

Ref. No. AVSA/UBI/27265/2020

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	: --
	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. Dilip V. Parmar, (Address : 507, Matru Chhaya, Narshinatha Street, Masjid Bunder, Mumbai 400 009) Vide Agreement dt. 29.12.2007
5.	Brief description of the property (Including leasehold/freehold etc)	:	Godown No.1, on the Ground floor, in the building no.B-4, known as "Gayatri Complex" Premises Co-op. Soc. Ltd., Freehold Land
6.	Location of property		
	a)	Plot No. / Survey No.	: Godown No.1, on the Ground floor, in the building no.B-4, known as "Gayatri Complex" Premises Co-op. Soc.
	b)	Door No.	: Ltd., on land bearing Sy. No. 22/1, 22/2, 22/3, 22/5, 22/6,
	c)	T. S. No. / Village	: 23/1, 23/3, 23/4, 23/5, 23/6 paiki, 23/7 & 25/4, village
	d)	Ward / Taluka	: Val, Near Paras Ware House, Taluka Bhiwandi, District
	e)	Mandal / District	: Thane



7.	Postal address of the property	:	Godown No.1, on the Ground floor, in the building no.B-4, known as “Gayatri Complex” Premises Co-op. Soc. Ltd., village Val, Near Paras Ware House, Taluka Bhiwandi, District Thane- 421 302.	
8.	City / Town	:	Mixed Area located at 12km -13km distance from Thane Railway Junction	
	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 Grampanchayat Val	
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 Road	
	South	:	By Godown No. 2	
	East	:	By Building No. 5	
	West	:	By Internal Road	
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	:	19°15'29.31"N & 73° 2'0.83"E Google Map attached	
15	Extent of the site	:		
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Godown No.1, on the Ground floor, admeasuring about 2,400sqft (222.96sqmt.) Builtup 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	Under going fast development
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 3km -4km 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	Godown 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 Grampanchayat Val
16	Underground sewerage system	Septic Tank of adequate capacity provided
17	Is power supply available at the site?	Yes
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		Godown No.1, on the Ground floor, admeasuring about 2,400sqft (222.96sqmt.) (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.1,750/sqft. is considered for Land Component which is inclusive of Site Development
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Village Val (Under Spl. Devp. Authority)Taluka Bhiwandi, Dist. Thane Zone No.2/1/A Open Land 1,700/sqm. (RR Copy attached)
5.	Assessed / adopted rate of valuation		₹ 1,750/sqft. (Land Component).
6.	Estimated value of land		2,400sqft X ₹ 1,750/sqft = ₹ 42,00,000/-
Part – B (Valuation of Building)			
1.	Technical details of the building		The said property comprises Godown premises on the Ground floor, in Ground + 1 upper floor R.C.C. framed Building, having adequate floor height. The premises is provided with Cement Concrete flooring. The Brick masonry walls plastered and painted on both sides have been provided with M.S. Rolling Shutter for proper light and ventilation. Built around 2007 (about 12 – 13 years old) Residual Life : about 40 years with Proper repairs & Maintenance Ground + 1 upper floor having adequate floor height Godown Premises on Ground floor, admeasuring about 2,400sqft (222.96sqmt.)
	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	Nil



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	The said property comprises Godown premises on the Ground floor, in Ground + 1 upper floor R.C.C. framed Building, having adequate floor height. The premises is provided with Cement Concrete flooring. The Brick masonry walls plastered and painted on both sides have been provided with M.S. Rolling Shutter for proper light and ventilation Flat roof Connected to septic tank of adequate capacity	
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	:	Not provided	
	Height	:		
	Length	:		
	Type of construction	:		
3.	Electrical installation			
	Type of wiring	:	Conduit	
	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	:	N.A.	
	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'	Godown Premises on Ground floor, Land Component 2,400sqft (222.96sqmt.) @ ₹ 1,750/sqft	₹ 42,00,000/-
'B'	Godown Premises on Ground floor, Building Component 2,400sqft (222.96sqmt.) @ ₹ 750/sqft.	₹ 18,00,000/-
	Total	₹ 60,00,000/-

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	:	₹ 42,00,000/-
Part- B	Building	:	₹ 18,00,000/-
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 60,00,000/-



(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:

Godown Premises on Ground floor, Land Component : 2,400sqft.	@ ₹ 1,750/sqft.	₹ 42,00,000/-
Godown Premises on Ground floor, Building Component: 2,400sqft.	@ ₹ 750/sqft.	₹ 18,00,000/-
	Total	₹ 60,00,000/-

Therefore, to the best of our knowledge and belief, the “Fair Market Value” of the said property is ₹ 60,00,000/- (Rupees sixty lakhs only) and “Realisable Value” of the said property is ₹ 54,00,000/- (Rupees fifty four lakhs only) and the “Forced Sale Value” of the said property is ₹ 48,00,000/- (Rupees forty eight lakhs only) and the “Insurable Value” (Reinstatement Value of the structure) is ₹ 18,00,000/- (Rupees eighteen 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:

Sr. No.	Particulars	Valuer Comment
1	Background information of the Asset being valued	Godown No.1, on the Ground floor, in the building no. B-4, known as "Gayatri Complex" Premises Co-op. Soc. Ltd., on land bearing Sy. No. 22/1, 22/2, 22/3, 22/5, 22/6, 23/1, 23/3, 23/4, 23/5, 23/6 paiki, 23/7 & 25/4, village Val, Near Paras Ware House, Taluka Bhiwandi, District Thane
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	Godown 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

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year *Annual Statement of Rates* Lan

20202021 ▾ Eng

Selected District ठाणे ▾

Select Taluka भिवंडी ▾

Select Village गावाचे नाव : वळ(विशेष नियोजन प्राधिकरणाखालील) ▾

Search By Survey No Location

Select	उपविभाग	दुनी चमीन	निवासी सदनिका	बॉडींग	दुकाने	शैबोपिक	एकूट (₹.)
SurveyNo	1/1-गावठाण व पाडे ग्रामधील जमिनी	2200	23100	25200	31600	25200	चौ. मीटर
SurveyNo	1/2/A-रहिवाम विभागातील विकास क्षमतेच्या जमिनी	1520	0	0	0	0	चौ. मीटर
SurveyNo	1/2-रहिवाम वापरा खालील विकसित जमिनी	2250	23400	26500	31600	26500	चौ. मीटर
SurveyNo	1/3/A-NH-3 वरील रहिवाम विभागातील विकास क्षमतेच्या जमिनी	1690	0	0	0	0	चौ. मीटर
SurveyNo	2/1/A-शैबोपिक विभागातील विकास क्षमतेच्या जमिनी	1700	0	0	0	0	चौ. मीटर

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Survey Number

78, 79, 80, 81, 82, 83, 84, 73, 74, 87, 97, 109, 110, 118, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 96, 98, 99, 100, 2, 4, 10, 11, 71, 72, 75, 76, 77, 86, 87, 90, 92, 103, 104, 105, 106, 107, 85, 32, 57, 3, 9, 89, 94, 95, 50, 93, 115, 114, 111, 91, 112, 108, 102





