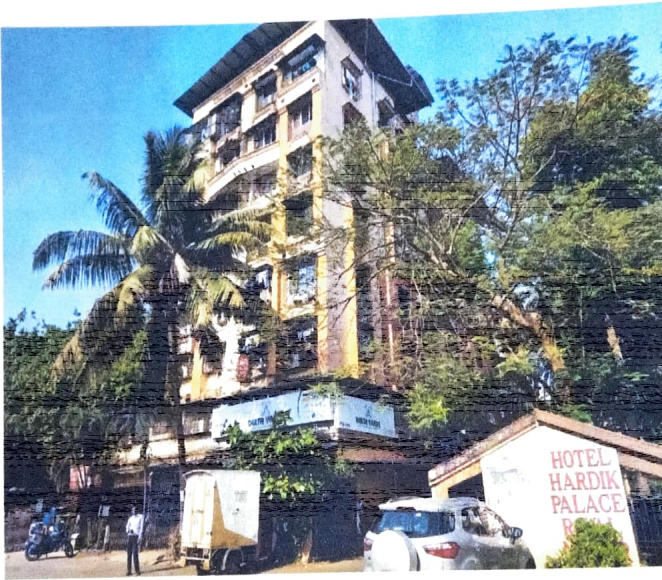


Atch - 9324375087

VALUATION REPORT
FOR
CENTRAL BANK OF INDIA
MIRA ROAD (EAST) BRANCH,
THANE

IN THE CASE OF
MR. DAKSHESH CHANDRAKANT PAREKH
MRS. JIGNA DAKSHESH PAREKH



Valuation Of Residential / Commercial Premises Located On
Flat / Shop No.003/A & Shop No.1, 4 & 5, Ground Floor,
New Raval Tower Co-Op. Hsg. Soc. Ltd.,
Opp. Mira Road Railway Station, Mira Road (East),
Thane - 401 107, Maharashtra, Country – India.

Mumbai : 808, Sai Dutta CHS., Building A/D, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069
Ratnagiri : Rahate, 02, 1st Floor, D. A. Bhosale Plaza, Shivaji Nagar, Ratnagiri, Tal. & Dist. Ratnagiri - 415 612
Devrukh : Near State Bank, A/p. Devrukh, Tal. Sangmeshwar, Dist. Ratnagiri - 415 804

Ref/189/2021

08th April 2021

To,
The Chief Manager,
Central Bank of India,
Mira Road (East) Branch, Dist - Thane.

VALUATION REPORT (IN RESPECT OF FLAT/ SHOP/ SHOP)
(To be filled in by the Approved Valuer)

I. GENERAL	
1.	Purpose for which the valuation is made : To find out the fair market value for loan / collateral security purposes.
2.	a) Date of inspection : 06.04.2021
	b) Date on which the valuation is made : 08.04.2021
3.	List of documents produced for perusal
	i) Agreement for Sale Copies Regd No. : TNN10-10346-2010, DT 13/09/2010 TNN10-10347-2010, DT 13/09/2010 TNN10-10348-2010, DT 13/09/2010
	ii) : Electricity Bill & Society Maintenance Bill Copies
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) : MR. DAKSHESH CHANDRAKANT PAREKH MRS. JIGNA DAKSHESH PAREKH
5.	Brief description of the property : Flat No.003/A, Shop No.1, 4 & 5, Ground Floor, in the building known as New Raval Tower CHSL. The building is Ground + 07(pt) Storied. There is 1 no lift present within the building. At the time of visit flat was found to be used as a commercial shop also we observed that Shop No.1, 4, 5 & Flat No.A003 are internally merged together to form a single amalgamated premises with common entry from Shop No.1.
6.	Location of property
	a) Plot No. / Survey No. : Survey No.137/1pt
	b) Door No. : Flat No.003/A, Shop No.1, 4 & 5, Ground Floor.
	c) T.S. No. / Village : Village - Bhayander
	d) Ward / Taluka : Taluka - Thane
	e) Mandal / District : Dist Thane
	f) Date of issue and validity of layout of approved map / plan : --
	g) Approved map / plan issuing authority : Mira Bhayander Municipal Corporation.
	h) Whether genuineness or authenticity of approved map / plan is verified : Plan issued by MBMC
	i) Any other comments by our empanelled valuers on authentic of approved plan : No.
7.	Postal address of the property : Flat / Shop No.003/A & Shop No.1, 4 & 5, Ground Floor, New Raval Tower Co-Op. Hsg. Soc. Ltd., Opp. Mira Road Railway Station, Mira Road (East), Thane - 401 107, Maharashtra, Country - India.

8	City / Town Residential area Commercial area Industrial area	Mira Road (East) Yes Yes
9	Classification of the area i) High / Middle / Poor ii) Metro / Urban / Semi Urban / Rural	Middle Class Urban
10	Coming under Corporation limit / Village Panchayat Municipality	Within the limits of Mira Bhayander Municipal Corporation.
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 South East West	: Shiv Shankar Mandir / Road : Hardik Palace Hotel : Raval Enclave D Wing : Road
13	Dimensions of the site North South East West	: A : B As per the Deed Actuals Shiv Shankar Mandir / Road Hardik Palace Hotel Raval Enclave D Wing Road
14	Extent of the site	: Flat / Shop No Built up Area Flat No.A/003 103 sqfts Shop No.01 208 sqfts Shop No.4 & 5 208 sqfts
14.1	Latitude, Longitude and Coordinates of the site	: 19.277868 N, 72.856819 E
15	Extent of the site considered for Valuation	: Flat / Shop No Built up Area Flat No.A/003 103 sqfts Shop No.01 208 sqfts Shop No.4 & 5 208 sqfts
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II. APARTMENT BUILDING		
Sr. No	Description	: Remarks
1	Nature of the apartment	: Residential & Commercial, Ground + 07(pt) Storiad R.C.C framed structure
2	Location	: Station Road, Mira Road (East), Thane.
	T.S. No.	: --
	Block No.	: Survey No.137/1pt
	Ward No.	: --
	Village / Municipality / Corporation	: Village Bhayander / MBMC
	Door No., Street or Road (Pin Code)	: Flat No.003/A, Shop No.1, 4 & 5, Station Road, Pin Code - 401 107.
3	Description of the locality Residential / Commercial / Mixed	: Residential & Commercial Locality
4	Year of Construction	: 2005
5	Number of floors	: Ground + 07(pt) Storiad
6	Type of structure	: R.C.C framed structure
7	Number of Dwelling units in the building.	: Many shops no ground floor
8	Quality of Construction	: Satisfactory
9	Appearance of the Building	: Satisfactory



10	Maintenance of the Building	Satisfactory								
11	Facilities available									
	Lift	Yes, 1 no lift								
	Protected Water Supply	Yes								
	Underground Sewerage	Yes								
	Car Parking - Open / Covered	Yes, Open Car Parking								
	Is Compound wall existing?	Yes								
	Is pavement laid around the Building?	Yes								
iii	FLAT / SHOP									
1	The floor in which the Flat / Shop is situated	Ground Floor,								
2	Door No. of the Flat / Shop	Flat No.003/A, Shop No.1, 4 & 5								
3	Specifications of the Flat / Shop									
	Roof	R.C.C								
	Flooring	Vitrified Flooring								
	Doors	Wooden Doors								
	Windows	Aluminum framed sliding windows								
	Fittings	Casing wiring								
	Finishing	Satisfactory								
4	House Tax	Details not available								
	Assessment No.	N.A								
	Tax paid in the name of	N.A								
	Tax amount	N.A								
5	Electricity Service connection No.	900000283283 / 900000283209 / 900000283225								
	Meter Card is in the name of	MR. DAKSHESH CHANDRAKANT PAREKH MRS. JIGNA DAKSHESH PAREKH								
6	How is the maintenance of the Flat / Shop?	Average								
7	Sale Deed executed in the name of	MR. DAKSHESH CHANDRAKANT PAREKH MRS. JIGNA DAKSHESH PAREKH								
8	What is the undivided area of land as per Sale Deed?	N.A								
9	What is the plinth area of the Flat / Shop?	<table border="1"> <thead> <tr> <th>Flat / Shop No</th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>Flat No.A/003</td> <td>103 sqfts</td> </tr> <tr> <td>Shop No.01</td> <td>208 sqfts</td> </tr> <tr> <td>Shop No.4 & 5</td> <td>208 sqfts</td> </tr> </tbody> </table>	Flat / Shop No	Built up Area	Flat No.A/003	103 sqfts	Shop No.01	208 sqfts	Shop No.4 & 5	208 sqfts
Flat / Shop No	Built up Area									
Flat No.A/003	103 sqfts									
Shop No.01	208 sqfts									
Shop No.4 & 5	208 sqfts									
10	What is the floor space index (app.)	As Permissible								
11	What is the Carpet Area of the Flat / Shop?	--								
12	Is it Posh / I Class / Medium / Ordinary?	Medium								
13	Is it being used for Residential or Commercial purpose?	Commercial Purpose								
14	Is it Owner-occupied or let out?	Owner Occupied.								
15	If rented, what is the monthly rent?	--								
IV	MARKETABILITY									
1.	How is the marketability?	Good								
2.	What are the factors favoring for an extra Potential Value?	The building is located in Well Developed Residential Locality of Mira Road (E). Nearest Railway Station is Mira Road. Location, facilities such as schools, hospitals, ATMs, and markets are available at a close distance from the building. An extensive network of public transports in the close vicinity to the project accessible. The building is proximity to Western Express Highway as well as Proposed Metro Railway Station.								
3.	Any negative factors are observed which affect the market value in general?	No notable demerits								
V	Rate									
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat / Shop with same specifications in the adjoining locality?	For Shop = Rs.20,000/- per sqfts on Built up area For Flat = Rs.8,000/- per sqfts on Built up area								



2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat / Shop under valuation after comparing with the specifications and other factors with the Flat / Shop under comparison (given details)	Location & locality facilities & amenities, quality of construction, business potential, supply of demand, local nearby enquiry, market feedback of investigation has been considered within easy reach. Sales instances were not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value. We estimate Rs 20,000/- per sqfts for Shop & Rs 8,000/- for Residential Premises.
3	Break - up for the rate i) Building + Services ii) Land + others	For Shop = Rs.20,000/- per sqfts on Built up area For Flat = Rs.8,000/- per sqfts on Built up area
4	Guideline rate obtained from the Registrar's Flat / Shop (an evidence thereof to be enclosed)	For Shop = Rs. 10,934/- per sqfts on Built up area For Flat = Rs.6,949/- per sqfts on Built up area
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	Please refer valuation part attached herewith
	Replacement cost of Flat / Shop with Services (v(3))	Please refer valuation part attached herewith
	Age of the building	16 Years
	Life of the building estimated	Balance life of building is 44 years with regular maintenance & repair building
	Depreciation percentage assuming the salvage value as 10%	Please refer valuation part attached herewith
	Depreciated Ratio of the building	Please refer valuation part attached herewith
b	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Please refer valuation part attached herewith
	Rate for Land & other V (3) ii	Please refer valuation part attached herewith
	Total Composite Rate	Please refer valuation part attached herewith

Details of valuation:

Sr.	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1	Present value of the Flat No.A/003	103 sqfts	Rs.8,000/- per sqfts	Rs.8,24,000/-
2	Present value of the Shop No.1	208 sqfts	Rs.20,000/- per sqfts	Rs.41,60,000/-
3	Present value of the Shop No.4 & 5	208 sqfts	Rs.20,000/- per sqfts	Rs.41,60,000/-
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Potential value, if any			
	Total			Rs.91,44,000/-

Note :

- 1) As on date of inspection, flat no.A/003 is being used as a commercial shop. No documentary evidence for change of use is provided to us. We have assessed the value of the subject premises as residential premises.
- 2) As on date of inspection, Shop No.1, 4, 5 & Flat No.A003 are internally merged together to form a single amalgamated premises with common entry from Shop No.1.

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.



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 **Rs.91,44,000/-** (In word:- Rupees Ninety One Lakhs Forty Four Thousand Only.)

The Realizable Value is **Rs.82,29,600/-** (In word:- Rupees Eighty Two Lakhs Twenty Nine Thousand Six Hundred Only.)

The distress value is **Rs.73,15,200/-** (In word:- Rupees Seventy Three Lakhs Fifteen Thousand Two Hundred Only.)

Insurance Value is **Rs.10,38,000/-**

Place : Mumbai
Date : 08.04.2021

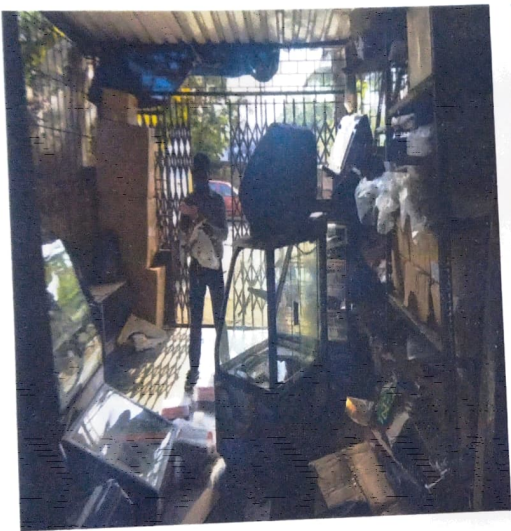
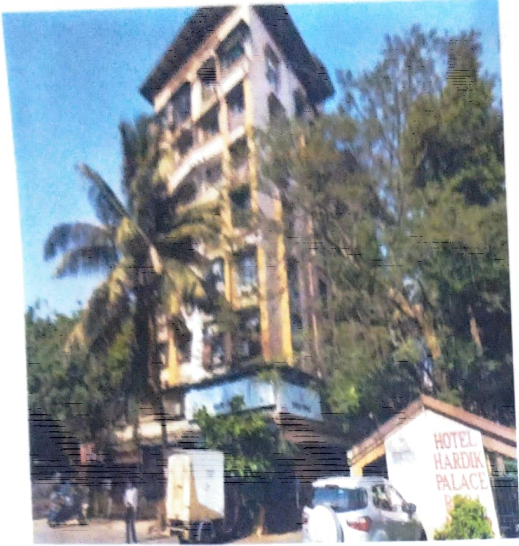


The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rs. _____ only).

Date:

Signature
(Name of the Branch Manager with Seal)

SITE PHOTO



YOGESH B. VANKAR
Reg. No. CAT-1-208
6/2013-14
VALUER



(Note- In photo Shows front view of New Raval Tower Co-Op. Hsg. Soc. Ltd., Opp. Mira Road Railway Station, Mira Road (East), Thane - 401 107, Maharashtra, Country - India & internal view in Flat No.003/A, Shop No.1, 4 & 5, Ground Floor)