

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 • Mobile No. : 98703 71113 / 98334 78845.  
Website : [www.maheshvaluer.com](http://www.maheshvaluer.com) / E-mail : [mahesh.valuer@gmail.com](mailto:mahesh.valuer@gmail.com)

TO,  
UNION BANK OF INDIA  
BRANCH: GOREGAON (E)

Format - C

## VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

| GENERAL   |  |
|---|--|
| 1. Purpose for which the valuation is made  | : To ascertain present FMV   |
| 2. a) Date of Inspection  | : 05.02.2021   |
| b) Date on which the valuation is made  | : 09.02.2021   |
| 3. List of documents produced for perusal   | : 1) Xerox Copy of Agreement Dtd. 27/0/2012, Between M/s. Shree Shubh Enterprise (The Promoters) And Mr. Dilip Sultania (The 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). | : Mr. Dilip Sultania.<br>Flat No. 904, Ninth Floor, B Wing, Shubh Residency, Near Wadia High School, D. N. Nagar, Andheri (West), Mumbai 400 053   |
| 5. Brief Description of the property  | : The Residential Property under reference Flat No. 904, Ninth Floor, B-Wing, Shubh Residency, situated at above address is about 1.5 km from Andheri railway station. The area is developed and good residential location having all civic and infrastructure facilities are nearby and within easy reach.<br><br>The Location is well connected by roads & railways to Mumbai areas and another destination.<br><br>The Residential Building is of Stilt + 13 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 2 lifts to access upper floors. |



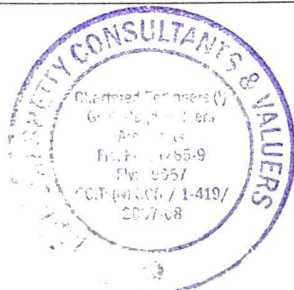
Page 2 of 11

*Mahesh Shetty Consultants & Valuers LLP*

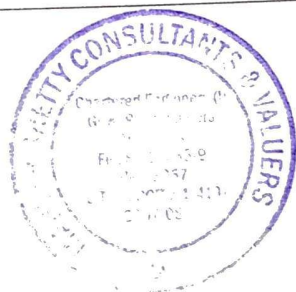
|           |                                |   |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|-----------|--------------------------------|---|------|---|-----------------|------|---|----------------|-------|---|------|-------|---|------------------------|----------|---|--------------|-----------|---|--------------|
| 6.        |                                | <p>: <b>Land Mark: Opposite Apna Bazar</b></p> <p><b>Property is bounded by :</b></p> <table border="1" data-bbox="742 246 1257 512"> <tr> <td>East</td> <td>:</td> <td>Sahayog Society</td> </tr> <tr> <td>West</td> <td>:</td> <td>Manmandir CHSL</td> </tr> <tr> <td>North</td> <td>:</td> <td>Road</td> </tr> <tr> <td>South</td> <td>:</td> <td>Samruddha Darshan CHSL</td> </tr> </table><br><table border="1" data-bbox="742 569 1209 684"> <tr> <td>Latitude</td> <td>:</td> <td>19°07'36.2"N</td> </tr> <tr> <td>Longitude</td> <td>:</td> <td>72°50'00.1"E</td> </tr> </table> <p><b>Accommodation:</b><br/>Accommodation provided in Amalgamated Flat No. 904 &amp; 905 Ninth Floor, B-Wing consists of Hall, Kitchen, 4 Bedrooms &amp; 4 Toilets (i.e. 4 BHK).</p> <p><b>Amenities of the property:</b><br/>Marble tiles flooring, Granite Kitchen platform, Ceramic with full dado ceramic in Toilets, Wooden flush door &amp; Aluminum Sliding windows provided.</p> <p><b>Area:</b><br/>As per Measurement Carpet Area of 904 &amp; 905 is 1590 sq. ft.<br/>As per Agreement Carpet Area Of Flat No 904 is 750 sq. ft. Giving 50% Loading On it Super Built Up Area Comes to 1125 sq. ft. which is considered for valuation.</p> | East | : | Sahayog Society | West | : | Manmandir CHSL | North | : | Road | South | : | Samruddha Darshan CHSL | Latitude | : | 19°07'36.2"N | Longitude | : | 72°50'00.1"E |
| East      | :                              | Sahayog Society   |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| West      | :                              | Manmandir CHSL  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| North     | :                              | Road  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| South     | :                              | Samruddha Darshan CHSL  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| Latitude  | :                              | 19°07'36.2"N  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| Longitude | :                              | 72°50'00.1"E  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| 7.        | Location of the property       | :   |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|           | a) Plot No./ Survey No.        | : Survey No. 106A, C.S. No. 195(p)  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|           | b) Door No./ Property No.      | : Flat No. 904  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|           | c) T. S. No/ Village           | : Village Andheri   |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|           | d) Ward/ Taluka                | : Tal. Andheri  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
|           | e) Mandal/ District            | : Dist. Mumbai  |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |
| 8.        | Postal address of the property | : Flat No. 904, Ninth Floor, B-Wing, Shubh Residency, Near Wadia High School, D.N. Nagar, Andheri (West), Mumbai 400 053.   |      |   |                 |      |   |                |       |   |      |       |   |                        |          |   |              |           |   |              |



| 9.  | City/ Town   | : |   |   |   |                  |         |   |                             |
|---|--|---|---|---|---|------------------|---------|---|-----------------------------|
|   | Residential Area   | : | Yes.  |   |   |                  |         |   |                             |
|   | Commercial Area  | : | N.A.  |   |   |                  |         |   |                             |
|   | Industrial Area  | : | N.A.  |   |   |                  |         |   |                             |
| 10.                                       | Classification of Area   | : |   |   |   |                  |         |   |                             |
|   | i) High/ Middle/ Poor  | : | Middle Class.   |   |   |                  |         |   |                             |
|   | ii) Urban/ Semi-Urban/ Rural   | : | Urban Area.   |   |   |                  |         |   |                             |
| 11.                                       | Coming under Corporation limit/ Village Panchayat/Municipality.  | : | Municipal Corporation of Greater Mumbai limits.   |   |   |                  |         |   |                             |
| 12.                                       | Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area. | : | No.   |   |   |                  |         |   |                             |
| 13.                                       | Boundaries of the property   | : |   |   |   |                  |         |   |                             |
|   | East   | : | Sahayog Society   |   |   |                  |         |   |                             |
|   | West   | : | Manmandir CHSL  |   |   |                  |         |   |                             |
|   | North  | : | Road  |   |   |                  |         |   |                             |
|   | South  | : | Samruddha Darshan CHSL  |   |   |                  |         |   |                             |
| 14.                                       | Dimensions of the site   | : | <table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per Agreement</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>   | A | B | As per Agreement | Actuals |   |                             |
| A   | B  |   |   |   |   |                  |         |   |                             |
| As per Agreement                          | Actuals  |   |   |   |   |                  |         |   |                             |
|   |  |   |   |   |   |                  |         |   |                             |
| 15.                                       | Extent of the site   | : | <table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per Agreement</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>Carpet Area of Flat No 904 is 750 sq. ft.</td> <td>Carpet area is 1590 sq. ft.</td> </tr> </tbody> </table> | A | B | As per Agreement | Actuals | Carpet Area of Flat No 904 is 750 sq. ft. | Carpet area is 1590 sq. ft. |
| A   | B  |   |   |   |   |                  |         |   |                             |
| As per Agreement                          | Actuals  |   |   |   |   |                  |         |   |                             |
| Carpet Area of Flat No 904 is 750 sq. ft. | Carpet area is 1590 sq. ft.  |   |   |   |   |                  |         |   |                             |
| 16.                                       | Extent of the site considered for Valuation  | : | Carpet Area of Flat No 904 is 750 sq. ft (As per Agreement)   |   |   |                  |         |   |                             |
| 17.                                       | Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.  | : | Occupied by Owner   |   |   |                  |         |   |                             |
| <b>II APARTMENT BUILDING</b>              |  |   |   |   |   |                  |         |   |                             |
| 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)                          | : Idgah Lane, D.N. Nagar, Andheri (West), Mumbai 400 053. |
| 3.                           | Description of the Locality Residential/ Commercial/ Mixed. | : Residential   |
| 4.                           | Year of Construction  | : 2013  |
| 5.                           | Number of floors  | : Stilt + 13 Upper Floors                                 |
| 6.                           | Type of structure   | : RCC framed structure.                                   |
| 7.                           | Number of Dwelling Units in the Building.                   | : 65 Flats  |
| 8.                           | Quality of Construction                                     | : Good  |
| 9.                           | Appearance of the Building                                  | : Good  |
| 10.                          | Maintenance of the Building                                 | : Good  |
| 11.                          | Facilities available.                                       | :   |
|                              | Lift  | : 2 Lifts   |
|                              | Protected Water Supply                                      | : Municipal water supply                                  |
|                              | Underground Sewerage  | : Connected to public sewerage line.                      |
|                              | Car Parking—Open/ Covered                                   | : Stilt Parking   |
|                              | Is Compound wall existing ?                                 | : Yes.  |
|                              | Is pavement laid around the Building?                       | : Chequered tiles pavement                                |
| <b>II FLAT / SHOP / UNIT</b> |   |   |
| 1.                           | The floor in which the property is situated                 | : Ninth Floor   |
| 2.                           | Door No. of the property                                    | : Flat No. 904  |
| 3.                           | Specifications of the property                              | :   |
|                              | Roof  | : RCC slab roofing  |
|                              | Flooring  | : Marbles Tiles flooring.                                 |
|                              | Doors   | : Wooden Flush Door.                                      |
|                              | Windows   | : Aluminum Sliding Windows.                               |
|                              | Fittings  | : Concealed   |



|                         |   |   |  |
|-------------------------|---|---|--|
|                         | Finishing   | : | Good   |
| 4.                      | House Tax   | : | To be paid by Society through by owner.                              |
|                         | Assessment No.  | : |  |
|                         | Tax paid in the name of   | : |  |
|                         | Tax amount  | : |  |
| 5.                      | Electricity Service Connection No.  | : | Details not provided   |
|                         | Meter Card is in the name of  | : |  |
| 6.                      | How is the maintenance of the property?                                     | : | Well Maintained  |
| 7.                      | Documents executed in the name of   | : | Mr. Dilip Sultania.  |
| 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 of Flat No 904 is 750 sq. ft (As per Agreement)          |
| 10.                     | What is the Floor Space Index (Approx).                                     | : | As per MCGM norms  |
| 11.                     | What is the Carpet area of the property?                                    | : | Carpet Area of Flat No 904 & 905 s 1590 sq. ft. (as per Measurement) |
| 12.                     | Is it Posh/ I Class/ Medium/ Ordinary?                                      | : | Medium Class   |
| 13.                     | Is it being used for Residential or Commercial purpose?                     | : | Residential  |
| 14.                     | Is it owner occupied or let out?  | : | Occupied by Owner  |
| 15.                     | If rented, what is the monthly rent?  | : | NA   |
| <b>IV MARKETABILITY</b> |   |   |  |
| 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. 25,000/- to Rs. 27,000/- 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. 25,000/- to Rs. 27,000/- per sq. ft. depending upon location and amenities   |                     |              |                      |                         |       |                 |
| 3.                   | Break-up for the Rate:  |  |                     |              |                      |                         |       |                 |
|                      | i) Building + Services  | : Rs. 2,000/- per sq. ft.  |                     |              |                      |                         |       |                 |
|                      | ii) Land + Others   | : Rs. 24,000/- per sq. ft.   |                     |              |                      |                         |       |                 |
| 4.                   | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).   | : Rs. 1,37,960/- per sq. mtrs. i.e Rs. 12,817/- per sq. ft.  |                     |              |                      |                         |       |                 |
| 5.                   | Insurance Value   | : <table border="1" style="display: inline-table; vertical-align: top;"> <tr> <td>Super Built up area</td> <td>1125 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. 22,50,000/-</td> </tr> </table> | Super Built up area | 1125 sq. ft. | Cost of Construction | Rs. 2,000/- per sq. ft. | Value | Rs. 22,50,000/- |
| Super Built up area  | 1125 sq. ft.  |  |                     |              |                      |                         |       |                 |
| Cost of Construction | Rs. 2,000/- per sq. ft.   |  |                     |              |                      |                         |       |                 |
| Value                | Rs. 22,50,000/-   |  |                     |              |                      |                         |       |                 |
| VI.                  | <b>COMPOSITE RATE ADOPTED:</b>  |  |                     |              |                      |                         |       |                 |
| a.                   | Depreciated Building Rate   | : Rs. 2,000/- per sq. ft.  |                     |              |                      |                         |       |                 |
|                      | Replacement cost of property with Services [v(3)i]  | : Rs. 2,000/- per sq. ft.  |                     |              |                      |                         |       |                 |
|                      | Age of building   | : 08 Years   |                     |              |                      |                         |       |                 |
|                      | Life of the Building estimated  | : 52 Years (Subject To Proper & regular Maintenance Of Building )  |                     |              |                      |                         |       |                 |
|                      | Depreciation percentage assuming the salvage value as 10%   | : N.A.   |                     |              |                      |                         |       |                 |



|    |   |   |                          |
|----|---|---|--------------------------|
|    | Depreciated Ratio of the Building           | : | N.A.                     |
| b. | Total Composite Rate arrived for valuation. | : | Rs. 26,000/- per sq. ft. |
|    | Depreciated Building Rate VI(a)             | : | Rs. 2,000/- per sq. ft.  |
|    | Rate of Land and Other V(3)ii               | : | Rs. 24,000/- per sq. ft. |
|    | Total Composite Rate                        | : | Rs. 26,000/- per sq. ft. |

**Declaration: - We hereby declare that:**

- The Information furnished in our report Dt. 09.02.2021 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. Roshan Mahadik on 05.02.2021 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 LLP.

PLACE: MUMBAI  
DATE: 09.02.2021



MU Shetty

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

### DETAILS OF VALUATION

| S. No. | Description                                | Super Built up Area (sq. ft.) | Rate (Rs. / sq. ft.) | Value (Rs)    |
|--------|--|-------------------------------|----------------------|---------------|
| 1.     | Present value of the property              | 1125                          | 26,000/-             | 2,92,50,000/- |
| 2.     | One Car parking space                      | 1 No                          | @ 8 lac              | 8,00,000/-    |
| 3.     | Wardrobes                                  | --                            | --                   | --            |
| 4.     | Showcases/ almirahs                        | --                            | --                   | --            |
| 5.     | Kitchen arrangements                       | --                            | --                   | --            |
| 6.     | Superfine finish                           | --                            | --                   | --            |
| 7.     | Interior Decorations, Furniture & Fixtures | 750                           | 3,000/-              | 22,50,000/-   |
|        |  |                               | Value Rs.            | 3,23,00,000/- |

(Rupees: Three Crore, Twenty Three Lac Only)

**NET RELIAZABLE VALUE:**

Rs. 2,90,70,000/- (Rupees Two Crore, Ninety Lac & Seventy Thousand Only)

**DISTRESS SALE VALUE:**

Rs. 2,58,40,000/- (Rupees Two Crore, Fifty Eight Lac & Forty Thousand Only)

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

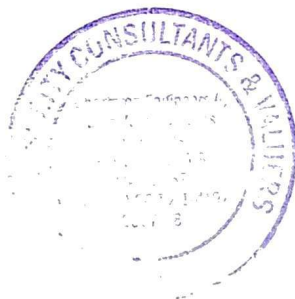
PLACE: MUMBAI  
DATE: 09.02.2021

*MV SK 9*  
DIRECTOR / AUTH. SIGN.  
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 09.02.2021 visited on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_

*Shirone*  
Branch Manager / Officer-in-charge of Advance Department

Date: 09.02.2021





Mr. Dilip Sultania.  
 Flat No. 904, Ninth Floor, B Wing, Shubh Residency,  
 Near Wadia High School, D.N. Nagar, Andheri (West), Mumbai 400 053.

