



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/038/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:26 July 2014
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. Varsha Sanjay Parmar Mr. Sanjay Vijayraj Parmar



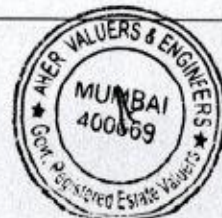
5.	Brief descriptions of the property	Flat No. B- 2102, on the 11th Habitable Floor, Wing "B", in the building known as "One Avighna Park", Mahadev Palav Marg, on land bearing amalgamated Single CS No. 77 of Parel Sewri Division, Lower Parel (East), Mumbai City District.
6.	Location of property	
	a. Plot No. / Survey No/ Hissa No.	:
	b. Door No.	: 2102
	c. C T.S. No. / Village	: CTS No. 77
	d. Ward / Taluka	: Lower Parel East
	e. Mandal / District	: Mumbai
7.	Postal address of the property	: As stated in Sr. no. 5
8.	City / Town	: Mumbai
	Residential Area	: Residential
	Commercial Area	:
	Industrial Area	:
9.	Classification of the Area	
	i. High / Middle / Poor	: Upper Middle Class
	ii. Urban / Semi Urban / Rural	: Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within Limit of MCGM



11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.													
12.	Boundaries of the property													
	North	: By Mahadev Palav Marg												
	South	: By CS no. 53 & 3/52												
	East	: By Babasaheb Ambedkar Marg												
	West	: By Haji Kasam Chawl & Road												
		<table border="1"> <tr> <td>Latitude:</td> <td>18</td> <td>59'</td> <td>37</td> <td>30</td> <td>N</td> </tr> <tr> <td>Longitude:</td> <td>72</td> <td>50'</td> <td>4</td> <td>21</td> <td>E</td> </tr> </table>	Latitude:	18	59'	37	30	N	Longitude:	72	50'	4	21	E
Latitude:	18	59'	37	30	N									
Longitude:	72	50'	4	21	E									
13.	Dimension of the site													
	North	: Flat no. 2101												
	South	: Open Land												
	East	: Wall												
	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.	: Owned by owners. Presently occupied by Tenants (Mr. Sachin Sancheti)												



II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	: Residential
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	: Lowe Parel East
	Door No., Street Road (Pin code)	: 400012
3.	Descriptions of the locality Residential Commercial / Mixed	: Mixed Locality
4.	Year of Construction	: 2017
5.	Number of Floors	: 61 Floors
6.	Type of Structure	: RCC
7.	Number of Dwelling Units in the floor	: 03
8.	Quality of Construction	: Good



9.	Appearance of the building	: Good
10.	Maintenance of the building	: Good
11.	Facilities available	
	Lifts	: 6 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	: Eleventh Floor
2.	Door No. of the Unit	: 2102
3.	Specification of the Unit	
	Roof	: Flat
	Flooring	: Vitrified Italian Marbel flooring:
	Doors	: Wooden frame flush doors
	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.	200-000- 632*1
	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. Varsha Sanjay Parmar Mr. Sanjay Vijayraj 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 1,350sqft(125.41sqmt) Builtup area 1,621sqft(150.56sqmt)
10.	What is the floor space index (FSI) (app)	:
11.	What is the Carpet area of the Unit?	: Carpet area 1350sq.ft(125.41sqmt)
12.	Is it Posh / I Class / Medium / Ordinary?	: I Class
13.	Is it being used for Residential or Commercial purpose?	: Residential
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. 75500/-
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.75500/-
3.	Break – up for the rate	
	i. Building + Services	: Rs.5000/-
	ii. Land + Others	: Rs.70500/-



I	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
n.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Unit with services (v(3)i)	: Comparable Sale method.
	Age of the building	: 3 Years
	Life of the building estimated	: 57 Years
	Depreciation percentage assuming the salvage value as 10%	: --
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs. 75500/- sq.ft.
	Depreciation building rate VI (a)	
	Rate for land & other V (3) ii	
	Total Composite Rate	: Rs. 75500/- sq.ft.



DETAILS OF VALUATION		
1.	Present value of the Unit	: Builtup Area sqft 1,621 X Rs.75500 /- per sqft = Rs. 12,23,85,500/-
2.	Wardrobe	
3.	Showcase	
4.	Kitchen arrangements	
5.	Superfine finish	
6.	Interior Decoration	: 1,00,00,000
7.	Electricity deposits / electrical fittings, etc.	
8.	Extra collapsible gates / grill works etc.	
9.	Potential value, if any	
10.	Others (Car Parking)	: 30,00,000
	Total	Rs. 13,53,85,500/-

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. 13,53,85,500/- (Rupees Thirteen Crore Fifty Three Lakh Eighty Five Thousand Five Hundred oOnly)**.

The realizable value of the property would be about **Rs. 12,18,46,950/- (Rupees Twelve Crore Eighteen Lakh Fourty Six Thousand Nine Hundred Fifty only)**.

The distress value of the property would be about **Rs. 10,83,08,400/- (Rupees Ten Crore Eighty Three Lakh Eight Thousand Four 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/1/451

For AHER VALUERS & ENGINEERS



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.

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 1/451

For AHER VALUERS & ENGINEERS

Date: 25/10/2020

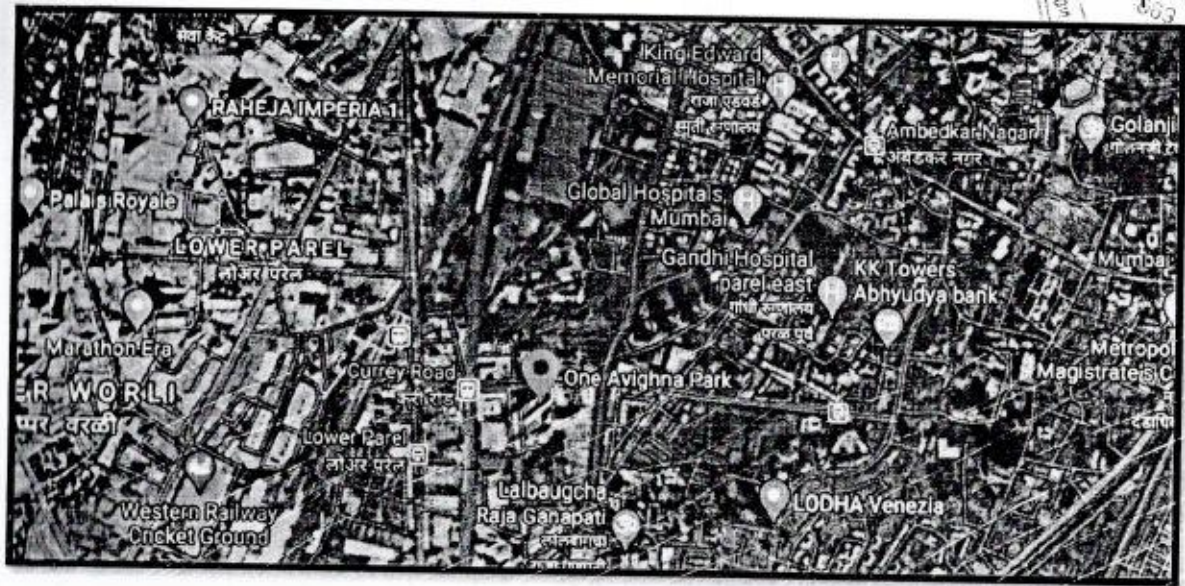
Place: Mumbai.



ANNEXURE


ANNEXUR 1 : Google Map

18°59'37.30"N & 72°50'4.21"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
बाजारमूल्य दर पत्रक

Home Vacation Rules User Manual Close Feedback

Year: 2022-2021

Annual Statement of Rates

Language: English

Selected District: मुंबई(वेत)

Select Village: लोअर पॅरल विन्हीजन

Search By: Survey No Location

Enter Survey No: 77 Search

वर्गिकरण	भूमी प्लॉट	सिमेंटी प्लॉट	अडिग प्लॉट	एअर प्लॉट	एअर (फीट)	आकार	
1291A-भूपत्रा : मध्य रेल्वे साईन, पश्चिम पश्चिम रेल्वे साईन दक्षिण पूर्व रेल्वे साईन, दक्षिण रेल्वे साईन	132830	297700	352900	423700	297700	मीटर मीटर	चि.टी.एस. नेमर



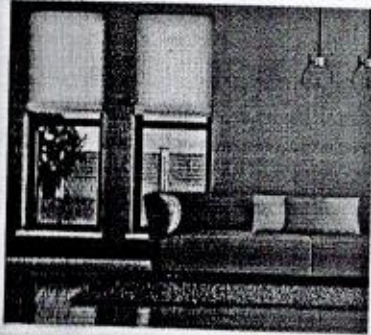
3 BHK 1300 Sq.Ft. Flat in Avighna One Avighna Park on Sale at ₹ 13 Cr. - 948183

Mumbai ▾ Exclusive Tools ▾ Solutions ▾ Blog Ask Home Loan More...

Post Property ^{Free} Login

Home > Property for Sale in Mumbai > Property for Sale in Curry Road, Mumbai > 3 BHK 1300 Sq.Ft. Apartment in Avighna One Avighna Park

Compare



9 98xxxxxxxx40

Name

Email ID

+91 ▾ Phone Number

WhatsApp Contact A



6 Photos

Resale | Residential

3 BHK 1300 Sq.Ft. Flat For Sale in Avighna One Avighna Park, Mumbai, ₹ 13 Cr.

Curry Road, Mumbai

₹ 13 Cr. FMI at 18,06,311 >



Avighna One Avighna Park
Lower Parel, Mumbai
Ready to Move



Description

3 BHK Flat @ 13Cr. in One Avighna Park. A luxurious 3 BHK Flat of 1300 Sq.Ft is available on sale at a price of Rs. 13 Cr. It is located in Curry Road which is one the posh localities in Mumbai.

Property Information

Last Updated	19 Jun 2020
Listing Type	Sale
Property Type	Residential
Building Type	Apartment
City	Mumbai
Locality	Curry Road
Area	1300 Sq Ft
Price	₹ 13 Cr.
Number of Rooms	3

