



Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

PMP/037/UBI/2020

Date: 25/10/2020

To,
The Chief Manager,
Union Bank of India,
Bhat Bazar Branch,
Mumbai.

"Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	: For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	: 23/10/2020
	b. Date on which the valuation is made	: 25/10/2020
3.	List of documents produced for perusal	: Agreement for sale copy dated: 09/05/2011
4.	Name of the Owner's / Owner's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Mrs. Kanchan V. Parmar , Mrs. Gunwanti D. Parmar, Mrs. Bharti M. Parmar, Mrs. Varsha S. Parmar



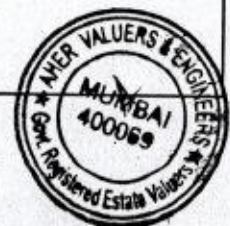
403, Asha Deep, Azad Road, Andheri (East), Mumbai - 400 069.

Tel. : 022-2682 3055, Cell : 9870666692 / 9004259813, E-mail : aherpm@yahoo.com

5.	Brief descriptions of the property	Office No.G/1, on the 5th floor, in the building known as "Kanmoor House", Kanmoor House Condominium, 281/89, Narsi Natha Street, on land bearing CS NO. 915 & 916 of Mandvi Division, F. Plot No. 39 of TPS Bombay City No. IV, In „B“ Ward Nos. 1173-1174 and Street No. 281, 285 & 287, Masjid Bunder, Mumbai City District.
6.	Location of property	
	a. Plot No. / Survey No/ Hissa No.	:
	b. Door No.	: G/1
	c. C T.S. No. / Village	: CTS No. 915 & 916
	d. Ward / Taluka	: Masjid Bunder
	e. Mandal / District	: Mumbai
7.	Postal address of the property	: As stated in Sr. no. 5
8.	City / Town	: Mumbai
	Residential Area	: Commercial Area
	Commercial Area	:
	Industrial Area	:
9.	Classification of the Area	
	i. High / Middle / Poor	: Middle Class
	ii. Urban / Semi Urban / Rural	: Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within Limit of MCGM- B WARD



11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: Not Known.				
12.	Boundaries of the property					
	North	: By Gomukh Bhavan				
	South	: By Anant Deep Building				
	East	: By C.Rly Track				
	West	: By Narasinatha Street				
		Latitude:	18	57	12	81 N
		Longitude:	72	50	17	37 E
13.	Dimension of the site					
	North	: Office No. G/2				
	South	: Building				
	East	: Staircase				
	West	: Lift				
14.	Extent of the site	: N.A.				
15.	Extent of the site considered for valuation (least of 14a & 14b)	: N.A.				
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: By Owners				



II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	: Commercial
2.	Location	: As stated above (Sr. no. 6)
	Survey No.	: As stated above (Sr. no. 6)
	Block No.	: As stated above (Sr. no. 6).
	Ward No.	: As stated above (Sr. no. 6)
	Village / Municipality / Corporation	: Masjid Bundar
	Door No., Street Road (Pin code)	: 400 009
3.	Descriptions of the locality Residential Commercial / Mixed	/ : Commercial
4.	Year of Construction	: 1961
5.	Number of Floors	: 5 Floors
6.	Type of Structure	: RCC
7.	Number of Dwelling Units in the floor	: 02
8.	Quality of Construction	: Good



9.	Appearance of the building	: Good
10.	Maintenance of the building	: Good
11.	Facilities available	
	Lifts	:2 lift
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car parking – Open / Covered	: Covered
	Does compound wall exist?	: Yes
	Is pavement laid around the building?	: Yes



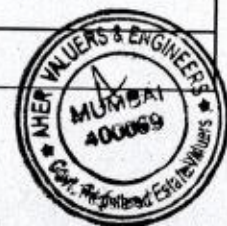
III	UNIT	
1.	The floor in which the Unit is situated	: Fifth Floor
2.	Door No. of the Unit	: G/1
3.	Specification of the Unit	
	Roof	: Flat
	Flooring	: Vitrified tiles flooring:
	Doors	: Wooden frame flush doors & Glass Show Door
	Windows	: Aluminium frame glazed windows
	Fittings	: Ordinary
	Finishing	: Brick masonry walls plastered and painted on both sides
4.	House Tax	
	Assessment No.	: Details Not Available
	Tax paid in the name of	: Details Not Available
	Tax amount	: Details Not Available
5.	Electricity service connection no.	: No. 102-031-551*2
	Meter card is in the name of	: Owner
6.	How is the maintenance of the Unit?	: Good
7.	Sale Deed executed in the name of	: Mrs. Kanchan V. Parmar , Mrs. Gunwanti D. Parmar, Mrs. Bharti M. Parmar, Mrs. Varsha S. Parmar



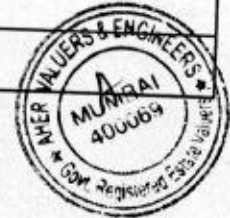
8.	What is the undivided area of land as per Sale deed?	: N.A
9.	What is the plinth area of the Unit?	: Carpet area 2,285sqft(212.28sqmt) Builtup area 2,743sqft(254.83sqmt)
10.	What is the floor space index (FSI) (app)	:
11.	What is the Carpet area of the Unit?	: Carpet area 2,285sqft(212.28sqmt)
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Commercial
14.	Is it Owner occupied or Let out?	: Owner occupied
15.	If rented, what is the monthly rent?	: N.A.



IV	MARKETABILITY	
1.	How is the marketability?	: Good.
2.	What are the factors favoring for an extra Potential Value?	: Building is located in well-developed mixed locality
3.	Any negative factors are observed which affect the market value in general?	: No.
V	RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality?	: Rs. 26500/-
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specification and other factors with the Unit under comparison (given details)	: Rs.26500/-
3.	Break - up for the rate	
	i. Building + Services	: Rs. 1250/-
	ii. Land + Others	: Rs. 25250/-



I COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Unit with services (v(3)i)	: Comparable Sale method.
	Age of the building	: 59 Years
	Life of the building estimated	: 20 Years
	Depreciation percentage assuming the salvage value as 10%	: --
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs. 26500/- sq.ft.
	Depreciation building rate VI (a)	
	Rate for land & other V (3) ii	
	Total Composite Rate	: Rs. 26500/- sq.ft.



DETAILS OF VALUATION		
1.	Present value of the Unit	: Builtup Area 2743 sqft X Rs.26500 /- per sqft = Rs. 7,26,89,500/-
2.	Wardrobe	
3.	Showcase	
4.	Kitchen arrangements	
5.	Superfine finish	
6.	Interior Decoration	: N.A
7.	Electricity deposits / electrical fittings, etc.	
8.	Extra collapsible gates / grill works etc.	
9.	Potential value, if any	
10.	Others (Car Parking)	:
	Total	Rs. 7,26,89,500/-

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. 7,26,89,500/- (Rupees Seven Crore Twenty Six Lakh Eighty-nine Thousand Five Hundred only).

The realizable value of the property would be about Rs. 6,54,20,550/- (Six Croer Fifty Four Lakhs Twenty Thousand Fife Hundred Fifty Only)

The distress value of the property would be about Rs. 5,81,51,600/- (Five Crore Eighty One Lakh Fifty One Thousand Six Hundred Only).

Insurance Value = Rs. 2000/- per sq.ft

Aher valuer & Engineers.

Aher
P. M. Aher

B.E. Civil, FIV FIE

Govt Approved Valuer.

CAT. 1/451

(P. M. AHER)

Govt. Approved Valuers
Regd. No. CAT-

451/1/451

Date: 25/10/2020

Place: Mumbai.



I hereby declare that

- a) The information furnished in Part I is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the property valued.
- c) I have inspected the right property on 23/10/2020 with my associate.
- d) 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. Bank is requested to obtain original registered sale Agreement , Search report, property card, tax receipt, occupation certificate etc. to verify the genuineness of document, before any finance is released.
- e) Banks shall before the creation of mortgage ensure from the records of central registry of securitization asset reconstruction and the security interest of India (CERSAI) that the above unit and property is not under any mortgage with any other bank or finance financial institution.



Date: 25/10/2020

Place: Mumbai.

Aher valuer & Engineers.

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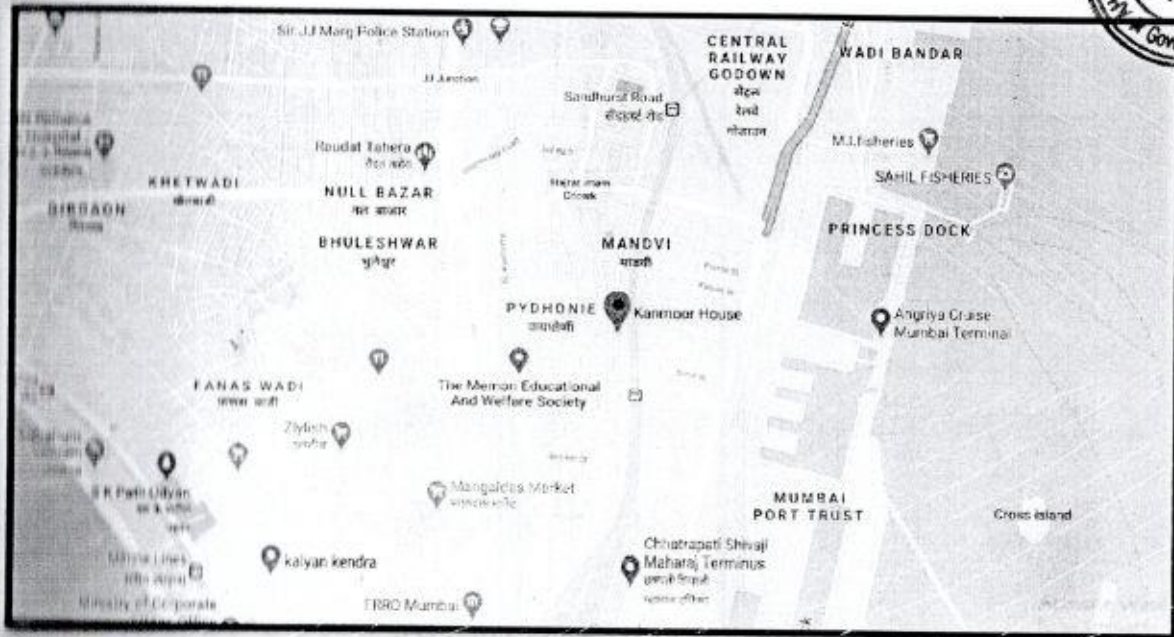
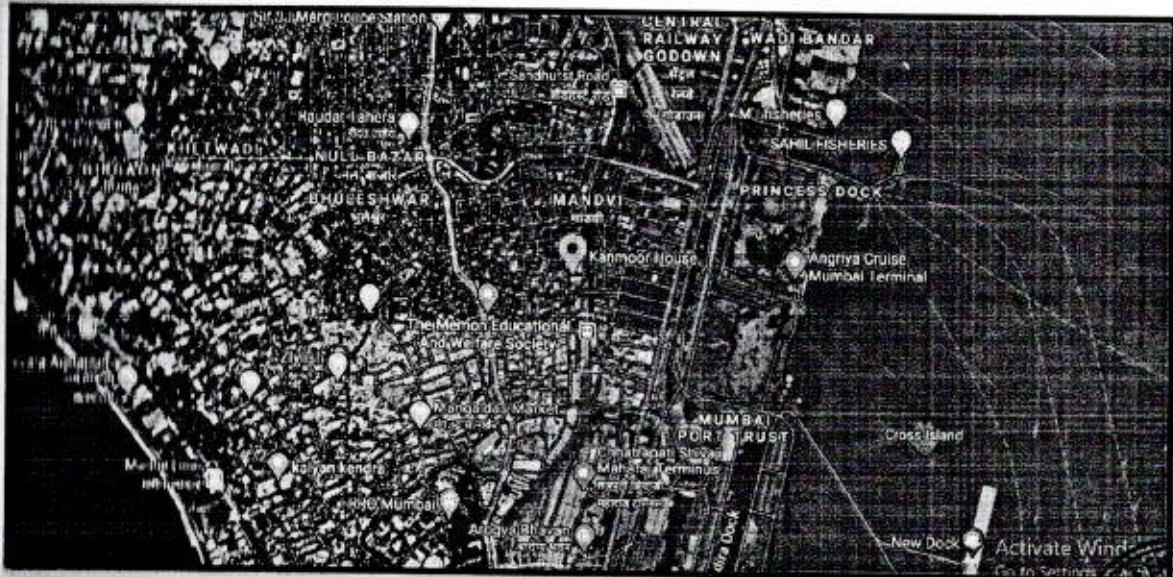
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(P. M. AHER)
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For AHER VALUERS & ENGINEERS

ANNEXURE


ANNEXUR 1 : Google Map

18°57'12.81"N & 72°50'17.37"E




ANNEXURE

ANNEXURE 1: Government Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
20202021

Annual Statement of Rates

Language
English

Selected District मुंबई(मेन)

Select Village मांडवी डिव्हीजन

Search By Survey No Location

Enter Survey No 915

उपविभाग	कुनी नवीर	विवाही इदनिक	बंकीव पुणे	बैकीविक	एक (फी.)	Area
4/39-अुभाग : दलिलेकडे मुमुफ मेहरजनी रोड, उतारकडे सरदार बल्लभभाई पटेल रोड, पुर्वेस मध्य रेल्वे लाईन व पश्चिमेस मुहम्मद अली रोड वामशील भाग	72140	153600	215700	273600	153600	बौरस सि.टी.एस. मीटर नंबर





Ready to move Office Space for sale in Masjid Bunder West
matruchhaya commercial premises



₹ 36 Lac 130 sq.ft.
 ₹ 27,690/sq.ft. (12 sq.m.) Plot Area

Perfect office for professional and commercials. 1 minute waking t... more

READY TO MOVE RESALE READY TO MOVE

Posted on 05th Nov, 2020 by Owner
Pankaj Vora

[View Phone Number](#)

[Contact Owner](#)



Ready to move Office Space for sale in Masjid Bunder West



₹ 1 Cr 300 sq.ft.
 ₹ 33,333/sq.ft. (28 sq.m.) Carpet Area

100 meters from masjid railway station

READY TO MOVE RESALE READY TO MOVE

Posted on 14th Dec, 2020 by Owner
Pravin Shah

[View Phone Number](#)

[Contact Owner](#)



Ready to move Office Space for sale in Masjid Bunder West



₹ 35 Lac 131 sq.ft.
 ₹ 26,717/sq.ft. (12 sq.m.) Carpet Area

This office is nearest to railway station, and camera is every floor, l... more

READY TO MOVE RESALE READY TO MOVE

Posted on 17th Nov, 2020 by Owner
Hiteksha Dodecha

[View Phone Number](#)

[Contact Owner](#)

Q
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