

VALUATION REPORT OF

MR. ASHOK CHHAGANLAL JAIN &
MRS. DARSHANA A. JAIN.

FLAT NO. 501, FIFTH FLOOR,
BHAGYODAY CHS LTD., VILLAGE PAHADI GOREGAON,
PLOT NO. 06, SHREE NAGAR SOCIETY,
M.G. ROAD, GOREGAON (WEST),
MUMBAI 400 062.



MAHESH SHETTY CONSULTANTS & VALUERS

D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,
Sahar Village, Sahar Road, Andheri (E), Mumbai - 400 099.
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Format - C

UNION BANK OF INDIA, SAKI NAKA BRANCH VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

I GENERAL	
1. Purpose for which the valuation is made	: To ascertain present FMV
2. a) Date of Inspection	: 08.12.2020
b) Date on which the valuation is made	: 09.12.2020
3. List of documents produced for perusal	: Xerox copy of Previous Valuation by Aher Valuers & Engineers dtd. 29/04/2017.
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. Ashok Chhaganlal Jain & Mrs. Darshana A. Jain. Flat No. 501, Fifth Floor, Bhagyoday CHS Ltd., Village Pahadi Goregaon, Plot No. 06, Shree Nagar Society, M.G. Road, Goregaon (W), Mumbai 400 062.
5. Brief Description of the property	<p>The property under reference is Flat No. 501, Fifth Floor, Bhagyoday CHS Ltd., situated at above address is within 900 mtrs. from Goregaon railway station. The area is developed and Good Residential location having all civic and infrastructure facilities are available within easy reach.</p> <p>The location is well connected by roads & railways to destination.</p> <p>The Residential building under reference is of Ground + 7 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & lift to access upper floors.</p>



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Mahesh Shetty Consultants & Valuers LLP

		<p>Landmark: Near Kapadia Hospital.</p> <p>Boundaries:</p> <p>East : Jain Mandir West : Vasant Marg North : Divyapuri CHSL South : Madhav Apartment</p> <table border="1"> <tr> <td>Latitude</td> <td>: 19°09'45.0"N</td> </tr> <tr> <td>Longitude</td> <td>: 72°50'38.2"E</td> </tr> </table> <p>Accommodation:</p> <p>Accommodation provided in Flat No. 501, Fifth Floor is consists of Hall, Kitchen, 3 Bedrooms & 3 Toilets (i.e. 3 BHK).</p> <p>Amenities of the property:</p> <p>Vitrified Tiles flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilet, Wooden Flush Door & Aluminium Sliding Windows provided.</p> <p>Areas :</p> <p>As per Measurement Carpet Area is 763 sq.ft.</p> <p>As per Previous Valuation Report Saleable Built Up Area is 1037 sq.ft. which is considered for valuation.</p>	Latitude	: 19°09'45.0"N	Longitude	: 72°50'38.2"E
Latitude	: 19°09'45.0"N					
Longitude	: 72°50'38.2"E					
6.	Location of the property	:				
	a) Plot No./ Survey No.	: C.T.S. No. 282, 282/1 to 8 & 281-C (pt), Plot No. 06.				
	b) Door No./ Property No.	: Flat No. 501; Fifth Floor				
	c) T. S. No/ Village	: Village : Pahadi Goregaon				
	d) Ward/ Taluka	: Tal. : Andheri				
	e) Mandal/ District	: Dist. : Mumbai				
7.	Postal address of the property	: Flat No. 501, Fifth Floor, Bhagyoday CHS Ltd., Village Pahadi Goregaon, Plot No. 06, Shree Nagar Society, M.G. Road, Goregaon (W), Mumbai 400 062.				
8.	City/ Town	:				
	Residential Area	: Yes				



	Commercial Area	:	N.A.
	Industrial Area	:	N.A.
9.	Classification of Area	:	
	i) High/ Middle/ Poor	:	Middle Class.
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.
10.	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Municipal Corporation of Greater Mumbai limits.
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.	Boundaries of the property	:	
	East	:	Jain Mandir
	West	:	Vasant Marg
	North	:	Divyapuri CHSL
	South	:	Madhav Apartment
13.	Dimensions of the site	:	A As per Agreement
			B Actuals
14.	Extent of the site	:	Carpet Area is 741 sq.ft.
			Carpet Area is 763 sq.ft.
15.	Extent of the site considered for Valuation	:	Carpet Area is 741 sq.ft. (As per Previous Valuation Report)
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential.
2.	Location	:	
	T. S. No.	:	N.A.
	Block No.	:	N.A.
	Ward No.	:	N.A.



	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai.
	Door No. Street or Road (Pin Code)	:	M.G. Road, Goregaon (W), Mumbai - 400 062.
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.
4.	Year of Construction	:	2007
5.	Number of floors	:	Ground + 7 Upper Floors.
6.	Type of structure	:	RCC framed structure
7.	Number of Dwelling Units in the Building.	:	24 Flats
8.	Quality of Construction	:	Good.
9.	Appearance of the Building	:	Good.
10.	Maintenance of the Building	:	Good.
11.	Facilities available.	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal water supply.
	Underground Sewerage	:	Connected to Public sewerage line.
	Car Parking—Open/ Covered	:	Open Parking.
	Is Compound wall existing ?	:	Yes.
	Is pavement laid around the Building?	:	Chequered tiles pavement.
II FLAT / SHOP / UNIT			
1.	The floor in which the property is situated	:	Fifth Floor
2.	Door No. of the property	:	Flat No. 501
3.	Specifications of the property	:	
	Roof	:	RCC slab roofing.
	Flooring	:	Vitrified tiles flooring.
	Doors	:	Wooden Flush door
	Windows	:	Aluminium Sliding window



	Fittings	:	Concealed.
	Finishing	:	Good.
4.	House Tax	:	Details not available.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Details not available.
	Meter Card is in the name of	:	
6.	How is the maintenance of the property?	:	Good.
7.	Documents in the name of	:	Mr. Ashok Chhaganlal Jain & Mrs. Darshana A. Jain.
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Carpet Area is 741 sq.ft. (As per Previous Valuation Report)
10.	What is the Floor Space Index (Approx).	:	As per MCGM norms
11.	What is the Carpet area of the property?	:	Carpet Area is 741 sq.ft. (As per Previous Valuation Report)
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it owner occupied or let out?	:	Fully Occupied by the Owners
15.	If rented, what is the monthly rent?	:	NA.
IV MARKETABILITY			
1.	How is the marketability?	:	Good.
2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area.



3.	Any negative factors are observed which affect the market value in general?	:	No.						
V RATE									
1.	After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	:	Rs. 20,000/- to Rs. 21,000/- per sq. ft. depending upon location and amenities.						
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	:	Rs. 20,000/- to Rs. 21,000/- per sq. ft. for depending upon location and locality, facilities and amenities and other factors.						
3.	Break-up for the Rate:								
	i) Building + Services	:	Rs. 2,000/- per sq. ft.						
	ii) Land + Others	:	Rs. 18,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 1,53,900/- per sq.mtr. Or Rs. 14,298 /- per sq.ft.						
5.	Insurance Value	:	<table border="1"> <tr> <td>Saleable Built Up Area</td> <td>1037 sq. ft.</td> </tr> <tr> <td>Cost of Construction</td> <td>Rs.2,000/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs. 20,74,000/-</td> </tr> </table>	Saleable Built Up Area	1037 sq. ft.	Cost of Construction	Rs.2,000/- per sq. ft.	Value	Rs. 20,74,000/-
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Cost of Construction	Rs.2,000/- per sq. ft.								
Value	Rs. 20,74,000/-								
VI. COMPOSITE RATE ADOPTED:									
a.	Depreciated Building Rate	:	Rs. 1,800/- per sq. ft.						
	Replacement cost of property with Services [v(3)i]	:	Rs. 2,000/- per sq. ft.						
	Age of building	:	13 Years						
	Residual Life of the Building	:	47 Years (Subject to proper and regular maintenance of the building).						



Depreciation percentage assuming the salvage value as 10%	: 10%
Depreciated Ratio of the Building	: N.A.
b. Total Composite Rate arrived for valuation.	: Rs. 20,300/- per sq. ft.
Depreciated Building Rate VI(a)	: Rs. 1,800/- per sq. ft.
Rate of Land and Other V(3)ii	: Rs. 18,500/- per sq. ft.
Total Composite Rate	: Rs. 20,300/- per sq. ft.

Declaration: - We hereby declare that:

- The Information furnished in our report Dtd. 09.12.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through our Engineer Mr. Suresh Kale on Dtd. 08.12.2020.
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Flat is having Terrace on Third Floor & Fourth Floor Which is Conveerted two Two bedrooms, Terrace Area is Not Mentioned in agreement
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATED: 09.12.2020

MUSKY

AUTH. SIGN.

(Approved valuer of Union Bank of India)



DETAILS OF VALUATION

S. No.	Description	Saleable Built up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	1037	20,300/-	2,10,51,100/-
2.	Car Parking	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
	TOTAL			2,10,51,100/-

(Rupees: Two Crore, Ten Lac, Fifty One Thousand & One Hundred only).

REALIZABLE VALUE:

Rs. 1,99,98,000/- (Rs. One Crore, Ninety Nine Lac, Ninety Eight Thousand only)

DISTRESS SALE VALUE

Rs. 1,78,93,000/- (Rs. One Crore, Seventy Eight Lac, Ninety Three Thousand only)

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI
DATE: 09.12.2020

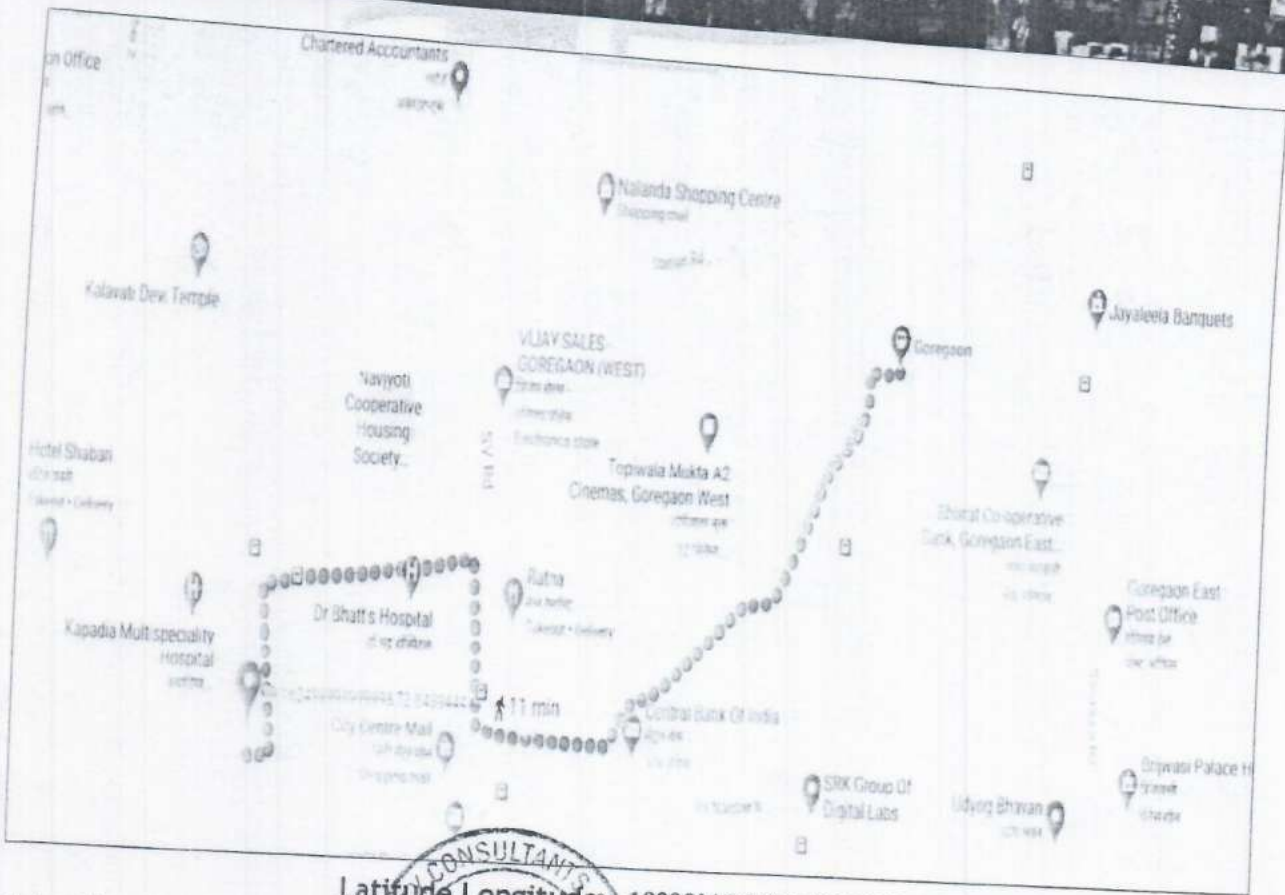
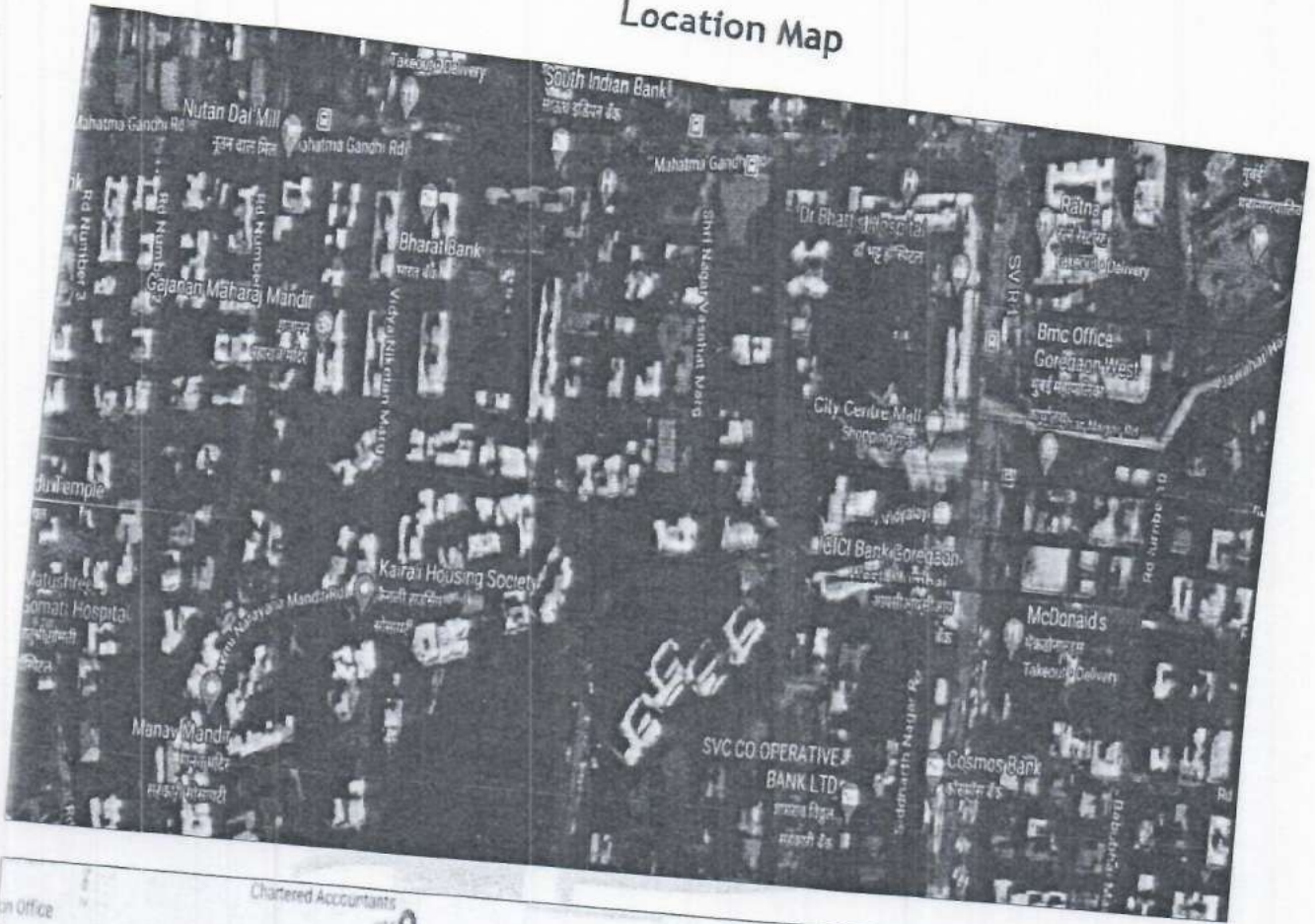
MVSKH
DIRECTOR / AUTH. SIGN.
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 09.12.2020 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____



Branch Manager / Officer-in-charge
of Advance Department
Date: 09.12.2020

Location Map



Latitude Longitude - 19°09'45.0"N 72°50'38.2"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon station 900 mtrs.)



Mr. Ashok Chhaganlal Jain &
 Mrs. Darshana A. Jain.
 Flat No. 501, Fifth Floor, Bhagyoday CHS Ltd.,
 Village Pahadi Goregaon, Plot No. 06, Shree Nagar Society,
 M.G. Road, Goregaon (W), Mumbai 400 062.



MUSTEER CONSULTANTS
 ARCHITECTS
 Plot: F-11, 42/65-9
 Flr: 15057
 CCIT: (M) CCIT / 1-419/
 2007-08