

# M. N. SHAIKH & ASSOCIATES

Er. Mukhtar N. Shaikh

B.E. (Civil) F.I.V. M.I.C.E. (I)

Cell : 9423076085



- Architects
- Structural Consultants

**Chartered Engineer & Govt. Regd. Valuer of Wealth - Tax U/s. 34AB**

Valuation of Immovable Properties, Panel Valuer of Income Tax, Public Sector Banks, Multi State Schedule Banks & Financial Institutions

## FORMAT - C

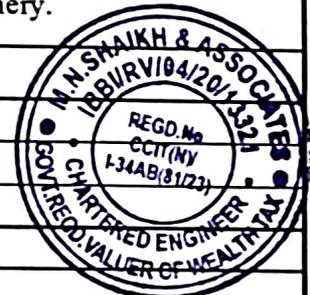
To,

UNION BANK OF INDIA

Branch : Abdul Rehman Street, Mumbai-400003. (Branch Code - 531537)

## VALUATION REPORT

I		GENERAL
1	Purpose for which the valuation is made	To ascertain Present Fair Market Value
2	a Date of Visit	26/03/2022
	b Date on which the valuation is made	28/03/2022
3	List of documents produced for perusal	
	1 Agreement For Sale	5426/2015, Dt. 25/06/2015
	2 Commencement Certificate	TCP/(P-2)/BKC-27(CC)/G/C-66/86/VI/2170/2013, Dt. 24/09/2013 (MMRDA, Mumbai)
	3 Occupancy Certificate	TCP/(P-2)/BKC-27(CC)/G/C-66/86/XIII/780/2019, Dt. 15/07/2019 (MMRDA, 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. Talib & Shamsi Construction Private Limited Through Its Managing Director Mr. Jafar S. Shamsi  CTS No. 4207 (Part), Plot No. C-66, 'G' Block, Office Unit No. 1616, 16th Floor, Wing 'C', At. 'ONE BKC', Bandra Kurla Complex, Village Kole Kalyan, Bandra (East), Tq. Andheri, Dist. Mumbai - 400051.
5	Brief description of the property	The property is situated At. 'ONE BKC', Bandra Kurla Complex, Village Kole Kalyan, Bandra (East), Tq. Andheri, Dist. Mumbai 400051. The Property has good marketability and good commercial value. it is situated in a developing area. All civic amenities, the Transportation Communication by vehicle & Public Transportation are readily and easily Available within periphery.
6	Location of property	
	a Plot No. / Survey No.	CTS No. 4207 (Part), Plot No. C-66
	b Office No.	Office Unit No. 1616
	c T.S. No./ Village	Village Kole Kalyan, Bandra (East)
	d Ward / Taluka	Andheri
	e Mandal / District	Mumbai - 400051



Office No. 1006, 10th Floor, "THE LANDMARK", Plot No.26A, Sector 7, Kharghar, Navi-Mumbai-410210.(MS)

Mob.: 9423076085 / 9637932555, Email : mnshaikhassociates@gmail.com

7	Postal address of the property	CTS No. 4207 (Part), Plot No. C-66, 'G' Block, Office Unit No. 1616, 16th Floor, Wing 'C', At. 'ONE BKC', Bandra Kurla Complex, Village Kole Kalyan, Bandra (East), Tq. Andheri, Dist. Mumbai - 400051.	
8	City / Town	City	
	Residential area	NO	
	Commercial area	YES	
	Industrial area	NO	
9	Classification of the area		
	i High / Middle / Poor	High	
	ii Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	<b>Mumbai Metropolitan Region Development Authority Limit</b>	
11	Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
12	Boundaries of the property		
	North	ONE BKC	
	South	Godrej BKC Building	
	East	Standard Chartered Building	
	West	Indian Oil Petrol Pump	
13	Dimensions of the site	<p style="text-align: center;"><b>A</b></p> 30% Loading On Carpet Area <b>5586.00</b> SQ.FT. <b>Built-up Area</b>	<p style="text-align: center;"><b>B</b></p> As per Agreement For Sale <b>4297.00</b> SQ.FT. <b>Carpet Area</b>
14	Terrace Area	<b>5586.00</b> SQ.FT.	
15	Extent of the site considered for Valuation (least of 13 a & 13 b)	<b>5586.00</b> SQ.FT.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	<b>Owner</b>	
<b>II APARTMENT BUILDING</b>			
	<b>Description</b>	<b>Remarks</b>	
1	Nature of the apartment	<b>Commercial</b>	
2	Location	Near Bank of America, Approx 3.0 Km From Bandra Railway Station	
	T.S. No. / Village	Village Kole Kalyan, Bandra (East)	
	Ward No. / Taluka	Andheri	
	Village /Municipality / Corporation	Mumbai Metropolitan Region Development Authority Limit	
	Door No. , Street or Road ( Pin Code)	Office Unit No. 1616, Village Kole Kalyan, Bandra (East), Tq. Andheri, Dist. Mumbai - 400051	
3	Description of the locality Residential / Commercial / Mixed	<b>Commercial</b>	
4	Year of Construction	2013	
5	Number of floors	Parking + 2 level Basement + Ground Floor 1st To 20th Upper Floors (Part)	
6	Type of structure	R.C.C Framed Structure	
7	Number of Dwelling Offices in the building	As per Drawing	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	



11	Facilities available	
	Lift	6 Lifts
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open /Covered	5 Car Parking
	Is Compound wall existing ?	Yes
	Is pavement laid around the Building?	Yes

### III OFFICE

1	The floor on which the Office is situated	16th Floor
2	Door No. of the Office	Office Unit No. 1616
3	Specifications of the Office	
	Roof	RCC Slab Roof
	Flooring	Ceramic & Vetrified Flooring
	Doors	Glass & Teakwood Door
	Windows	Glass Window
	Fittings	Concealed
	Finishing	Good
4	House Tax	To be Paid by Owner
	Assessment No.	
	Tax paid in the name of	
	Tax amount	
5	Electricity Service connection No.	-
	Meter Card is in the name of	-
6	How is the maintenance of the Office ?	Good
7	Sale Deed executed in the name of	M/s. Talib & Shamsi Construction Private Limited Through Its Managing Director Mr. Jafar S. Shamsi
8	What is the undivided area of land as per Sale Deed?	No
9	What is the plinth area of the Office?	5586.00 SQ.FT.
10	What is the floor space index (app.)	As per T.P. Rules
11	What is the Built Up Area of the Office ?	5586.00 SQ.FT.
12	Is it Posh / 1 Class / Medium / Ordinary?	Higher Class
13	Is it being used for Residential or Commercial purpose?	Commercial Purpose
14	Is it Owner-occupied or let out?	Owner
15	If rented, what is the monthly rent?	800000-1000000 Per Month



### IV MARKETABILITY

1	How is the marketability?	Good			
2	What are the factors favouring for an extra Potential Value	Good Locality and All Civic amenities easily available within periphery			
3	Any negative factors are observed which affect the market value in general?	No			
	Hall	Kitchen	1	Office	1
	Bedroom	Toilet	2		
	Latitude	Longitude			
	19.060505	72.864663			

V	Rate				
	<b>Guideline Rate For Commercial Office</b>	<b>Rs. 341680.00 SQM.</b>			
1	After analyzing the comparable sale instances, what is the composite rate for a similar fiat with same specifications in the adjoining locality ?	<b>Rs. 40000-50000 Per SQ.FT.</b> While Adopting property market rate We have Considered Surrounding Development Area of Property, Locality, physical, social and economical aspects of Property, market rate enquiry of Property in same Locality.			
2	Assuming it is a new construction, what is the adopted basic composite rate of the Commercial Office under valuation after comparing with the specifications and other factors with the Shop under comparison details).	Prevelling Market Rate as per local Enquiry is <b>Rs. 40000-50000</b>  In Veiw of above we have considered for valuation <b>Rs. 43000.00 Per SQ.FT.</b> is fair and reasonable for this property			
3	<b>Break-up for the rate</b>				
	i. Building + Services	<b>2500.00</b> (Incl. Depreciated Value of Building)			
	ii. Land + others	<b>40500.00</b>			
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be	<b>36518.00</b> (Incl. Depreciated Value of Building)			
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>				
a	Depreciated building rate	<b>2500.00</b> SQ.FT. (Incl. Depreciated Value of Building)			
	Replacement cost of Office with Services	<b>13965000.00</b> SQ.FT. (Incl. Depreciated Value of Building)			
	Age of the building	<b>09 Years</b>			
	Life of the building estimated	<b>51 Years</b>			
	Depreciation percentage assuming the salvage value as Depreciated Ratio of the Building	<b>10%</b>			
		<b>90%</b>			
b	Total composite rate arrived for valuation				
	Depreciated building rate VI (a)	<b>2500.00</b>			
	Rate for Land & other V(3) ii	<b>40500.00</b>			
	Total Composite Rate	<b>43000.00</b>			
	<b>Details of valuation :</b>				
<b>Sr.No</b>	<b>Description</b>	<b>Area</b>	<b>Unit</b>	<b>Rate Adpoted</b>	<b>Valuation in Rs.</b>
1	Present value of the Commercial Office	<b>5586.00</b>	SQ.FT	<b>43000.00</b>	<b>240198000.00</b>
2	5 Car Parking Etc.	<b>740.00</b>	SQ.FT	<b>17200.00</b>	<b>12728000.00</b>
3	Showcases				<b>0.00</b>
4	Kitchen arrangements				<b>0.00</b>
5	Superfine finish				<b>0.00</b>
6	Interior Decorations				<b>0.00</b>
7	Electricity Deposits / electrical fittings, etc				<b>0.00</b>
8	Extra collapsible gates / grill works, etc.				<b>0.00</b>
9	Interior, Furniture & Fixture Etc.				<b>0.00</b>
10	Including Above Amenities Etc.				<b>1000000.00</b>



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specification is

Present Market Value ( in Rs.)	253926000.00	Rupees TwentyFive Crore ThirtyNine Lakh TwentySix Thousand Only
Realizable Value ( in Rs.)	228533400.00	Rupees TwentyTwo Crore EightyFive Lakh ThirtyThree Thousand Four Hundred Only
Distress Sale Value ( in Rs.)	203140800.00	Rupees Twenty Crore ThirtyOne Lakh Fourty Thousand Eight Hundred Only
Insurance Value ( in Rs.)	13965000.00	Rupees One Crore ThirtyNine Lakh SixtyFive Thousand Only

Date : 28/03/2022

Place : Mumbai.



*(Handwritten Signature)*  
Signature

Name and Official Seal of the Approved Valuer  
**Er. MUKHTAR N. SHAIKH**  
CHARTERED ENGINEER-M-110584  
GOVT. REGD. VALUER-I-34AB(81/23)  
IBBI REGD. VALUER-IBB/IRV/04/20/13321

The undersigned has inspected the property detailed in the Valuation Report, We are satisfied that the fair and reasonable MARKET VALUE of the property is Rs. 253926000.00

₹ 22.85 Cr

Date : 30/03/2022

Place : Mumbai



Signature  
Inspecting Officer/Branch Head

## DECLARATION FROM VALUERS

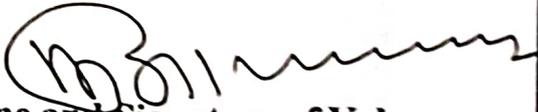
I /We hereby declare that -

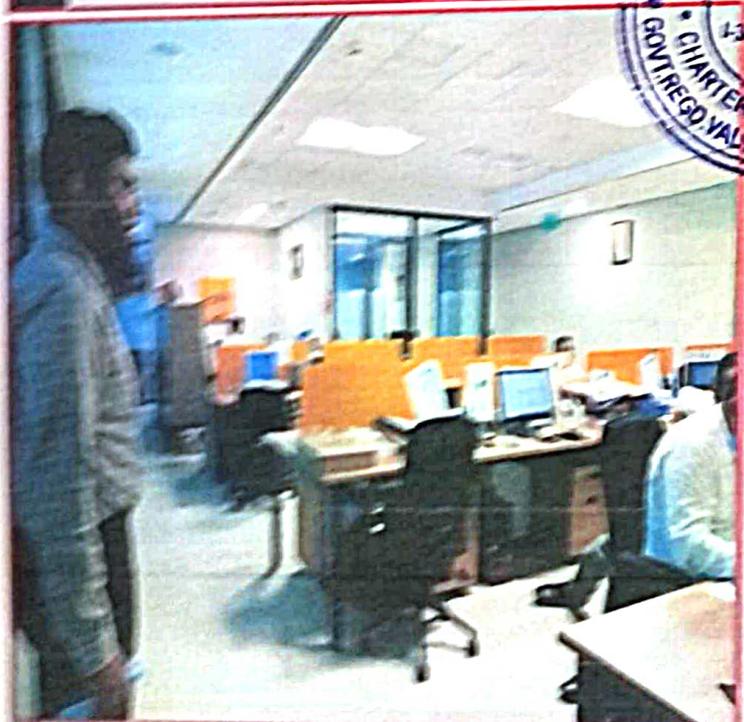
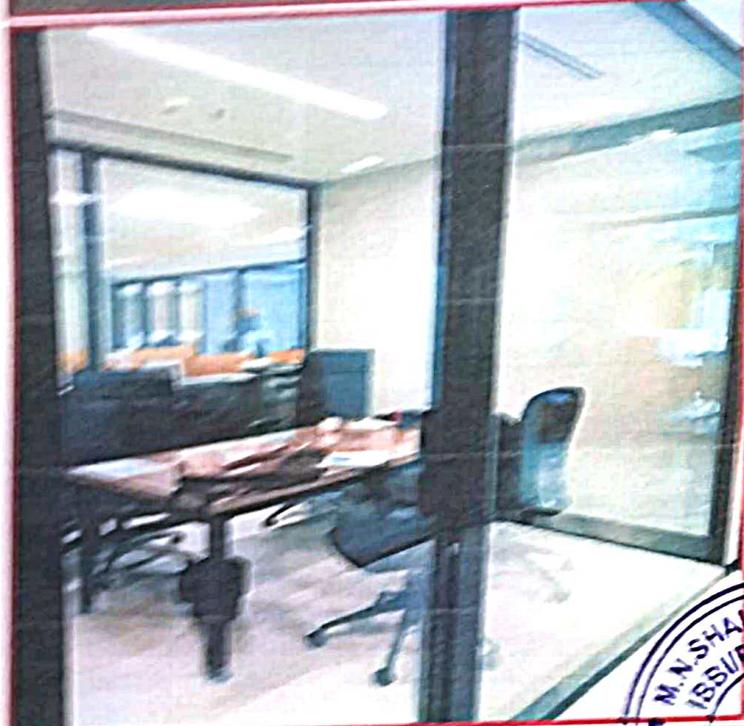
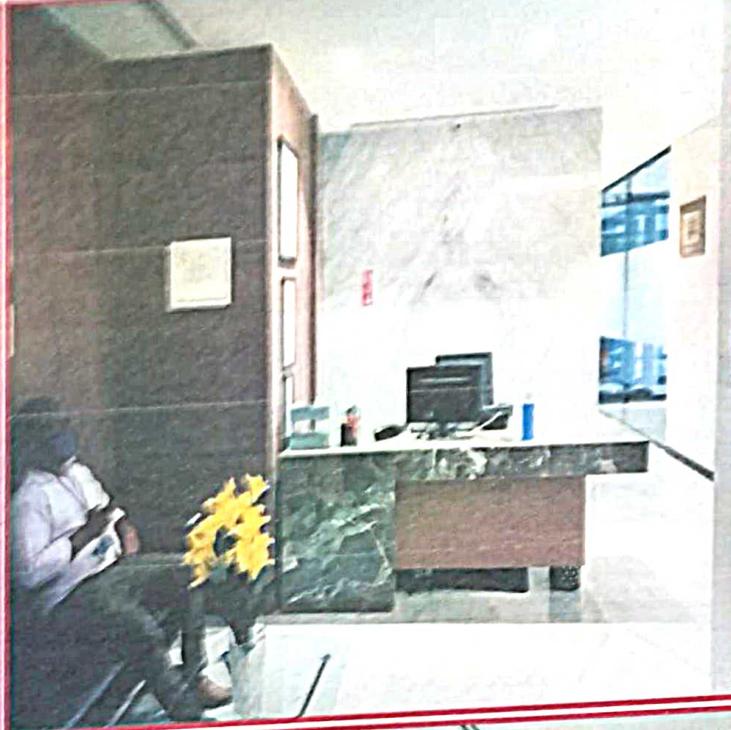
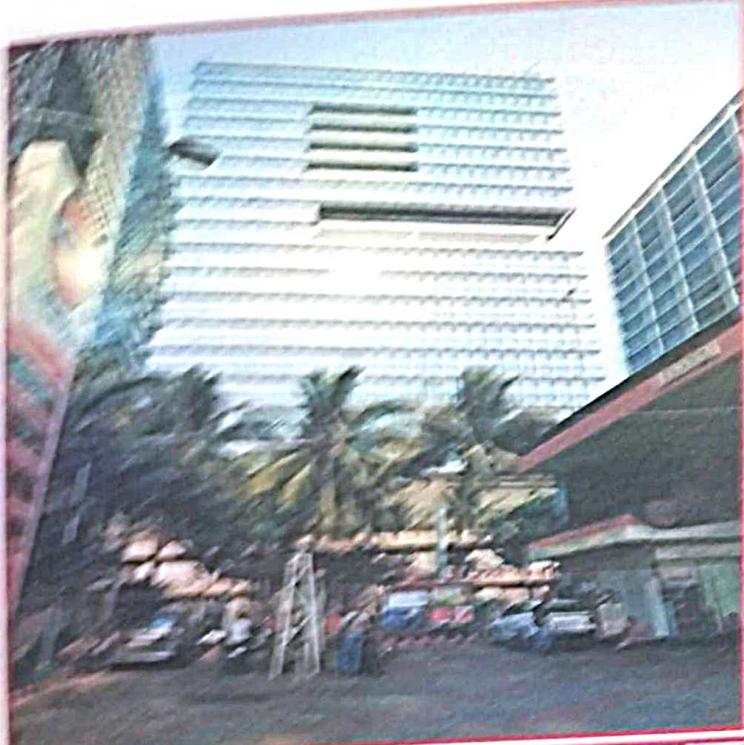
- i The information furnished in my valuation report dated 28-03-2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- ii I have no direct or indirect interest in the property valued. I have valued the correct property.
- iii I/we have submitted Valuation report directly to the Bank. I / we have not been convicted of any offence and sentenced to a term of imprisonment.
- iv I am the proprietor /partner / authorized official of the firm/company, who is competent to sign this valuation report.
- v This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation. Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in the report.
- vi Encumbrances of Loan, Government and other dues, stamp duty, registraion charges transfer charges etc. If any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- vii The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over he property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering /structural design.
- viii This Report does not certify valid or legal or marketable title of any of the parties over the property our report does not cover verification of ownership, title clearance, or legality. Our Valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
- ix As regards to the authenticity/genuineness/verification of documents, The xerox copies of documents were provided for perusal of valuation. Our report is valid subject to said property is legally cleared & documents genuine. For any legal & genuineness/ authenticity factor kindly take opinion of the legal advisor.
- x Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others/ valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views very from person to person and based on circumstances. The principle of "Buyers Beware" is applicable in case of any sale / purchase of assets.
- xi It should be noted that MNSA value assessments are based upon the facts and evidence available at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.
- xii It is advised that bank should re-identify the property before release of funds. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. The said report will not hold good / should not be used for any court / legal matters.
- xiii It is advisable for the lendor or the party to go thorough the contents of the report and any discrepancy if any should be brought to the notice of MNSA within 30 days and MNSA is not responsible for any change in contents after expiry of 30 days from the date of report.
- Note : In this Case, Sale deed & Construction Plan is not provided by Client/Bank, We have Consider Carpet/Built-up Area as per given in Agreement For Sale declared by the party and submitted for registration with the government authorities as final for valuation purpose.

Date : 28/03/2022

Place : Mumbai.



  
Name and Signature of Valuer  
**Er. MUKHTAR N. SHAIKH**  
CHARTERED ENGINEER-M-110584  
GOVT. REGD. VALUER-134AB(81/23)  
IBBI REGD. VALUER-IBB/RV/04/20/13321



SALE INSTANCE

1261401  
26/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4  
दस्त क्रमांक : 1261/2022  
नोंदणी :  
Regn 63m

Note -Generated Through eSearch  
Module For original report please  
contact concern BRO office

गावाचे नाव : कोलेकल्याण

(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मीटरदला	50000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	38621457.12
(4) भू.मापन पोटहिस्या व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस युनिट नं. 1418. माळा नं: 14वा मजला सी विंग, इमारतीचे नाव: वन बी के सी, ब्लॉक नं: प्लॉट नं. सी 66 जी ब्लॉक, रोड : बांद्रा कुर्ला कॉम्प्लेक्स,बांद्रा प मुं 400051, इतर माहिती: सोबत वेसमेंट मध्ये 1 कार पार्किंग स्पेसिस सहित युनिट चे क्षेत्रफळ 893 चौ फूट कार्पेट ( ( C.T.S. Number : 4207 : ) )
(5) क्षेत्रफळ	99.59 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव :-एम एस के होलिंग्स चे प्रोप्रीएटर्स मनजीत कोहली सिंग - - वय:-68 पत्ता:-प्लॉट नं: 632, माळा नं: -, इमारतीचे नाव: टव प्रसाद , ब्लॉक नं: खार पश्चिम मुंबई 400052 , रोड नं: खार पाली रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AADPK5875G
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव :-अरिहंत ऍग्रो इन्डस्ट्रीज चे प्रोप्रीएटर्स विराग अरविंद खंडोर - - वय:-31; पत्ता:-प्लॉट नं: डी वी श्रेड -एस -99, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ओप्य. वी एम सी वी, गांधीधाम (कवठ) - 370201 , रोड नं: आग्रसेन मार्ग , गुजरात, KACHCHH. पिन कोड:-370201 पॅन नं:- BKPPK1072A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2022
(10)दस्त नोंदणी केण्याचा दिनांक	31/01/2022
(11)अनुक्रमांक, खंड व पृष्ठ	1261/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2500000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुन्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipality or any Cantonment area annexed to it.





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Valuation Rules User Manual

Annual Statement of Rates

Select District मुंबई(उपनगर)  
Select Village कोळेकल्याण (अंधेरी)  
Search By  Survey No  Location

Select	वर्ग	पूर्वी जमीन	नियामी सदनिका	औद्योगिक	दुकानें	श्रीयोगिक	एकक (Rs./)
31/172	मुभाग: उत्तरेकडे जवाहरलाल नेहरू मार्ग, पूर्वेस मि. एस. टी. रोड ते पंडीन जवाहरलाल नेहरू रोडला जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.	94690	171260	190140	214100	171260	चौरस मीटर
31/173A	बांद्रा कुर्ला कॉम्प्लेक्स मधील जी ब्लॉक मधील खालील मिळकती.	161280	300250	341680	403300	300250	चौरस मीटर
31/173B	मुभाग: उत्तरेस मि.एस.टी. रोड, पूर्वेस व पश्चिमेस डी.पी. रोड व दक्षिणेस बांद्रा कुर्ला कॉम्प्लेक्सची हद्द	186120	346290	385110	455400	346290	चौरस मीटर
31/173	मुभाग: उत्तरेस मांताकुस चेंबूर लिंक रोड, पूर्वेस डी.पी.रोड पश्चिमेस गावाची हद्द व दक्षिणेस बांद्रा-कुर्ला कॉम्प्लेक्सची हद्द	186120	346290	385110	455400	346290	चौरस मीटर

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C-36, C-68, C-71, C-7, CTM-8, C-49, C-58, R-4A, RESD-9, R-5A, C-22, C-29, C-4A, C-35A, 5370, 5476, 5478, 5479, 7048, 7076, 7077, 7078, 7080, 7081, 7082, 7083, 7084, 7085, 7086, 7087, 7088, 7090, 7643, 7246A, 7246D, 7079, 7243B, 7710, RESD-2, C-25, C-37, CTM-9, SF-7, C-54, C-14, C-64, C-39, C-41, CTM-1, R-2, C-35, C-30, C-56, C-65, C-11, CTM-5, C-21, RESD-6, CTM-2, SF-2, C-34, RESD-7, R-4B, C-9, RESD-5, C-31, C-32, C-19, SF-1, R-4D, C-23, C-12, SF-5, RESD-8, C-24, C-34, 7716, 7096, 7662, 5990, 5358, 5404, 5383, 7095, 7664, 7186, 7138, 7705, 7098, 5489, 5458, 5483, 7643/2, 7643/1, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5355, 5359, 5368, 5367, 5366, 5365, 5362, 5361, 5360, 5357, 5356, 5354, 5350, 5351, 5352, 5349, 5348, 5347, 5325, 5314, 5318C, 532, 5322, 5321, 5320, 5318B, 5318, 5319, 5394, 5393, 5392, 5395, 5369, 5391, 5396, 5398, 5399, 5400, 5402, 5403, 5397, 5390, 5389, 5372, 5346, 5386, 5384, 5382, 5378, 5374, 5373, 5371, 7375, 5376, 7671, 7673, 7672, 7674, 5360, 5361, 5379, 7675, 5377B, 7703, 7704, 7097, 5482, 5486, 5485, 7666

