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**Date : 16-07-2022**

**To,  
THE MANAGER  
UNION BANK OF INDIA,  
SAMB BRANCH  
MUMBAI**

**VALUATION REPORT**

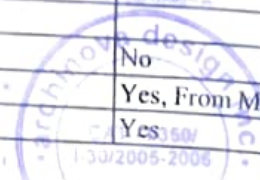
**REF No. ADI/UBI/SAMB/RB/AA/2022/07-15**

<b>I. GENERAL</b>		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	15-07-2022
	b) Date on which the valuation is made	16-07-2022
3	List of documents produced for perusal	
	Documents Details	Index II No.MUM-4/4123/2014 Date 10-10-2014 Agreement Value : Rs.1,47,68,982/- Govt. Value : Rs.66,61,000/-
		Sale Agreement Between M/s. Lodha Crown Builtmart Pvt. Ltd. (The Developer) AND Mr. Manu T. Shah (The Purchaser)
		Part Occupancy Certificate No. TCP/WTT/Block-C/CC/Part OC/Vol-XIII/2258/2018 Date 04-12-2018
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)	<b>Mr. Manu T. Shah</b>
5	Brief description of the property	Flat No. A-203, 2nd Floor, A Wing, "Lodha Estrella", C.T.S.No. 8, Village Saltpan, New Cuffe Parade, Eastern Freeway, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037.
6	Location of property	
	a) Plot No. / Survey No.	C.T.S.No. 8
	b) Door No.	-
	c) T. S. No. / Village	Village Saltpan
	d) Ward / Taluka	Tal.Mumbai
	e) Mandal / District	Dist.Mumbai
	f) Date of issue and validity of layout of approved map / plan	Part Occupancy Certificate No. TCP/WTT/Block-C/CC/Part OC/Vol-XIII/2258/2018 Date 04-12-2018
	g) Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai
	h) Whether genuineness or authenticity of approved map / plan is verified	OC is obtained for said bldg.
	i) Any other comments by our empanelled valuers on authentic of approved plan	-
7	Postal address of the property	As same mentioned in point No.5
8	City / Town	
	Residential Area	Yes

© 1, New Bhushan, Teen Hath Naka, Behind Punjab & Sind Bank, Thane(W) 400604, Maharashtra.

@archinova@gmail.com ☎ 9594578999 / 8108578999 GSTIN-27AAFPW9891E1ZZ

	Commercial Area	Yes	
	Industrial Area	-	
9	Classification of the area		
	i) High / Middle / Poor	High Class	
	ii) Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
12	Boundaries of the property		
	North	Open Plot	
	South	RTO Wadala	
	East	Lodha Gardenia Building	
	West	Internal Road	
13	Dimensions of the site	A	B
		<b>As per the Deed</b>	<b>Actuals</b>
	North	-	Open Plot
	South	-	RTO Wadala
	East	-	Lodha Gardenia Building
	West	-	Internal Road
14	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of flat	Latitude: 19.0383702, Longitude: 72.8782695	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known, as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Internal Visit Not Allowed (NPA Case)	
<b>II. APARTMENT BUILDING</b>			
1	Nature of the Apartment	Residential Apartment	
2	Location		
	T. S. No.	C.T.S.No. 8	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Village Saltpan, New Cuffe Parade, Eastern Freeway, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037.	
3	Description of the locality Residential / Commercial / Mixed	Residential & Commercial	
4	Year of Construction	Year 2018 (As per OC)	
5	Number of Floors	4 Basement + Lobby + 43 Floors	
6	Type of Structure	RCC Frame Structure	
7	Number of Dwelling units in the building	-	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	
11	Facilities Available		
	Lift	No	
	Protected Water Supply	Yes, From MCGM	
	Underground Sewerage	Yes	





Car Parking - Open/ Covered	No
Is Compound wall existing?	Yes
Is pavement laid around the Building	Yes

### III FLAT

1	The floor on which the flat is situated	2nd Floor
2	Door No. of the flat	Flat No.A-203
3	Specifications of the flat	
	Roof	RCC
	Flooring	Internal Visit Not Allowed (NPA Case)
	Doors	Internal Visit Not Allowed (NPA Case)
	Windows	Internal Visit Not Allowed (NPA Case)
	Fittings	Internal Visit Not Allowed (NPA Case)
	Finishing	Internal Visit Not Allowed (NPA Case)
4	House Tax	Property Tax Not Given
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	-
5	Electricity Service Connection no.	Electricity Bill Not Given
	Meter Card is in the name of	-
6	How is the maintenance of the flat?	Internal Visit Not Allowed (NPA Case)
7	Sale Deed executed in the name of	Mr. Manu T. Shah
8	What is the undivided area of land as per Sale Deed?	Reference Details Not Given
9	What is the plinth area of the flat?	<b>BUA As per Index II (Considered for Valuation)</b>
		551      Sq.Ft.      Built Up
10	What is the floor space index (app.)	Cannot Comment since plan not received
11	What is the Carpet Area of the flat?	<b>CA Derived by BUA / 1.2</b>
		459      Sq.Ft.      Carpet Area
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	External Visit Only (NPA Case)
14	Is it Owner-occupied or let out?	Internal Visit Not Allowed (NPA Case)
15	If rented, what is the monthly rent?	-
<b>IV MARKETABILITY</b>		
1	How is the marketability?	Marketability is good
2	What are the factors favouring for an extra Potential Value?	Said Property is situated Village Saltpan, New Cuffe Parade, Eastern Freeway, Near Wadala Truck Terminal, Wadala East, Mumbai- 400 037. All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km Radius. Nearest Wadala Station about 5.4 km away.
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 flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	As per the instructions from the Manager, UBI, SAMB, Mumbai, we have done enquiry also searched composite rate online through Real Estate Authorised Site. And attached sale instances from Real Estate Sites and IGR from Govt. Stamp Duty And Registration Dept.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison	Dep. Rate adopted for construction is Rs.35,500/- per Sq Ft. on Built Up Area.
3	Break - up for the rate	
	i) Building + Services	Rs.2,800/-
	ii) Land + Others	Rs.32,840/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.19,120/- Sq. Ft. on Built Up Area

#### VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	Rs.140/-
	Replacement cost of flat with Services {V (3) i}	Rs.2,800/-
	Age of the building	04 Years (As per OC)
	Life of the building estimated	56 Years (Subject to Proper Maintenance)
	Depreciation percentage assuming the salvage value as 10%	5%
	Depreciated Ratio of the building	95:100
b.	<b>Total composite rate arrived for valuation</b>	
	Depreciated building rate VI (a)	Rs.2,660/-
	Rate for Land & other V (3) ii	Rs.32,840/-
	Total Composite Rate	Rs.35,500/-

#### Details of Valuation:

Sr. No.	Description	Qty. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the flat (Built Up)	551	35,500	1,95,60,500
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others (Car Parking)	1	1200000	12,00,000
	<b>Total</b>			<b>2,07,60,500</b>



**JUSTIFICATION:**

The Govt. Guideline Rate is for Stamp Duty purpose only. The subject property. The Rates are justified by the Sale Advertisement for same type of properties in the same complex of the subject property which are open to be sold in year 2022. Also sales instances from same complex/premises are attached into report.

The Recent sale Advertisement in the same complex of subject property is attached with this Report. Market value given in the report is in line with current trend in the market value. The location, amenities / facilities will be available in complex premises, current demand & supply of real estate properties are the factors influencing the market value.

<b>The Government Value</b>	Rs.1,05,35,120/- (Rs.One Crore Five Lakh Thirty Five Thousand One Hundred Twenty Only)
<b>Rental Value</b>	Rs.51,900/- (Rs.Fifty One Thousand & Nine Hundred Only)
<b>Insurance Value</b>	Rs.14,65,660/- (Rs.Fourteen Lakh Sixty Five Thousand Six Hundred Sixty Only)

**Note: Internal Visit Not Allowed, Since it a NPA Case**





**Photographs  
External View**





As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is **Rs.2,07,60,500/- (Rs.Two Crore Seven Lakh Sixty Thousand Five Hundred Only)**

As a result of my appraisal and analysis, it is my considered opinion that the Realizable Value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,76,46,425/- (Rs.One Crore Seventy Six Lakh Forty Six Thousand Four Hundred and Twenty Five Only)**

As a result of my appraisal and analysis, it is my considered opinion that the Distress Value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,45,32,350/- (Rs. One Crore Forty Five Lakh Thirty Two Thousand Three Hundred and Fifty Only)**

Place **Thane**  
Date **16-07-2022**



Ar Dinesh  
Warade  
Signature of the Valuer  
Ar. Dinesh P. Warade

Digitally signed by Ar Dinesh Warade  
DN: cn=Ar Dinesh Warade,  
o=archinova design inc.,  
ou=Valuation,  
email=archinova@gmail.com, c=IN  
Reason: I agree to specified portions  
of this document  
Location: Thane  
Date: 2022.07.20 18:34:10 +05'30'



Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The valuation undertaken for Flat located in prominent locality.
2	purpose of valuation and appointing authority	To determine the Fair market value of the property
3	identity of the valuer and any other experts involved in the valuation;	Ar. Dinesh Warade, Prop. M/s. archinova design inc. No other expert involved for this valuation.
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets valued
5	date of appointment, valuation date and date of report;	Date of Appointment - 15-07-2022 Date of Valuation - 15-07-2022 Date of Report - 16-07-2022
6	inspections and/or investigations undertaken;	By Rajendra Parab / Mari Kannan
7	nature and sources of the information used or relied upon;	We have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during the valuation;	Legal Aspects
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	



**Miscellaneous**

1. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

2. A valuer shall follow this code as amended or revised from time to time

Date: 16-07-2022  
Place: Thane



Ar Dinesh Warade

Signature.....

Name Ar. Dinesh Warade

Address : 1, Gr. Floor, New Bhushan Apt,  
Teen Hath Naka, Survevadi, M.S Road,  
Thane (W) - 400 604.

Digitally signed by Ar Dinesh Warade  
DN: cn=Ar Dinesh Warade, o=archinova  
design inc., ou=Thane,  
email=archinova@gmail.com, c=IN  
Reason: I am in specified position of  
Archinova  
Location: Thane  
Date: 2022.07.26 18:30:28 +05'30'

**SDRR**

Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2022-2023 Language: English

Selected District: मुंबई(मेल)  
Select Village: माउंट पॅन डिव्हिजन  
Search By: Survey No Location  
Enter Survey No: 8 Search

वर्णिकार	पुणे मधील	निकासी वर्णिकार	बंदीप	पुणे	बंदीप	एक (रु.)	Altitude
15/105 C-मुंबई विभाग व 15/105 मधील वारसील मिळवत	88690	205810	236690	282900	211090	बौरस मीटर	मि टी.एस. मीटर



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Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Wadala East | 3 BHK Flats for Sale in Wadala East | 7500 Sq Ft

Posted on: Jul 23, 21 | Priority ID: 35154

**₹ 4.50 Cr** [Apply for home loan](#) | **VERIFIED OWNERS**

3 BHK, 1500 Sqft Flat For Sale [Wadala East, Mumbai](#)

3 Beds | 3 Baths | 4 Balconies | 1 Covered Parking | Laundry Ser... | Service/Good...

Carpet Area 1,500 sqft 0.34-0.091sqft	Developer <b>Lodha Group</b>	Project <b>Lodha Estrella</b>	Floor 77 (Out of 37 Floors)
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts 4

East Facing Property  Newly Constructed Property

Contact Agent | Get Phone No. | Last contact made 27 days ago

**Contact Agent**  
**Certified Agent** | RERA REGISTERED  
**Kawal** - 91-70XXXXXX77

Hillcrest  
Andheri (E), Mumbai  
1, 2, 3 BHK - ₹ 1.61 Cr

Your Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 IND +91 | Mobile Number: \_\_\_\_\_

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**We can visit this property on your behalf**  
 Simply tell us the details you want to know.

Windows taskbar: 10:40 AM 7/20/2022

99acres.com lodha-estrella-apartments-wadala-mumbai-harbour-107115-9pfd

**99acres** Buy Lodha Estrella | Post property

3 BHK Apartment in Wadala  
**Lodha Estrella**  
 4 Floors | 1 Railway Station | 3 Connectives

₹ 4.4 Cr | 1,332 sq ft | 3 BHK

Photos Under Screening

✓ East Facing | ✓ Full Power Backup | ✓ Fresh Construction | ✓ Gated Sec...

This is a meticulously designed 3 BHK apartment located in wadala. [more](#)

View Phone Number | [Contact Dealer](#)

**Projects in Wadala, Mumbai Harbour**  
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Localities:  Wadala |  Thane |  Chembur East

Windows taskbar: 12:47 PM 7/20/2022





99acres.com/lodha-estrella-resale-in-wadala-mumbai-harbour-1073115-ppfid

99acres Buy Lodha Estrella X Add more

Post property

- Lodha Estrella
- Lodha New Cuffs Parade
- Godrej Central
- Dosti Eastern Bay
- Godrej Prime
- More Societies

Construction Status

Amenities Clear

- Power Backup
- Parking
- Swimming Pool
- Gymnasium
- Lift
- 4 more

Furnishing status

Purchase type Clear

- Resale
- New Booking

RERA Approved

**Lodha Estrella**

4 Places near • 1 Railway Station • 3 Connectivity

₹ 3 Cr 957 sq.ft 2 BHK

East Facing • Full Power Backup • Fresh Construction • Close to H...

A beautiful 2 bnh apartment in wadala mumbai harbour. The pr... more

10th FLOOR • RESALE • RERA

View Phone Number [Contact Dealer](#)

Photos Under Screening

**3 BHK Apartment in Wadala**

**Lodha Estrella**

4 Places near • 1 Railway Station • 3 Connectivity

₹ 4.45 Cr 2,194 sq.ft 3 BHK

East Facing • Full Power Backup • Close to School • Fresh Constr...

A beautiful 3 bnh apartment in wadala mumbai harbour. The pr... more

10th FLOOR • RESALE • RERA

View Phone Number [Contact Dealer](#)

12:47 PM 1/13/2022

