

MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.

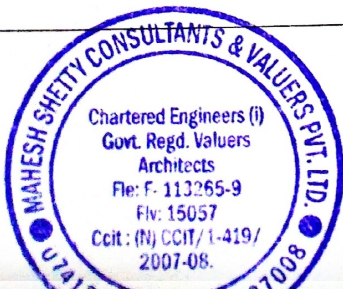
D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,
Sahar Village, Sahar Road, Andheri (E), Mumbai – 400 099.
Tel No. : 022-26829214 / 6422 8007 • Mobile No. : 98703 71113 / 98334 78845.
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Format - C

UNION BANK OF INDIA, MOHAMAD ALI ROAD 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	: 08.03.2018
	b) Date on which the valuation is made	: 22.03.2018
3.	List of documents produced for perusal	: Agreement for Sale Dt.03.12.1999 Between M/S. Welplan Investments Pvt. Ltd (The Builders) Mrs. Chitang Ajay Mehta & Mr. Ajay mukundrai Mehta (Purchaser).
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).	: Mrs. Chitang Ajay Mehta & Mr. Ajay mukundrai Mehta. Flat No. 1102, 11 th Floor, A Wing, Raval Tower CHS Ltd., Plot No. 16, Sector No. 11, CBD Belapur, Navi Mumbai - 400 614.
5.	Brief Description of the property	: The property under reference Flat No. 1102, 11 th Floor, A Wing, Raval Tower CHS Ltd situated at above address is about 950 Mtrs Distance From Belapur Railway station. The area is developed and good Residential location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways to Mumbai suburban areas and another destination. The Residential Building under reference is of Part Ground + Part Stilt + 14 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 2 Lifts to access upper floors.



6.

: Land Mark: Near Bank of India.Property is bounded by :

East : Chawala Plaza Plot No.14/15.

West : Goutam Complex Plot No.
17/18

North : Gauri Complex.

South : Road.

Latitude : 19° 0'59.81"N

Longitude : 73° 2'37.70"E

Accommodation:Accommodation provided in Flat No. 1102, 11th Floor consists of 2 Bedrooms, Hall, Kitchen & 2 Toilets etc. (2 BHK).Amenities of the property:

Marble & Mosaic flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilet, Wooden flush door & Aluminum Sliding windows provided.

Area:

As per Measurement Carpet area is 694 sq. ft.

As per Agreement Carpet Area is 717.5 sq. ft. Giving 45% Loading On it Super Built up Comes to 1040 sq. ft. which is considered for valuation.

7. Location of the property :

a) Plot No./ Survey No. :

Plot no. 16, Sector no. 11 of Village Belapur.

b) Door No./ Property No. :

Flat No. 1102, 11th Floor.

c) T. S. No/ Village :

Belapur.

d) Ward/ Taluka :

Thane.

e) Mandal/ District :

Thane.

8. Postal address of the property :

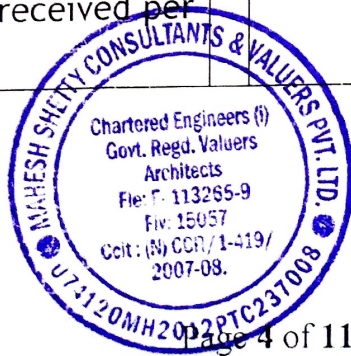
As above



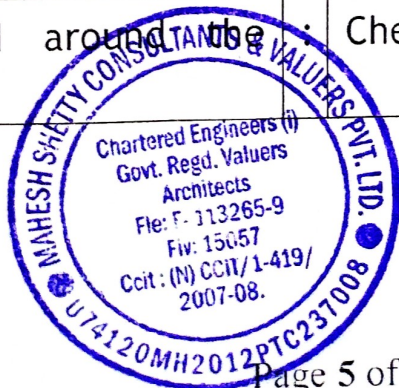
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Mahesh Shetty Consultants & Valuers Pvt. Ltd.

9.	City/ Town	:	Navi Mumbai.	
	Residential Area	:	Yes.	
	Commercial Area	:	N.A.	
	Industrial Area	:	N.A.	
10.	Classification of Area	:		
	i) High/ Middle/ Poor	:	Upper Middle Class.	
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.	
11.	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Navi Mumbai Municipal Corporation limit	
12.	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.	
13.	Boundaries of the property	:		
	East	:	Chawala Plaza Plot No.14/15.	
	West	:	Goutam Complex Plot No. 17/18	
	North	:	Gauri Complex.	
	South	:	Road.	
14.	Dimensions of the site	:	A As per Agreement	B Actuals
15.	Extent of the site	:	717.5 sq. ft. Carpet Area.	694 sq. ft. Carpet Area.
16.	Extent of the site considered for Valuation	:	717.5 sq. ft. Carpet Area (As per Agreement)	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Tenant (Mr. CDR J. Singh).	



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	: Navi Mumbai Municipal Corporation Limits.
Door No. Street or Road (Pin Code)	: Flat No. 1102, 11 th Floor.
3. Description of the Locality Residential/ Commercial/ Mixed.	: Residential.
4. Year of Construction	: 1999.
5. Number of floors	: Part Ground + Part Stilt + 14 upper floors.
6. Type of structure	: RCC framed structure
7. Number of Dwelling Units in the Building.	: 38 Flats.
8. Quality of Construction	: Good.
9. Appearance of the Building	: Good.
10. Maintenance of the Building	: Good.
11. Facilities available.	:
Lift	: N.A.
Protected Water Supply	: Municipal water supply
Underground Sewerage	: Connected to public sewerage line.
Car Parking—Open/ Covered	: Open.
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 : 11 th floor.
2.	Door No. of the property : Flat No. 1102.
3.	Specifications of the property :
	Roof : RCC slab roofing.
	Flooring : Marble & Mosaic flooring.
	Doors : Wooden Flush Door.
	Windows : Aluminum sliding Windows.
	Fittings : Concealed.
	Finishing : Good.
4.	House Tax : Assessment No. : Tax paid in the name of : Tax amount :
	To be paid by Society.
5.	Electricity Service Connection No. : Meter Card is in the name of :
	Details not provided.
6.	How is the maintenance of the property? : Good.
7.	Documents executed in the name of : Mrs. Chitang Ajay Mehta & Mr. Ajay mukundrai Mehta.
8.	What is the undivided area of land as per Sale Deed? : N.A.
9.	What is the plinth area of the property? : 717.5 sq. ft. Carpet Area (As per Agreement).
10.	What is the Floor Space Index (Approx). : As per local norms
11.	What is the Built up area of the property? : 717.5 sq. ft. Carpet Area (As per Agreement).
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?	:	Occupied By Tenant. (Mr. CDR J. Singh).						
15.	If rented, what is the monthly rent?	:	Rs.30,000/-						
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.12,000/- to Rs.14,000/- 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.12,000/- to Rs.14,000/- per sq. ft. depending upon location and locality, facilities and amenities and other factors.						
3.	Break-up for the Rate:								
	i) Building + Services	:	Rs.1,500/- per sq. ft.						
	ii) Land + Others	:	Rs.11,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	N.A.						
5.	Insurance Value	:	<table border="1"> <tr> <td>Super Built up area</td> <td>1040 sq. ft.</td> </tr> <tr> <td>Cost of Construction</td> <td>Rs.1,500/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs.15,60,000/-</td> </tr> </table>	Super Built up area	1040 sq. ft.	Cost of Construction	Rs.1,500/- per sq. ft.	Value	Rs.15,60,000/-
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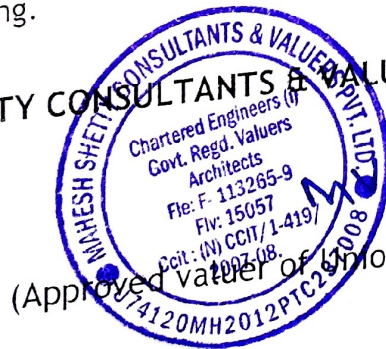


VI. COMPOSITE RATE ADOPTED:	
a.	Depreciated Building Rate : Rs.1,200/-
	Replacement cost of property with Services [v(3)i] : Rs.1,200/-
	Age of building : 19 years.
	Life of the Building estimated : 41 years. (with Proper Maintenance & Care)
	Depreciation percentage assuming the salvage value as 10% : 20%
	Depreciated Ratio of the Building : N.A.
b.	Total Composite Rate arrived for valuation. : Rs.12,700/- per sq. ft.
	Depreciated Building Rate VI(a) : Rs.1,200/-
	Rate of Land and Other V(3)ii : Rs.11,500/-
	Total Composite Rate : Rs.12,700/- per sq. ft.

Declaration: - We hereby declare that:

- The Information furnished in our report Dt.22.03.2018 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. Jayesh Sail on 21.03.2018
- 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.
- 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 PVT. LTD.



M. Shetty
AUTH. SIGN.
(Approved Valuer of Union Bank of India)

PLACE: MUMBAI
DATED: 22.03.2018

DETAILS OF VALUATION

S. No.	Description	Super Built up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	1040	12,700/-	1,32,08,000/-
2.	Car parking space	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations, Furniture & Fixtures	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any.	--	--	--
11.	Others	--	--	--
			Value	1,32,08,000/-

(Rupees: One Crore, Thirty Two Lac, Eight Thousand Only).

RELIABLE VALUE:

Rs.1,18,87,000/- (Rs. One Crore, Eighteen Lac, Eighty Seven Thousand Only).

DISTRESS SALE VALUE:

Rs.1,12,26,000/- (Rs. One Crore, Twelve Lac, Twenty Six Thousand Only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.

PLACE: MUMBAI
DATE: 22.03.2018



DIRECTOR / AUTH. SIGN.
Approved Values of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 22.03.2018 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: 22.03.2018