

**VALUATION REPORT FOR
UNION BANK OF INDIA, VEER NARIMAN ROAD BRANCH
CHURCHGATE**



**FLAT NO.13, 1ST FLOOR, A-WING, BUILDING NO.1
VRINDAVAN KUNJ CO-OP. HSG. SOC. LTD.
MITTAL ENCLAVE COMPLEX, JUCHANDRA ROAD
VILLAGE: JUCHANDRA, NAIGAON (EAST)
TALUKA: VASAI, DISTRICT: PALGHAR
MAHARASHTRA -401 208**

BORROWER

MR. DHANENDRA RAMAKANT PANDEY



DEEPAK KUMAR SHRIVASTAV

B.E., M.I.E., F.I.V. C. ENGG.
GOVT. REGD. VALUER: CAT-1/421 OF 1988
IBBI REGD. VALUER: IBB/RV/07/2020/12976
CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

HITECH-UBI-808-2022-23

Dated:15.10.2022

To,
The Branch Head,
Union Bank of India,
Veer Nariman Branch,
Churchgate

VALUATION REPORT (IN RESPECT OF FLAT) (To be filled in by the Approved Valuer)

I. GENERAL		
1	Purpose for which the valuation is made	Fair Market value for Loan Recovery Purpose
2	a) Date of inspection	: 14.10.2022
	b) Date on which the valuation is made	: 15.10.2022
3	List of documents produced for perusal	
	i) Old Valuation Report	: Old Valuation Report of Jatin Bhuta & Associates Valuers Dated : 21.02.2018
	ii) Other Document	: Electricity Bill
	iii)	: --
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. Dhanendra Ramakant Pandey
5	Brief description of the property	: Valuation of Flat No.13, 1 st Floor, A-Wing, Building No.1, Vrindavan Kunj Co-op. Hsg. Soc. Ltd. Mittal Enclave Complex, Juchandra Road, Naigaon East. The building is located in well-developed locality. Nearest Railway Station Naigaon at abouts 1.4 Kms distance from the building. All civic amenities nearby. Landmark: Mittal Enclave Complex It is 1 BHK Flat
6	Location of property	
	a) Plot No. / Survey No./ Sector No.	: Survey No. 263, Old Survey No.250, Hissa No.4P, 5P & 6P, 265
	b) Door No.	: Flat No.13, 1 st Floor, A-Wing, Building No.1
	c) C. T. S. No. / Village	: Village: Juchandra
	d) Ward / Taluka	: Taluka: Vasai
	e) Mandal / District	: District: Palghar
	f) Date of issue and validity of layout of approved map / plan	: Details not provided
	g) Approved map / plan issuing authority	: Details not provided



Mumbai Office:-

No. 17, 2nd Floor, Saraswati Bhavan, Near Petrol Pump,
wala Lane, Borivali (West), Mumbai 400 092.
Email: hitechdahisar@gmail.com | Contact No.: 9321245537

Kalyan Office :-

A-2/ 413, Parijat - Lokvatika Hsg. Soc. Ltd, Netivali,
Kalyan (East), Thane - 421 306 | E-mail: deepak1.sri@gmail.com
Contact No.: 98207 52898 | 91677 76227

PAN NO. : ANRPS3450Q | GST : 27ANRPS3450Q2ZZ

	h)	Whether genuineness or authenticity of approved map / plan is verified	:	Details not provided	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	None.	
7		Postal address of the property	:	Flat No.13, 1 st Floor, A-Wing, Building No.1 Vrindavan Kunj Co-op. Hsg. Soc. Ltd. Mittal Enclave Complex, Juchandra Road, Village: Juchandra, Naigaon (East), Taluka: Vasai, District: Palghar, Maharashtra -401 208	
8		City / Town	:		
		Residential Area	:	Yes	
		Commercial Area	:	No.	
		Industrial Area	:	No.	
9		Classification of the area	:		
	i)	High/ Middle/ Poor	:	Middle Class	
	ii)	Metro/ Urban/ Semi Urban/ Rural	:	Urban	
10		Coming under Corporation limit/ Village Panchayat/ Municipality	:	Coming under Vasai Virar City Municipal Corporation	
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:		As per Deed	Actual
		North	:	N.A.	Vrindavan Radha Chsl.
		South	:	N.A.	Don Basco School
		East	:	N.A.	Nalanda Chsl.
		West	:	N.A.	Open Space
12.1		Boundaries of the Flat:			
		North	:	Flat No.14	
		South	:	Wall	
		East	:	Passage	
		West	:	Wall	
13		Dimensional area	:		
			:	A	B★
			:	As per the Deed	Actual
		North	:	Built up Area:	Measured Carpet Area: 398 sq fts
		South	:	547 Sq. fts	
		East	:		
		West	:		
14		Extent of the site.	:	Built up Area: 547 sq. ft (As Per Old Valuation Report)	
14.1		Latitude, Longitude and Coordinates of the site	:	Latitude: 19°36'06.54"N Longitude: 72°84'52.4"E	
15		Extent of the site considered for valuation	:	Built up Area: 547 sq fts Which is considered for valuation	
16		Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied	
II. APARTMENT BUILDING					
1		Nature of the Apartment	:	Residential	
2		Location	:		



	C.T. S. No.	:	Survey No. 263, Old Survey No.250, Hissa No.4P, 5P & 6P, 265
	Block No.	:	--
	Ward No.	:	--
	Village/ Municipality / Corporation	:	Village: Juchandra
	Door No., Street or Road Pin Code	:	Flat No.13, 1 st Floor, A-Wing, Building No.1 Pin Code 401 208
3	Description of the locality Residential /Commercial / Mixed	:	Residential Locality
4	Year of Construction	:	2004
5	Number of Floors	:	Ground (pt) Stilt(pt) + 7 Upper Floors
6	Type of Structure	:	RCC Structure
7	Number of Dwelling Flat s in the Floor	:	06 Nos. Flat on 1 st Floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	01 No. lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking- Open/ Covered	:	Stilt + Open Car parking
	Is Compound Wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
III. FLAT			
1	The floor on which the Flat is situated	:	1 st Floor
2	Door No. of the Flat	:	Flat No.13
3	Specifications of the Flat	:	
	Roof	:	RCC Roofing
	Flooring	:	Vitrified Flooring
	Door	:	Wooden flush Door
	Windows	:	Aluminum Coated Windows
	Fittings	:	Concealed Fitting
	Finishing	:	Royale Paint
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5	Electricity Service Connection no.	:	002140465626
	Meter Card is in the name of	:	Mr. Dhanendra Ramakant Pandey
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Dhanendra Ramakant Pandey
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built up Area: 547 sq. ft (As Per Old Valuation Report)
10	What is the floor space index (app.)	:	As permissible.
11	What is the Carpet Area of the Flat?	:	Measured Carpet Area: 398 sq. fts
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
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?	:	Rs.6,500/- per month
IV. MARKETABILITY			
1	How is the marketability?	:	Good



2	What are the factors favoring for an extra Potential Value?	: Good
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)	: Rs.5,650/- per sq fts On Built Up
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 (give details).	: Rs.5,650/- per sq fts On Built Up
Break - up for the rate /value		
3	i) Building + Services	: Rs.2,500/- per sq. fts
	ii) Land + Others	: Rs.3,150/- Per Sq. fts
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	: Rs.31,400/- sq. mtrs i.e. Rs.2,917/- per sq. fts

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated building rate	: --
	Replacement cost of Flat with Services (v (3)i)	: Rs.2,500 /- per sq. fts
	Age of the building	: 18 Years
	Life of the building estimated	: 42 Years (with proper maintenance & care of the building).
	Depreciation percentage assuming the salvage value as 10%	: --
	Depreciated Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.5,650/- per sq fts On Built Up
	Depreciated building rate VI (a)	: --
	Rate for Land & other V (3)ii	: --
	Total Composite Rate	: Rs.5,650/- per sq fts On Built Up

DETAILS OF VALUATION:

Sr. No	Description	Built up Area	Rate per unit	Estimated Value
1	Present value of the Flat	547 sq. fts	Rs.5,650/-	Rs.30,90,550/-
2	Showcases			--
3	Kitchen Arrangements			--
4	Superfine Finish			--
5	Interior Decorations			--
6	Electricity deposits / electrical fittings, etc.,			--
7	Extra collapsible gates / grill works etc			--
8	Potential value, if any			--
	Total			Rs.30,90,550/-

Note : This loan account is Non performing Account (NPA) & Hence the value assessed is considering that the value may be used to declare the reserve price for auctions procedures for asset recovery in future. This value shall not be used for further sanction of additional loan.

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Inc Approach and Cost Approach) to valuation of property and indicate how the value has been arrive supported by necessary calculation. Also, such aspects as impending threat of acquisition by governr for road widening / public service purposes, sub merging & applicability of CRZ provisions (Dist from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental v in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet si

As a result of my appraisal and analysis, it is my considered opinion that the present fair market val the above property in the prevailing condition with aforesaid specifications is **Rs.30,90,550/- (Ru Thirty Lakhs Ninety Thousand Five Hundred Fifty Only)**

Net Realisable Value is **Rs.27,81,495/- (Rupees Twenty Seven Lakhs Eighty One Thousand Hundred Ninety Five Only)**

The Distress value **Rs.24,72,440/- (Rupees Twenty Four Lakhs Seventy Two Thousand Hundred Forty Only)**

Insurance Value: Rs.2,500/- per sq. ft x Built Up Area: 547 sq. fts = **Rs.13,67,500/-**

Rent Per Month: Rs.6,500/-

Date: 15.10.2022

Place: Mumbai.



Deepak Kumar Shrivastav
Govt. Regd. Valuer
CAT-1/421 of 1988

The undersigned has inspected the property detailed in the Valuation Report dated on 07/09/
We are satisfied that the fair and reason able market value of the proper
Rs, 27,80,000/- (Rupees Twenty Seven Lacs & Eighty thousand only)

Date: 20/10/22

Signature
(Name of the Branch Manager with Office)

Photos of Building & Flat No.13, 1st Floor, A-Wing, Building No.1 Vrindavan Kunj Co-op. Hsg. Soc. Ltd. Mittal Enclave Complex, Juchandra Road, Village: Juchandra, Naigaon (East), Taluka: Vasai, District: Palghar, Maharashtra -401 208



GPS Map



RESIDEN
COLO

Vasai-Virar, Maharashtra, India

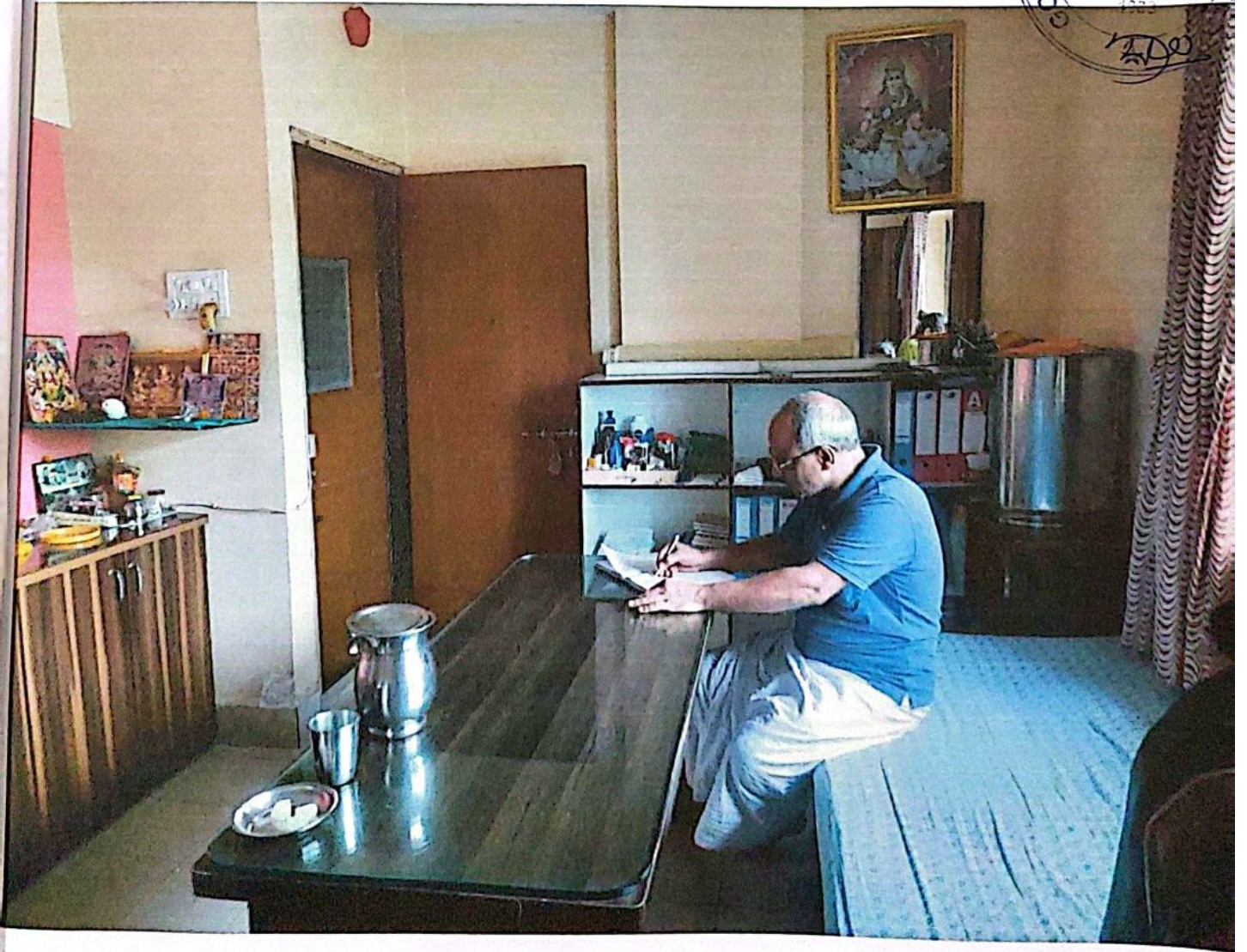
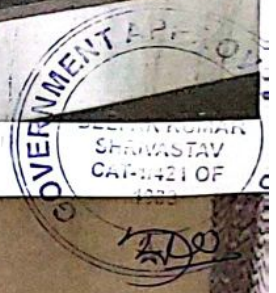
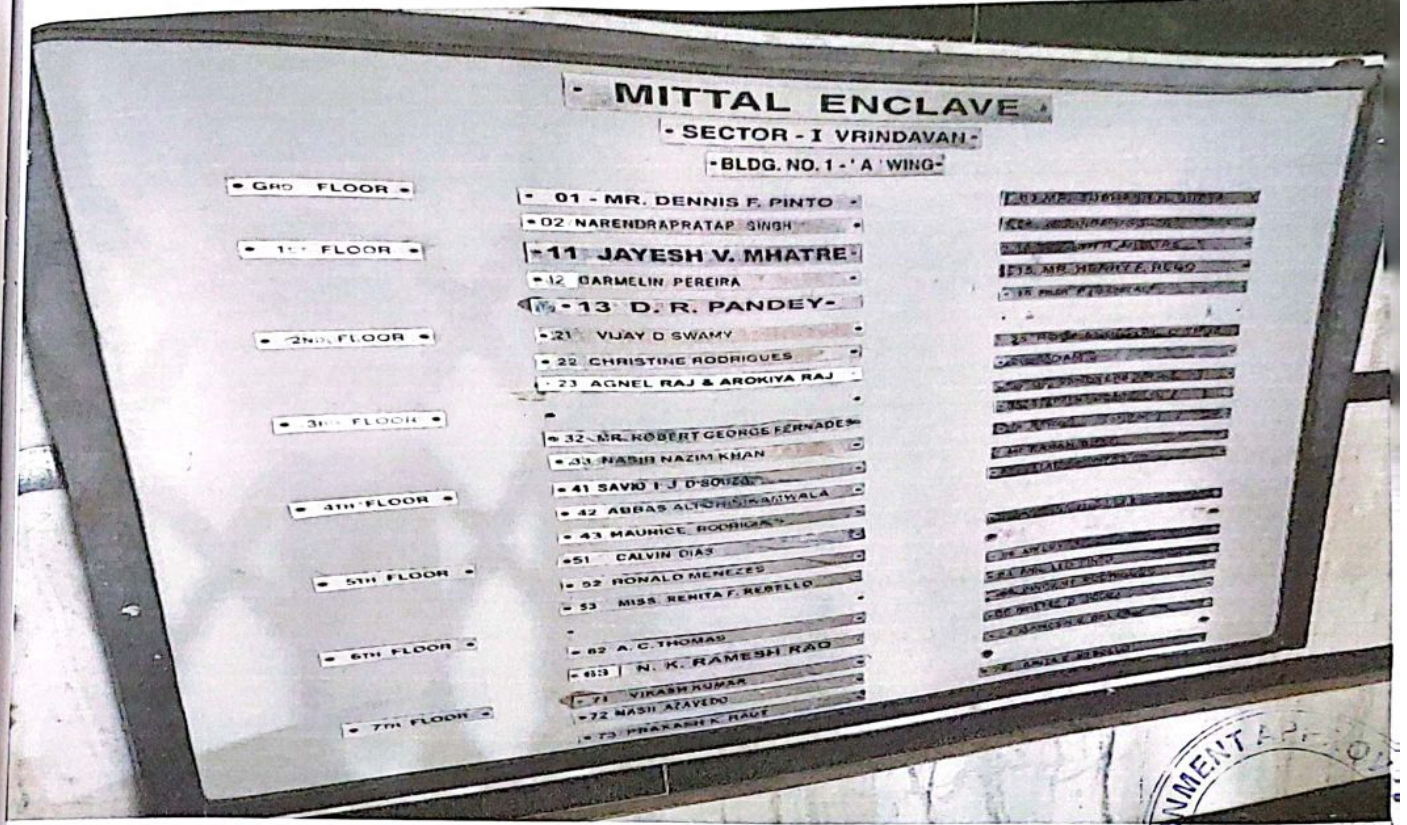
258, Pareira Nagar, Naigaon East, Vasai-Virar, Maharashtra 401208,
India

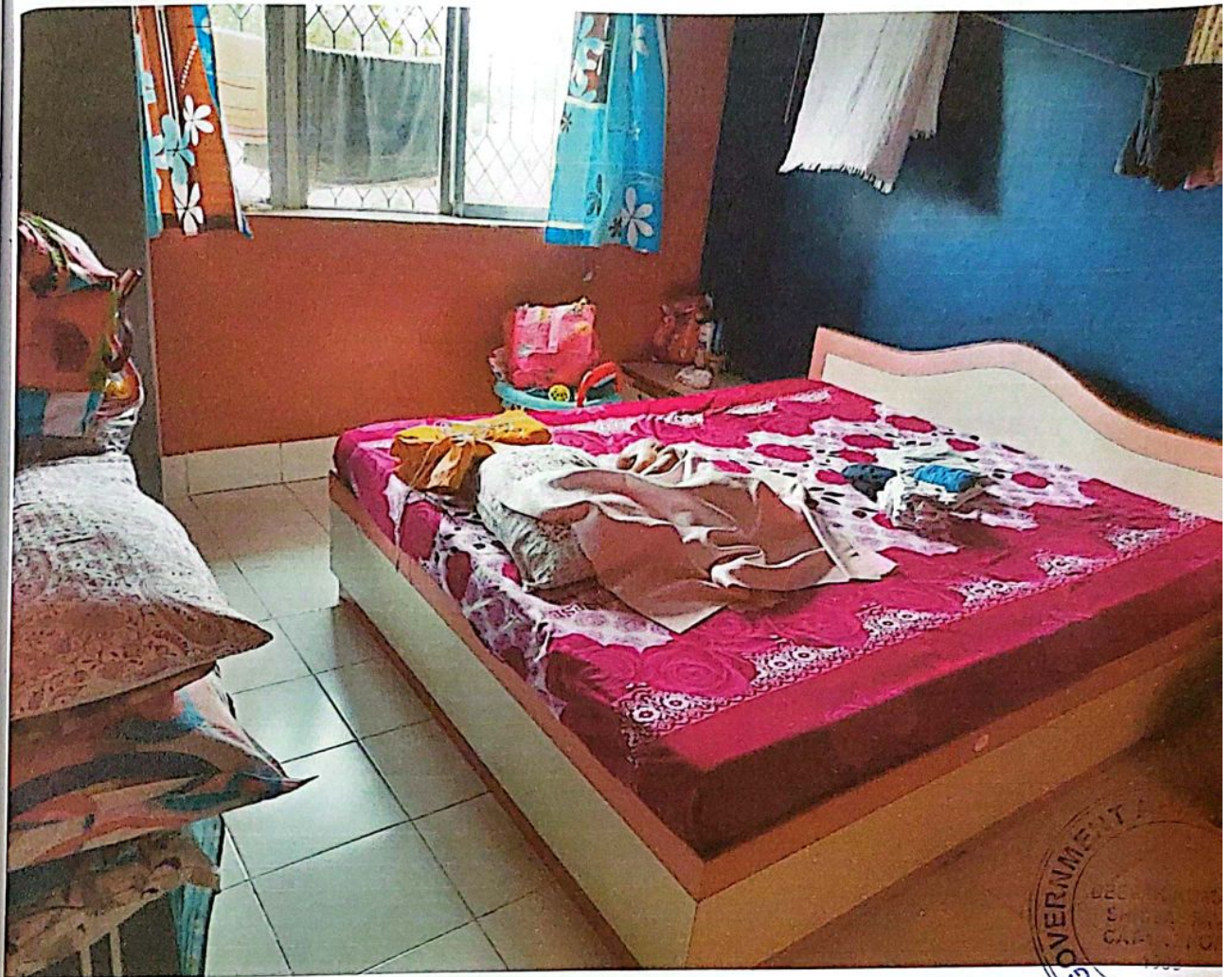
Lat 19.360654°

Long 72.84524°


OVER
SHRINIVASTAV
CAPSULET OF
1993
ALU








Govt. Ready Reckoner Rate:



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: **Kolan** Map on Division

District Name: **पारधर** Taluka Name: **वसई** Village/Zone Name: **पारधर नव - नव नुस**

Attribute: **सह नव** SubZone Name: **1-सुपर सिंपलर नव**


Mahapalika Area: **Vasai-Virar Municipal**

Open Land	Residence	Office	Shop	Industry	Unit
4500	31430	34400	23200	26100	Square Meter

[Next](#)

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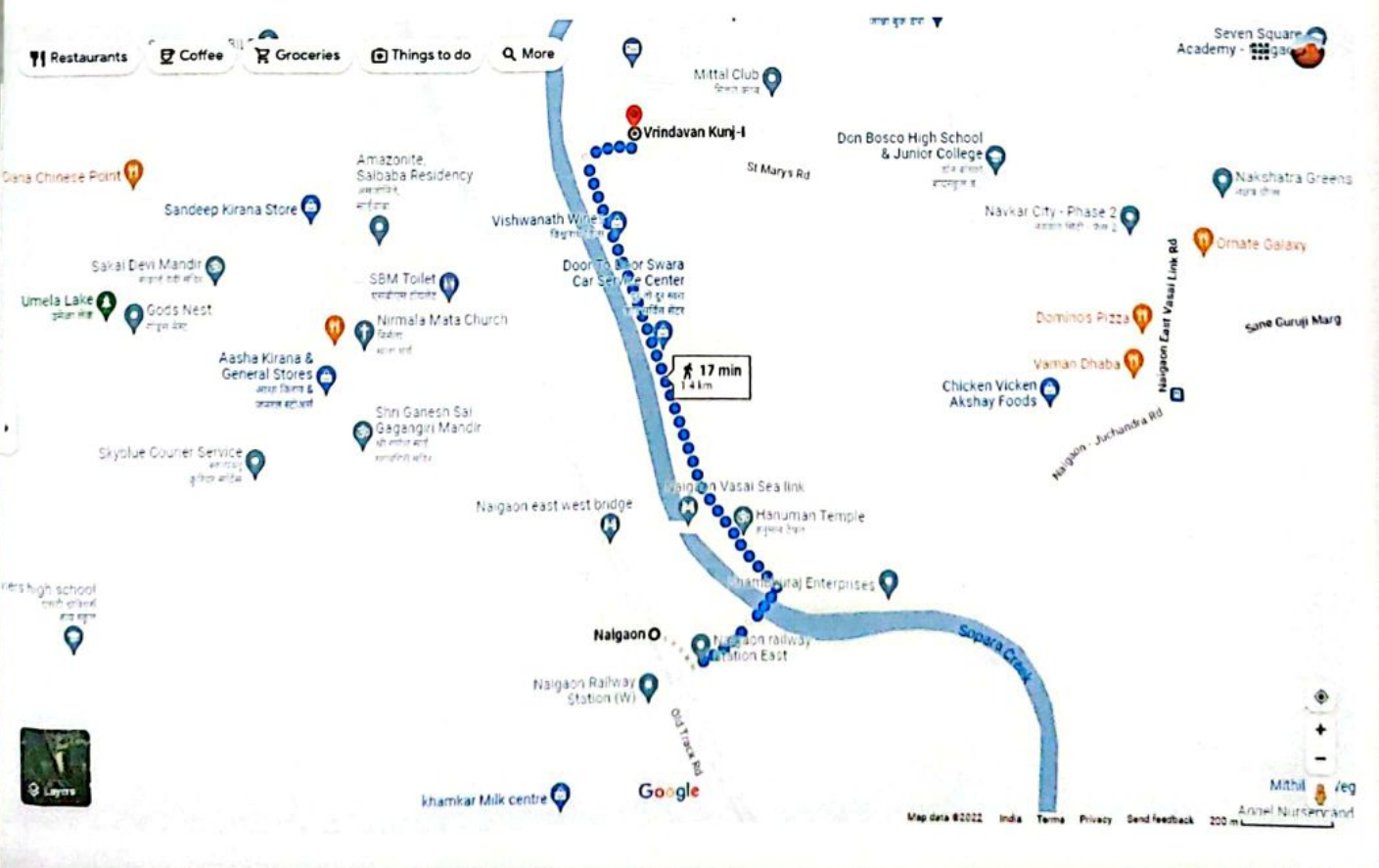
DEEPAK KUMAR SHIVASTAV
CAT-1421 OF 1988

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Best Viewed in Chrome

Location Map of Vrindavan Kunj Co-op. Hsg. Soc. Ltd. Mittal Enclave Complex, Juchandra Road, Village: Juchandra, Naigaon (East), Taluka: Vasai, District: Palghar, Maharashtra -401 208



Google Map of Vrindavan Kunj Co-op. Hsg. Soc. Ltd. Mittal Enclave Complex, Juchandra Road, Village: Juchandra, Naigaon (East), Taluka: Vasai, District: Palghar, Maharashtra -401 208

