.		City / Town	:	
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		High / Middle / Poor	:	Higher Middle Class
		Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai (MCGM)
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	:	
		North	:	Road
		South	:	Internal Road & Sharada Mandir High School
		East	:	Railway Track
		West	:	J. K. Tower
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in an apartment building.
			:	As per the Deed
		North	:	-
		South	:	-



	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area = 732.00 (Area as per Agreement For Sale) Carpet Area = 712.00 Flowerbed Area =50.00 (Area as per actual site measurement)	
15.	Extent of the site considered for Valuation (least of 13a & 13b)	:	Built up area in Sq. Ft. = 879.00 (Area as per Agreement For Sale)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied - Paras Mehta [®]	
II.	APARTMENT BUILDING	:		
Sr	Description	:	Remarks	
1.	Nature of the apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C.S. No. 1553, Old Survey No. 616 & New Survey No. 1/7972	
	Block No.	:		
	Ward No.	:	"D" Ward	
	Village / Municipality / Corporation	:	Girgaum Division, Municipal Corporation Of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1204, Harishchandra Goregaonkar Marg, Gamdevi, Girgaon, Mumbai.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2005 (Approx.)	
5.	Number of floors	:	Ground + 1st to 5th Level Podium + 6th to 8th upper Residential floors.	
6.	Type of structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building.	:	4 flats on 12th floor	



8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities available	:	
	Lift	:	3 lift(s)
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car Parking - Open / Covered	:	Podium Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	No
III.	RESIDENTIAL FLAT	:	
1.	The floor in which the Residential Flat is situated	:	12th Floor
2.	Door No. of the Residential Flat	:	Residential Flat No. 1204
	Specifications of the Residential Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Aluminium Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP finish
	House Tax	:	0.00
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	0.00
	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?	:	Good
	Sale Deed executed in the name of	:	M/s. Guru Rajendra Metals Pvt. Ltd.
	What is the undivided area of land as per Sale Deed?	:	0.00
	What is the plinth area of the Residential Flat?	:	Built up Area in Sq. Ft. = 879.00 (Area as per Agreement for Sale)
	What is the floor space index (app.)	:	As per local norms
	What is the Carpet Area of the Residential Flat?	:	Carpet Area =712 Sq. Ft. Flowerbed area =50.06 Sq. Ft. (Area as per actual site measurement)
	Is it Posh / I Class / Medium / Ordinary?	:	Posh
	Is it being used for Residential or Commercial purpose?	:	Residential purpose
	Is it Owner-occupied or let out?	:	Tenant(s) Occupied
	If rented, what is the monthly rent?	:	Think.Innovate.Create
IV.	MARKETABILITY		
	How is the marketability?	:	Good
	What are the factors favouring for an extra Potential Value?	:	Located in developed area
	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?	:	₹ 57,000.00 to ₹ 60,000.00 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).	:	₹ 59,000.00 per Sq. Ft
	Break - up for the rate	:	
	I. Building + Services	:	₹ 3000 per Sq. Ft
	II. Land + others	:	₹ 56,000.00 per Sq. Ft
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,01,180.00 per Sq. M i.e. ₹ 27,980.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 2,40,944.00 per Sq. M i.e. ₹ 22,384.24 per Sq. Ft.
COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	
	Replacement cost of Residential Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	13 year(s) (Approx.)



Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance and structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	19.50%
Depreciated Ratio of the building	:	
b Total composite rate arrived for Valuation	:	
Depreciated building rate VI (a)	:	₹ 2,415.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 56,000.00 per Sq. Ft.
Total Composite Rate	:	₹ 58,415.00 per Sq. Ft.

No	Description	Qty.	Rate per unit(₹)	Estimated Value(₹)
1	Present value of the Residential Flat	879.00 Sq. Ft.	58,415.00	5,13,46,785.00
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	Open Parking			
11	Basement Parking			
12	Podium Parking			
13	Stilt Parking			
14	Indoor Games			
15	Gym			
16	Club House			
17	Swimming Pool			



18	Others		
	Total		5,13,46,785.00
	The realizable value of the property		4,62,12,107.00
	Distress value of the property		4,10,77,428.00
	Insurable value of the property		26,37,000.00

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 ₹ **5,13,46,785.00 (Rupees Five Crore Thirteen Lac Forty Six Thousand Seven Hundred Eighty Five Only)**. The realizable Value of the above property as of 30.08.2018 is ₹ **4,62,12,107.00 (Rupees Four Crore Sixty Two Lac Twelve Thousand One Hundred Seven Only)** and the distress value is ₹ **4,10,77,428.00 (Rupees Four Crore Ten Lac Seventy Seven Thousand Four Hundred Twenty Eight Only)**

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Place: Mumbai

Date: 30.08.2018

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)

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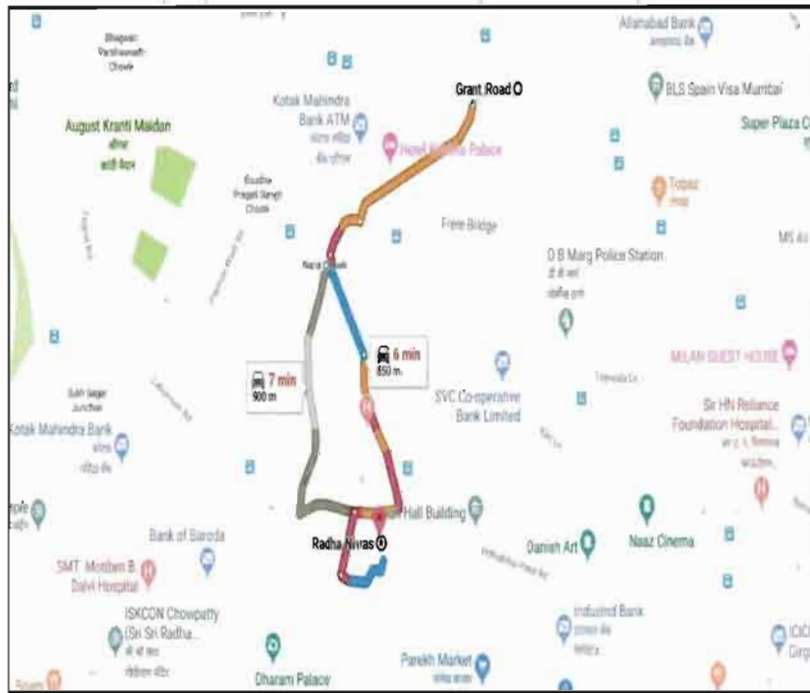
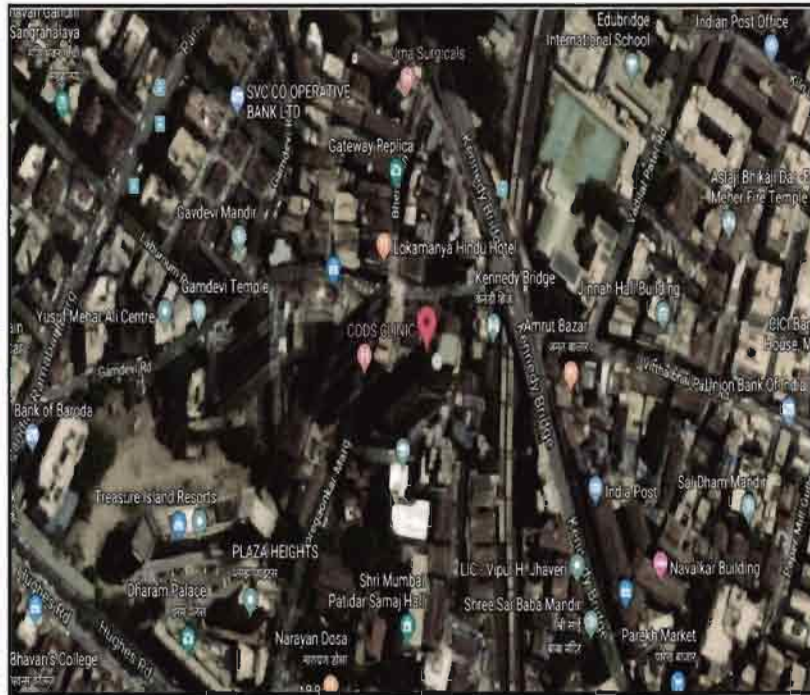


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 18°57'31.6"N 72°48'50.7"E

Note:: The Blue line shows the route to site from nearest railway station (Grant Road 850 Mtr.)



Price indicator

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 1485 Sq-ft flat for sale in Papanas, Mumbai. The price is ₹ 7.25 Cr. The listing is by agent Vipul Shah. The property details include: 2 Bedrooms, 3 Bathrooms, 1 Pooja Room, Super area of 1485 sqft, and a carpet area of 448.22 sqft. The flat is ready to move and is semi-furnished. The transaction type is resale, and it is located on the 5th floor of a 22-story building. The building has a parking space and is part of a cooperative society. The agent's contact information is provided at the bottom of the listing.

PROPERTY DETAILS	LOCALITY DETAILS	AGENT DETAILS
<p>₹ 7.25 Cr</p> <p>2 BHK 1485 Sq-ft Flat for Sale in Papanas</p> <p>See Other Charges</p>	<p>For Sale in Papanas (W), Mumbai</p>	<p>Agent: Vipul Shah</p> <p>Contact Now</p>
<p>Photo not uploaded by advertiser</p>	<p>Bedrooms: 2</p> <p>Super area: 1485 sqft</p> <p>Carpet area: 448.22 sqft</p> <p>Status: Ready to Move</p> <p>Furnished status: Semi-Furnished</p>	<p>Bathroom: 3</p> <p>Pooja Room: 1</p> <p>Transaction type: Resale</p> <p>Floor: 5 (Out of 22 Floors)</p> <p>Car parking: 1 Open</p> <p>Lifts: 2</p> <p>Type of Ownership: Co-operative Society</p> <p>Overlooking: Garden/Park</p>

Buttons: Contact Agent, View Phone No., Share Property Feedback

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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 **Fair Market Value** purpose as on dated **30th August 2018**.

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.

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.

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For 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 **₹ 5,13,46,785.00 (Rupees Five Crore Thirteen Lac Forty Six Thousand Seven Hundred Eighty Five 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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