



Ref. No. AVSA/UBI/27269/2020

Date : 28.09.2020

Format-A

To,

Union Bank of India, Bhat Bazar Branch, Mumbai.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I.	GENERAL		
1.	Purpose for which the valuation is made		To assess the "Fair Market Value" of the said property on for the purpose of availing Bank Credit facilities from Union Bank of India, Bhat Bazar Branch, Mumbai
2.	a)	Date of inspection	: 26.09.2020
	b)	Date on which the valuation is made	: 28.09.2020
3.	List of documents produced for perusal		
	i)	Property ownership document	: Documents as provided by clients
	ii)	Soc. Maint Bill	: For July to Sept 2020 copy attached
	iii)	Electricity Bill	: --
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. Sanjay V. Parmar (Address : 505, Matru Chhaya, Narshinatha Street, Masjid Bunder, Mumbai 400 009) Vide Agreement of December 2003.
5.	Brief description of the property (Including leasehold/freehold etc)		: Office No. 505, on the 5 th floor, in the building known as "Matruchhaya"
6.	Location of property		
	a)	Plot No. / Survey No.	: Office No. 505, on the 5 th floor, in the building known
	b)	Door No.	: as "Matruchhaya", 378/380, Narasinatha Street, on land
	c)	T. S. No. / Village	: bearing CS No. 267 of Mandvi Division, Katha Bazar,
	d)	Ward / Taluka	: Masjid Bunder, Mumbai City District.
	e)	Mandal / District	:



7.	Postal address of the property		Office No. 505, on the 5 th floor, in the building known as "Matruchhaya", 378/380, Narasinatha Street, Mandvi, Katha Bazar, Masjid Bunder, Mumbai 400 009.
8.	City / Town	:	Commercial Area located within walking distance from Masjid Railway Station
	Residential 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 the limits of 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	:	N.A.
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
13	Boundaries of the property	:	
	North	:	By Jyoti Chambers
	South	:	By Bldg. No. 382
	East	:	By Kazi Sayed Street
	West	:	By Narasinatha Street
14.1	Dimensions of the site	:	A
			B
			As per the Deed
			Actuals
	North	:	N.A.
	South	:	N.A.
	East	:	N.A.
	West	:	-N.A.
14.2	Latitude, Longitude and Coordinates of the site	:	18°57'4.95"N & 72°50'15.29"E Google Map attached
15	Extent of the site	:	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Office No. 505, on the 5 th floor, admeasuring about 316sqft. Carpet Area
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Standing in the name of owners.



II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Mixed Area
2.	Development of surrounding areas		Well Developed
3.	Possibility of frequent flooding / submerging		Not known
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All civic amenities are available within 1km - 2km radius
5.	Level of land with topographical conditions		Flat land
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Commercial (Office) premises
8.	Any usage restriction		--
9.	Is plot in town planning approved layout?		Yes
10.	Corner plot or intermittent plot?		Intermittent Plot
11.	Road facilities		Motor able road Provided
12.	Type of road available at present		Road @ about 20ft width provided
13.	Width of road – is it below 20 ft. or more than 20 ft.		
14.	Is it a land – locked land?		No
15.	Water potentiality		As per regulations of MCGM
16.	Underground sewerage system		AS per regulations of MCGM
17.	Is power supply available at the site?		Yes BEST supply
18.	Advantage of the site		
	1.		N.A.
	2.		N.A.
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		N.A.
	1.		--
	2.		--



Part – A (Valuation of land)			
1.	Size of plot	--	
	North & South	N.A.	
	East & West	N.A.	
2.	Total extent of the plot	Office No. 505, on the 5 th floor, admeasuring about 316sqft. (Land Component)	
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	@ ₹ Rs.24,000/sqft. is considered for Land Component	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Mandvi Division, Mumbai City District Zone No.4/38 Office premises ₹ 2,03,600/sqmt BUA (RR Copy attached)	
5.	Assessed / adopted rate of valuation	₹ 24,000/sqft. (Land Component).	
6.	Estimated value of land	316sqft X ₹ 24,000/sqft = ₹ 75,84,000/-	
Part – B (Valuation of Building)			
1.	Technical details of the building		The said property comprises Office premises on the 5 th floor, in Ground + 6 upper floor R.C.C. framed Building, with one Lift, having adequate floor height. The premises is provided with Vitrified tiles flooring. The Brick masonry walls plastered and painted on both sides have been provided with wooden frame flush doors & aluminium frame glazed windows for proper light and ventilation. About 41-42 years old, Residual Life : about 25 years with Proper repairs & Maintenance Ground + 6 upper floor with One Lift having adequate floor height Office No. 505, on the 5th floor, admeasuring about 316sqft.Carpent Area
	a)	Type of Building (Residential / Commercial / Industrial)	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	
	c)	Year of construction	
	d)	Number of floors and height of each floor including basement, if any	
	e)	Plinth area floor-wise	
	f)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Satisfactory
	ii)	Interior - Excellent, Good, Normal, Poor	Satisfactory
	g)	Date of issue and validity of layout of approved map / plan	Clients to provide directly to Bank
	h)	Approved map / plan issuing authority	
	i)	Whether genuineness or authenticity of approved map / plan is verified	
	j)	Any other comments by our empanelled valuers on authentic of approved plan	



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	The said property comprises Office premises on the 5 th floor, in Ground + 6 upper floor R.C.C. framed Building with one Lift , having adequate floor height. The premises is provided with Vitrified tiles flooring. The Brick masonry walls plastered and painted on both sides have been provided with sufficient no. of wooden frame flush doors & aluminium frame glazed windows for proper light and ventilation Flat roof Connected to Public Sewer Lines	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc.		
9.	Roofing including weather proof course		
10.	Drainage Connected		
No.	Description	Ground floor	Other floors
2.	Compound wall	:	Provided
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation		
	Type of wiring	:	Concealed / casing Capping
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided adequately
	Fan points	:	
	Spare plug points	:	
	Any other item		
4.	Plumbing installation		
	a) No. of water closets and their type	:	Common Facility provided
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meter, taps, etc.	:	
	f) Any other fixtures	:	



Details of valuation

'A'	Office No. 505, on the 5 th floor, Land Component admeasuring about 316sqft. @ ₹ 24,000/sqft	₹ 75,84,000/-
'B'	Office No. 505, on the 5 th floor, Building Component admeasuring about 316sqft. @ ₹ 1,000/sqft.	₹ 3,16,000/-
	Total	₹ 79,00,000/-

Part C- (Extra Items)

(Amount in ₹)

1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	--
5.	Extra steel/ collapsible gates	:	
	Total	:	

Part D- (Amenities)

(Amount in ₹)

1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	--
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part E- (Miscellaneous)

(Amount in ₹)

1.	Separate toilet room	:	
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	--
4.	Trees, gardening	:	
	Total	:	

Part F- (Services)

(Amount in ₹)

1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	--
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part- A	Land	:	₹ 75,84,000/-
Part- B	Building	:	₹ 3,16,000/-
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 79,00,000/-



(Handwritten Signature)

The “Fair Market Value” of the said property has thus been assessed based on local enquires using “Market Value” method & taking into account the factors mentioned as above and briefly listed below:

- A) Extent and Survey Number.
- B) Location, accessibility, distance from the Centre of the town.
- C) Developments – infrastructural facilities etc.
- D) Market value of land - as estimated by local enquiries
- E) Building - type of construction, age, future life, depreciation etc.
- F) Dues/Outgoings - Details not available

The “Fair Market Value” of the said property has been worked out as under:

Office No. 505, on the 5 th floor, Land Component admeasuring about 316sqft.	@ ₹ 24,000/sqft.	₹ 75,84,000/-
Office No. 505, on the 5 th floor, Building Component admeasuring about 316sqft.	@ ₹ 1,000/sqft.	₹ 3,16,000/-
	Total	<u>₹ 79,00,000/-</u>

Therefore, to the best of our knowledge and belief, the “Fair Market Value” of the said property is **₹ 79,00,000/- (Rupees seventy nine lakhs only)** and “Realisable Value” of the said property is **₹ 71,00,000/- (Rupees seventy one lakhs only)** and the “Forced Sale Value” of the said property is **₹ 63,25,000/- (Rupees sixty three lakhs & twenty five thousand only)** and the “Insurable Value” (Reinstatement Value of the structure) is **₹ 3,00,000/- (Rupees three lakhs only)** as on the date of visit (**26.09.2020**) and the same may be considered to be true and fair.



Place: Mumbai
Date: 28.09.2020

Signature
(Name and Official seal of the Approved Valuer)

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 ₹ _____ (Rupees _____ only).

Signature
(Name of the Branch Manager with Official seal)

Date:

DECLARATION

I hereby declare that:

- 1) The information furnished in my/ our valuation report dated **28.09.2020** is true and correct To the best of my /our knowledge and belief & I/we have made an impartial and true Valuation of the property.
- 2) I/ we have no direct or indirect interest in the property valued.
- 3) I/my associates have personally inspected the property on **26.09.2020**
- 4) I/ we have not been convicted of any offence and sentenced to a term of imprisonment.
- 5) I we have not been found guilty of misconduct in my / our professional capacity.
- 6) I am registered with IBBI as Valuer for Land & Building and my Regn. No. is IBBI/RV/02/2019/11075 AND under section 34AB of The Wealth Tax Act, 1957 & that I am The proprietor of the firm who is competent to sign valuation report.
- 7) Value varies with the purpose and date. This report is not to be referred to if Purpose is different from that mentioned hereinabove.

Signature of the
Registered Valuer

DATE : 28.09.2020
PLACE : MUMBAI

ASSUMPTIONS AND 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 the Bank/client.
2. No legal verification of the title of the property has been undertaken and the Valuer shall not be responsible for any matter of legal nature that affects the value and the opinion expressed by us.
3. Where it is stated that the Bank/client has supplied information to the Valuer, this information is believed to be reliable, but the Valuer can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained from our market research.
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 our appearance is required, we will be pleased to appear and given the necessary clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
6. The Valuers responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The Valuer disclaims all responsibility and will accept no liability to any other party.
7. Validity of this report is as on date of valuation report only.

Sr. No.	Particulars	Valuer Comment
1	Background information of the Asset being valued	Office No. 505, on the 5 th floor, in the known as “Matruchhaya”, 378/380, Narasinatha Street, on land bearing CS No. 267 of Mandvi Division, Katha Bazar, Masjid Bunder, Mumbai City District.
2	Purpose of valuation and appointing authority	To assess the “Fair Market Value” of the said property for the purpose of availing Bank Credit facilities from Union Bank of India, Bhat Bazar Branch, Mumbai
3	Identity of the Valuer and any other experts involved in the valuation	A. V. Shetty & Associates, 103- Navin Asha, 1 st Floor, Dadasaheb Phalke Marg, Dadar (East), Mumbai 400 014
4	Disclosure of Valuer interest or conflicts if any	No interest of whatsoever nature in the property under reference which being valued
5	Date of appointment, valuation date and Report date	Visit dt. 26.09.2020 & Report dated 28.09.2020
6	Inspections and / or investigations undertaken	Site visit, Local enquiries in and around the premises valued & public domain (Internet)
7	Nature & sources of the information used or relied upon	Documents provided by the Clients / Bank & our own investigations & Market Research
8	Procedures adopted in carrying out the valuation and valuation standards followed	Fair market Value is assessed based on local enquires using “Market Value” method is considered for valuation
9	Restrictions on use of the property, if any	Office Premises
10	Major factors that were taken into account during the valuation	Type of the structure, amenities provided, within distance from the nearest Railway Station in the locality and the infrastructural facilities available
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the limiting his responsibility for the valuation report	As per the Assumptions and Limiting Conditions mentioned hereinabove

Date: 28.09.2020

Place: Mumbai

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

Format - E
Declaration from Valuers

I hereby declare that:

- a) The information furnished in my valuation report dated **28.09.2020** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I / my Associate have personally inspected the property on **26.09.2020** & the work is not sub-contracted to any other Valuer and carried out by myself.
- a) I have not been convicted or any offence and sentenced to a term of imprisonment.
- b) I have not been found guilty of misconduct in my professional capacity.
- c) I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part – B of the above Handbook to the best of my ability.
- d) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- e) I abide by the Model Code of Conduct for empanelment of Valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- f) I am registered under Section 34AB of the Wealth Tax Act, 1957.
- g) I am the proprietor / partner / authorised official of the firm / company, who is competent to sign this valuation report.
- h) Further, I hereby provide the following information :

RR Rate

नादणी व मुद्राक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rates User Manual Close Feedback

Year: 2020-2021 Language: English

Selected District: मुंबई (नेम)
Select Village: मांदवी डिव्हीजन
Search By: Survey No Location

Select	व्याख्यान	सुनी बचील	निवासी दरदरिका	जंझीर	दुकाने	बंकोरिफ	एकक (Rs./)
SurveyNo	4/37A-रस्ता : नोकमान्य टिळक रोड (असुल रहमान रोड वॉल्वन ने म्हणुवजली रोड वॉल्वन हुटे मध्य रेल्वे पर्यंत)	124390	221200	243900	357900	221200	चौरस मीटर
SurveyNo	4/37-भुयान : रश्मिनेकडे नोकमान्य टिळक मार्ग, रश्मिनेकडे असुल रहमान स्टिट व इम्राहीन रहम तुला रोड, पुर्वेकडे म्हम्मद अली रोड वामधील भुयान	87770	188950	226700	302800	1888950	चौरस मीटर
SurveyNo	4/38-भुयान : रश्मिनेकडे नोकमान्य टिळक मार्ग, उलोकेडे बुधुध मेहाजली रोड, रश्मिनेकडे म्हम्मद अली रोड व पुर्वेकडे मध्य रेल्वे लाईन वामधील भाग	80730	164800	203800	256700	164800	चौरस मीटर
SurveyNo	4/38-भुयान : रश्मिनेकडे बुधुध मेहाजली रोड, उलोकेडे सरदार वल्लभभाई पेटेल रोड, पुर्वेकडे मध्य रेल्वे लाईन व रश्मिनेकडे म्हम्मद अली रोड वामधील भाग	72140	153600	215700	273600	153600	चौरस मीटर
SurveyNo	4/40A-रस्ता : रामचंद्र भट्ट मार्ग (रश्मिनेकडील विमान हद्द ते सामंतभाई सानवी मार्ग पर्यंत)	68930	123480	193300	232500	123480	चौरस मीटर

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Survey Number: 434, 423, 425, 426, 427, 429, 430, 442, 433, 419, 436, 437, 438, 439, 441, 431, 406, 394, 396, 398, 397, 398, 399, 401, 402, 403, 422, 406, 421, 407, 408, 410, 411, 412, 414, 415, 417, 418, 449, 404, 393, 446, 763, 752, 750, 749, 748, 746, 769, 756, 768, 757, 744, 849, 742, 741, 740, 738, 466, 466, 745, 461, 445, 448, 462, 463, 454, 456, 457, 754, 460, 444, 462, 464, 766, 765, 763, 762, 760, 758, 458, 833, 845, 822, 823, 824, 825, 826, 827, 828, 820, 831, 819, 834, 836, 837, 839, 840, 841, 843, 862, 829, 810, 770, 1438, 802, 803, 804, 805, 806, 807, 821, 809, 847, 811, 812, 813, 814, 815, 816, 817, 818, 808, 383, 844, 903





BILL

**MATRUCHHAYA COMMERCIAL PREMISES
CO-OP. SOCIETY LTD.**

Regn. No.: BOM-GEN, B-1408 OF 1-9-1982
378/80, NARSHI NATHA STREET, MUMBAI-400 009

Name: [505] SHRI SANJAY VIJAYRAJ PARMAR
Floor: 5 TH
Period: JULY TO SEP 2020

Area: 315.59 Sq.ft.

Bill No : 5954
Bill Date : 02/07/2020
Due Date : 31/07/2020

S.No.	PARTICULAR	AMOUNT	S.No.	PARTICULAR	AMOUNT
1.	SERVICE REPAIR & MAINT. @7.25	6864.00	2.	SINKING FUND	78.00
3.	BUILDING REPAIR FUND	39.00	4.	REPAYMENT OF SINKING FUND	965.00
5.	INTEREST	0.00			

*Paid on 23/07/20.
Chq. 035325
Rs. 16618/-*

SINKING FUND REPAYMENT @3.12 PER SQ. FT.

Arns Prin:	8652.00	Arns. int.:	0.00	Total Rs.:	7966.00
				Arns. Rs.:	8652.00
				Dues Rs.:	16618.00

Rs. Sixteen Thousand Six Hundred Eighteen only.

Note: Interest @ 18% will be charged if Bill is not paid within the period of 30 days from the date of Bill.
RTGS Details : Name Of Bank : BANK OF BARODA, Branch : KHAND BAZAR,
A/c No. 12900100001354, IFSC Code : BARBOKHANDB, MICR CODE : 400012037.

For MATRUCHHAYA COMMERCIAL PREMISES CO-OP. SOCIETY LTD.

Hon' Secretary / Treasurer / Chairman