

M. C. Jain & Associates

GOVT. APPROVED VALUER & CHARTERED ENGINEER

MCJ&A/C-1/VB/Mumbai/BOI/MJS/2017-18/1565

Date: 19/01/2018

9286

Approved
18/1/33

7511-184

To,
The Assistant General Manager,
Bank of India, Mandavi Branch, Mumbai,
Mumbai- 400009

VALUATION REPORT OF IMMOVABLE PROPERTY FOR

Mohammed Junaid Shaikh & Mrs. Aashiyabi Mehboob Ali Muchale

PROPERTY ADDRESS

Flat No. 702, 7th Floor, B-Wing, Mannat Building, Plot No. 44, Sector - 20, Taloja
Panchanand, Taluka-Panvel, Dist: Raigad, 410208



D. Jain

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UQ-127/2, Upper Ground Floor, Dreams Mall, L.D.S Marg, Bhandup (West) Mumbai - 400 078.
E-mail : mcjainmumbai@gmail.com, dill@125@gmail.com

Date: 19/01/2018

CERTIFICATE

We certify that we have surveyed the immovable property for
Mohammed Juned Shaikh & Mrs. Aashiyabi Mehboob Ali Muchale
as described below-

Type - Residential Flat

**Address - Flat No. 702, 7th Floor, B-Wing, Mannat Building, Plot No. 44, Sector - 20,
Taloja Panchanand, Taluka-Panvel, Dist: Raigad, 410208**

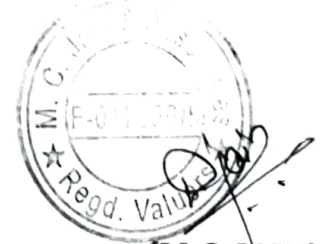
We further certify that the fair market value of the property, described in detail in this report, is as follows:-

CUURENT MARKET VALUE OF THE PROPERTY

Rs. 22,86,000 (Rs. Twenty Two Lakhs Eighty Six Thousand Only)

This certificate is issued on actual inspection, to the best of our knowledge & ability and is without prejudice.

For, M.C. JAIN & ASSOCIATES



(M.C. JAIN)

**Chartered Engineer & Govt. Approved Valuer
& F-012956/5**

Place : Mumbai

Dated : 19/01/2018

VALUATION REPORT

| Sr. No. | Description | Remark |
|---------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | Regarding | Valuation of a Residential Unit |
| 02 | Name of the Applicant/s | Mohammed Juned Shaikh & Mrs. Aashiyabi Mehboob Ali Muchale |
| 03 | Name of the Seller/s | Mr. Balaram Padu Patil & M/s. Muktistar Construction |
| 04 | Phone no. of the Contact Person | Mr. Juned - 7045122189 (Contact Person) |
| 05 | Address of the Applicant/s | Flat No. 702, 7th Floor, B-Wing, Mannat Building, Plot No. 44, Sector - 20, Taloja Panchanand, Taluka-Panvel, Dist: Raigad, 410208 |
| 06 | Address of the Property | Flat No. 702, 7th Floor, B-Wing, Mannat Building, Plot No. 44, Sector - 20, Taloja Panchanand, Taluka-Panvel, Dist: Raigad, 410208 |
| 07 (a) | Survey No., Plot No., CTS No. | Plot No. 44, Sector - 20 Village - Taloja Panchanand |
| (b) | Latitude & Longitude | 19°4'5"N 73°5'42"E |
| 08 | Current Possession with | NA (Vacant) |
| 09 | Type of the Property | Residential Flat |
| 10 | Requested By | Assistant General Manager Bank of India, Mandavi Branch, Mumbai |
| 101 | Date of Inspection | 18/01/2018 |
| 102 | Survey in Presence of | Mohammed Juned |
| 11 | Purpose of Valuation | To ascertain fair market value of the property, realizable value, distress sale value & insurance value of the property |
| 12 | Location | Sector-20, Taloja Panchanand |
| 12.1 | Type of Locality | Residential |
| 12.2 | Class | Middle Class |
| 12.3 | Nearest Station | Kharghar |
| 12.4 | Distance from Station | 3 km from Kharghar Railway Station |
| 12.5 | Civic Amenities | Auto, Private Vehicles, Buses are available nearby |
| 13 | Landmark | Near Golden Height |
| 14 | Building Details | |
| 14.1 | Type of Land | Non-Agricultural |
| 14.2 | Plot Boundaries | North: A-Wing East: Open Space West: E-Wing South: C-Wing |
| 14.3 | Type of Occupation Ownership/Tenanted | Completed |
| 14.4 | Type of Structure | RCC frame Structure with RCC flat slab |
| 14.5 | No. of Floors in Building | Ground + 7 Upper Floors |

| | | |
|----|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Floor | 7 th Floor |
| 2 | Area Property) | |
| 3 | Saleable Area | 508 sq ft (45% loading on documented carpet + Terrace area) |
| 4 | Carpet Area | 277 sq ft + 106 sq ft - As per Index II (25.74 sq mtr + 9.85 sq mtr - Terrace) |
| 5 | Carpet Area | 230 sq ft + 30 sq ft FB + 105 sq ft - As per measurement |
| 6 | Completeness of Project | Yes |
| 7 | Exterior | Good |
| 8 | Interior | Good |
| 9 | Quality of Construction | Good |
| 10 | Age of the Property | 01.5 Years |
| 11 | Residual / Future / Balance Life | 58.5 Years |
| 12 | Ind Bldg / Complex | Individual Building |
| 13 | Boundary wall & Gates | Yes |
| 14 | Paving around the Building | Open space around the building is paved. |
| 15 | Car Parking | No |
| 16 | Maintenance / First Impression | Good |
| 17 | Plans Approved By | CIDCO |
| 18 | Society Registration No. | NA |
| 19 | Property Tax | NA |
| 20 | Water Availability | Municipal Water |
| 21 | Compliance to Sanctioned Plan | Yes |
| 22 | Valuation Method | Composite Rate Method |
| 23 | Valuation | The market value mentioned in this report is the estimated value of the property on the date of valuation. This is not a predetermined or actual sale price. |
| 24 | Current Fair Market Rate | Rs. 4,500/- Per Sq. Ft. On Saleable Area |
| 25 | Current Fair Market Value | 508 sq ft x Rs. 4,500/- = Rs. 22,86,000/ = Rs. 22,86,000/- |
| 26 | The Realizable Value | The value realizable by the bank is generally less than the market value because of various factors, such as mode of payment, limitation of effective marketing, cost incurred in the process of sale etc. The percentage variation depends on various factors such as urban or rural property etc. The realizable value can be obtained by discounting 5% on fair market value. |
| 27 | Realizable Value | 95% x Rs. 22,86,000/- = Rs. 21,71,700/- |
| 28 | Distress Value | This is the value which may reasonably be expected to obtain from the sale of property. As per our opinion, the distress value can be |

| | | |
|----|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 35 | Value for Insurance | Area X Rate of construction 508 sq ft X Rs. 1500/- = Rs. 7,62,000/- |
| 36 | Basis for Recommended Rate | Location, quality of construction, residual life of building, supply and demand, local enquiries etc. |
| 37 | Any Fire Insurance Cover | Not Available |
| 38 | Current Government Value | Rs. 18,61,382.46/- |
| 39 | Reason for Deviation if Any | The govt. Rate is for normal property, they do not consider amenities, location, vastu-sashtra compliance, proximity to hospital, school & colleges, malls etc. |
| 40 | Original Cost of the property | Rs. 21,42,000/- |
| 41 | Agreement/Index II | Index-II, Dated: 08-01-2018 |
| 42 | Occupancy Certificate | Yes, by CIDCO CIDCO/BP-10144/TPO(NM)/2016/2179, Dated: 07-10-2016 |
| 43 | Commencement Certificate | Not provided to us |
| 44 | Document Seen | Index-II, Occupancy Certificate |

Considering the location, condition, maintenance and use of the building, fair market value of the property is considered as below:

FAIR MARKET VALUE

Rs. 22,86,000/- (Rs. Twenty Two Lakhs Eighty Six Thousand Only)



DECLARATION:-

hereby declare that:

- a. Our firm herein 'M.C. Jain & Associates' referred to as Panel Valuer has been authorized to prepare this report.
- b. The valuation is based on the site visit and the information given by the party and sale agreement.
- c. The information furnished above is true and correct to the best of knowledge and belief.
- d. I have no direct or indirect interest in the property being valued.
- e. We have inspected the property on **18/01/2018**
- f. The particulars are based on information furnished during the inspection and sale agreement provided no other documents have been furnished for said property under reference.
- g. I declare that I have valued the right property.
- h. This valuation report will remain valid only for the purpose for which it is made.
- i. Market value obtained in this report is defined below:-
Market value is the estimate amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (as defined by international valuation standards committee, London). It may vary/fluctuate from time to time and status.
- j. Encumbrances of loan, govt. or other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that assets are free of encumbrances.
- k. The valuation is subject to clear and marketable title and adequacy of engineering/structural design. Deed of declaration for common areas etc.

For, M.C. JAIN & ASSOCIATES


(M.C. JAIN)

Chartered Engineer & Govt. Approved Valuer
& F-012956/5

Place : Mumbai
Date : 19/01/2018

FLAT NO. 702 BELONGING TO MOHD. JUNAID SHAIKH



SECTOR 20
Floor 20
Talaja River Bridge

Decimal DMS
Latitude 19.06720 19°43' N
Longitude 73.09510 73°54' E
2018-01-18(Thu) 11:59



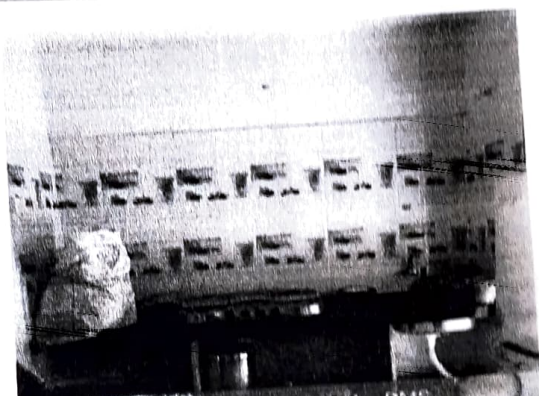
SECTOR 20
Floor 20
Talaja River Bridge

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Longitude 73.09510 73°54' E
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2018-01-18(Thu) 11:59



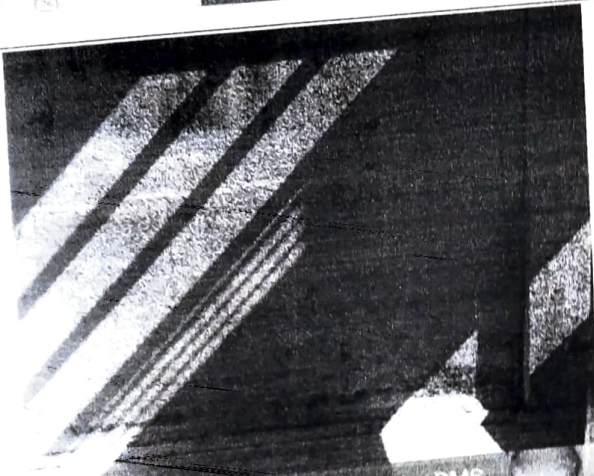
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Floor 20
Talaja River Bridge

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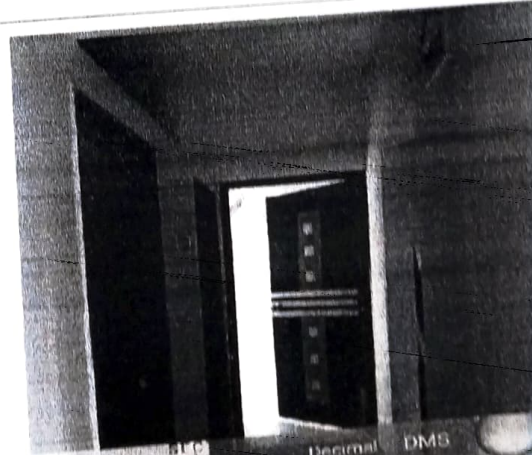
SECTOR 20
Floor 20
Talaja River Bridge

Decimal DMS
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Longitude 73.09510 73°54' E
29°C
84°F
2018-01-18(Thu) 11:59



SECTOR 20
Floor 20
Talaja River Bridge

Decimal DMS
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Longitude 73.09504 73°54' E
29°C
84°F
2018-01-18(Thu) 11:59



SECTOR 20
Floor 20
Talaja River Bridge

Decimal DMS
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Longitude 73.09510 73°54' E
29°C
84°F
2018-01-18(Thu) 11:59

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