

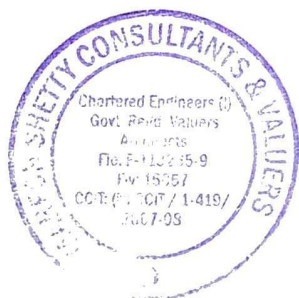


TO,
UNION BANK OF INDIA
BRANCH: GOREGAON (E)

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 Previous Valuation Report issued from Krishnkant A. Pandat Dtd. 25/03/2017.
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).	: Mrs. Madhu Sultania. Flat No. 905, 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. 905, 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. The Location is well connected by roads & railways to Mumbai areas and another destination. 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

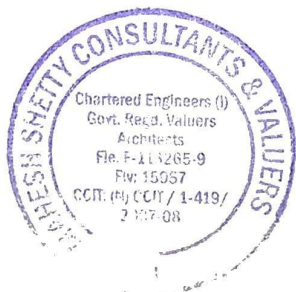
6.		<p>Land Mark: Opposite Apna Bazar</p> <p>Property is bounded by :</p> <table border="1" data-bbox="746 241 1265 506"> <tr> <td>East</td> <td>:</td> <td>Sahayog Society</td> </tr> <tr> <td>West</td> <td>:</td> <td>Manmandir CHSL</td> </tr> <tr> <td>North</td> <td>:</td> <td>Road</td> </tr> <tr> <td>South</td> <td>:</td> <td>Samruddha Darshan CHSL</td> </tr> </table> <table border="1" data-bbox="746 560 1222 676"> <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>Accommodation: Accommodation provided in Amalgamated Flat No. 904 & 905 Ninth Floor, B-Wing consists of Hall, Kitchen, 4 Bedrooms & 4 Toilets (i.e. 4 BHK).</p> <p>Amenities of the property: Marble tiles flooring, Granite Kitchen platform, Ceramic with full dado ceramic in Toilets, Wooden flush door & Aluminum Sliding windows provided.</p> <p>Area: As per Measurement Carpet Area of 904 & 905 is 1590 sq. ft. As per Pervious Valuation Report Super Built Up Area is 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. 905																		
	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. 905, Ninth Floor, B-Wing, Shubh Residency, Near Wadia High School, D.N. Nagar, Andheri (West), Mumbai 400 053.																		



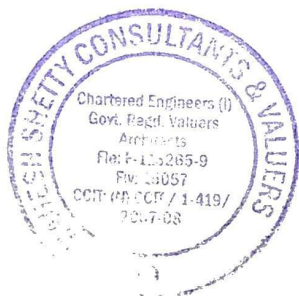
9.	City/ Town	:		
	Residential Area	:	Yes.	
	Commercial Area	:	N.A.	
	Industrial Area	:	N.A.	
10.	Classification of Area	:		
	i) High/ Middle/ Poor	:	Middle Class.	
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.	
11.	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Municipal Corporation 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	:	A As per Document	B Actuals
15.	Extent of the site	:	Super Built Up Area Of Flat No 905 is 1125 sq. ft.	Carpet area is 1590 sq. ft.
16.	Extent of the site considered for Valuation	:	Super Built Up Area is 1125 sq. ft. (As per Previous Valuation Report)	
17.	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)	:	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
II FLAT / SHOP / UNIT			
1.	The floor in which the property is situated	:	Ninth Floor
2.	Door No. of the property	:	Flat No. 905
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	:	Mrs. Madhu Sultania.
8.	What is the undivided area of land as per Sale Deed?	:	N.A.
9.	What is the plinth area of the property?	:	Super Built Up Area Of Flat No 905 is 1125 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 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
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. 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.	COMPOSITE RATE ADOPTED:							
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.

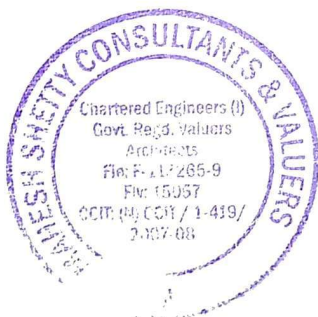
Declaration: - We hereby declare that:

- 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



MVSLC4

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

MVSK
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 _____


Branch Manager / Officer-in-charge of Advance Department
Date : 09.02.2021



Mrs. Madhu Sultania.
 Flat No. 905, Ninth Floor, B Wing, Shubh Residency,
 Near Wadia High School, D.N. Nagar, Andheri (West), Mumbai 400 053.

