



MAHESH SHETTY CONSULTANTS & VALUERS

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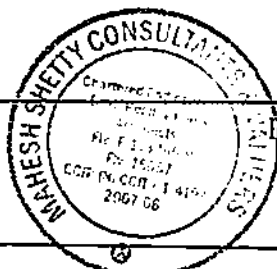
TO,
STATE BANK OF INDIA
BRANCH: RACPC GHATKOPAR

Report Finalised
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Asst/Dy Manager / CM

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

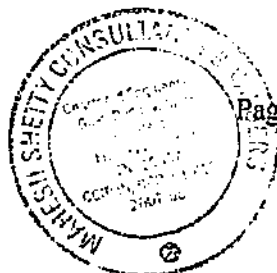
GENERAL	
1. Purpose for which the valuation is made	: To ascertain present FMV
2. a) Date of Inspection	: 27.11.2020
b) Date on which the valuation is made	: 28.11.2020
3. List of documents produced for perusal	: Copy of Index II or Agreement for Sale Dtd. 12.11.2020 between Mr. Dinesh Bhargav Chalke (The Transferor) and Mr. Jais Painadath & Mrs. Shiny Jose (The Transferee)
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. Jais Painadath & Mrs. Shiny Jose <u>Flat No. 404, 4th Floor, A - Wing, Building No. 19, "Orchid Square Phase- I Building No. B1 -12, B -13, A - 14, A -15, A -16, A -17, A -18, A -19, Co. Op. Hsg. Soc. Ltd", Ambarnath (West), Village - Chikholi, Taluka - Ambarnath, District - Thane - 421 501.</u>
5. Brief Description of the property	: The Property Under Reference Flat No. 404, 4 th Floor, A - Wing, Building No. 19, "Orchid Square Phase- I Building No. B1 -12, B -13, A - 14, A -15, A -16, A -17, A -18, A -19, Co. Op. Hsg. Soc. Ltd", Situated At Above Address Is About 4 Km Badlapur from 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 Ground (Part) + Stilt (Part) + 7 Upper Floors Having RCC Frame Structure with RCC Columns, Slabs, Beams, Projection Etc. Having RCC Staircase & 1 Lift to Access Upper Floors.



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Mahesh Shetty Consultants & Valuers (LLP)

6.		<p>Land Mark: Near Sarvoday Nagar & Indian Overseas Bank Jambhul Branch</p> <p>Property is bounded by :</p> <table border="1" data-bbox="836 302 1289 528"> <tr> <td>East</td> <td>:</td> <td>Internal Road</td> </tr> <tr> <td>West</td> <td>:</td> <td>Open Plot</td> </tr> <tr> <td>North</td> <td>:</td> <td>Building No. 18</td> </tr> <tr> <td>South</td> <td>:</td> <td>Internal Road</td> </tr> </table> <table border="1" data-bbox="836 584 1289 696"> <tr> <td>Latitude</td> <td>:</td> <td>19° 11' 26.7"N</td> </tr> <tr> <td>Longitude</td> <td>:</td> <td>73° 13' 14.0"E</td> </tr> </table> <p>Accommodation: Accommodation provided in Flat No. 404, 4th Floor Consists of Hall, Kitchen, 1 Bedrooms, WC & Bath etc. (i.e. 1 BHK)</p> <p>Accommodation: Vitrified Tiles flooring, Granite kitchen platform, Ceramic with full dado ceramic in Toilets Wooden flush door & Aluminum Sliding windows provided.</p> <p>Area of Flat No 404: As per measurement Carpet area is 334 sq. ft. & Balcony area 63 Sq.Ft.</p> <p>As per Agreement or Index No. II Carpet area is 342 sq. ft. Giving 50% loading on Carpet area it Super Built up Area Comes to 513 sq. ft. which is considered for valuation.</p>	East	:	Internal Road	West	:	Open Plot	North	:	Building No. 18	South	:	Internal Road	Latitude	:	19° 11' 26.7"N	Longitude	:	73° 13' 14.0"E
East	:	Internal Road																		
West	:	Open Plot																		
North	:	Building No. 18																		
South	:	Internal Road																		
Latitude	:	19° 11' 26.7"N																		
Longitude	:	73° 13' 14.0"E																		
7.	Location of the property	:																		
	a) Plot No./ Survey No.	: Survey No. 128, Hissa No. 6 ✓																		
	b) Door No./ Property No.	: Flat No. 404, 4 th Floor ✓																		
	c) T. S. No/ Village	: Chikholi																		
	d) Ward/ Taluka	: Ambernath																		
	e) Mandal/ District	: Thane																		
	f) Dated of issue and Validity of approved Map / Plan	Details not Provided																		
	g) Approved Map / Plan issuing Authority	NA																		



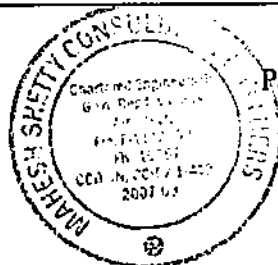
	h) Whether genuineness or authenticity Approved Map / Plan is Verified	Details not Provided	
	i) Any other Comments by our empanelled Valuers on authenticity of Approved Plan	No.	
8.	Postal address of the property	: Flat No. 404, 4 th Floor, A - Wing, Building No. 19, "Orchid Square Phase- I Building No. B1 -12, B -13, A - 14, A -15, A -16, A -17, A -18, A -19, Co. Op. Hsg. Soc. Ltd", Ambernath (West), Village - Chikhloli, Taluka - Ambernath, District - Thane - 421 501.	
9.	City/ Town	: Thane	
	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.	: Ambernath Municipal Council	
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	: Internal Road	
	West	: Open Plot	
	North	: Building No. 18	
	South	: Internal Road	
14.	Dimensions of the site	A As per Agreement & Index No. II	B Actuals
15.	Extent of the site	: Carpet area is 342 sq. ft.	: Carpet area is 334 sq. ft. & Balcony area 63 Sq.Ft.



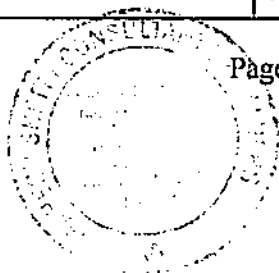
16.	Extent of the site considered for Valuation	:	Super Built up Area is 513 sq. ft.
17.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential.
2.	Location	:	
	T. S. No.	:	N.A.
	Block No.	:	N.A.
	Ward No.	:	N.A.
	Village/Municipality/Corporation	:	Ambernath Municipal Council.
	Door No. Street or Road (Pin Code)	:	Flat No. 404, 4 th Floor, Jambhul Road, Pin code 421 501.
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.
4.	Year of Construction	:	2015 (Age - 05 Years)
5.	Number of floors	:	Ground (Part) + Stilt (Part) + 7 Upper Floors
6.	Type of structure	:	RCC framed structure.
7.	Number of Dwelling Units in the Building.	:	31 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	:	Stilt & Open Parking.
	Is Compound wall existing ?	:	Yes.
	Is pavement laid around the Building?	:	Paver Block pavement.
II FLAT / SHOP / UNIT			



1.	The floor in which the property is situated	:	4 th Floor
2.	Door No. of the property	:	Flat No. 404
3.	Specifications of the property	:	
	Roof	:	RCC slab roofing
	Flooring	:	Vitrified 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?	:	Good
7.	Documents executed in the name of	:	Mr. Jais Painadath & Mrs. Shiny Jose
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 342 sq. ft. (As Per Agreement)
10.	What is the Floor Space Index (Approx).	:	As per local norms
11.	What is the Carpet area of the property?	:	Carpet area is 342 sq. ft. (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?	:	Vacant



15.	If rented, what is the monthly rent?	:	Rs.8,000/- Per Month Approx.						
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.4,000/- to Rs.5,000/- per sq. ft. on area 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.4,000/- to Rs.5,000/- per sq. ft. on area depending upon location and amenities						
3.	Break-up for the Rate:								
	i) Building + Services	:	Rs.2,000/- per sq. ft.						
	ii) Land + Others	:	Rs.2,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs. 42,800/- per sq. mtr. Or Rs.3,976/- per sq. ft. as per Ready Reckoner						
5.	Insurance Value	:	<table border="1"> <tr> <td>Super Built up area</td> <td>513 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. 10,26,000/-</td> </tr> </table>	Super Built up area	513 sq. ft.	Cost of Construction	Rs.2,000/- per sq. ft.	Value	Rs. 10,26,000/-
Super Built up area	513 sq. ft.								
Cost of Construction	Rs.2,000/- per sq. ft.								
Value	Rs. 10,26,000/-								
VI. COMPOSITE RATE ADOPTED:									
a.	Depreciated Building Rate	:	Rs. 2,000/- per sq. ft.						
	Replacement cost of property with Services [v(3)i]	:	N.A.						
	Age of building	:	05 years.						



	Life of the Building estimated	:	55 Years (Subjected to proper Regular Maintenance and Repairs of the 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.4,500/- per sq. ft.
	Depreciated Building Rate VI(a)	:	Rs.2,000/- per sq. ft.
	Rate of Land and Other V(3)ii	:	Rs.2,500/- per sq. ft.
	Total Composite Rate	:	Rs.4,500/- per sq. ft.

Declaration: - We hereby declare that:

- a) The information furnished in our report Dt. 28.11.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) We have no direct or indirect interest in the property valued.
- c) We inspected the property through our Engineer Mr. Vijay Kumar on 27.11.2020
- d) We have not been convicted of any offence and sentenced to a term of imprisonment
- e) We have not been found guilty of misconduct in our professional capacity.
- f) 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.
- g) 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.
- h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- i) The rates are based on current market conditions and this may vary with time & status.
- j) This valuation report is given on the request of Bank officials.
- k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.
- n) The property is identified and shown by Mr. Jais Painadath (Owner Mobile No. 7977567331).

For MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI

DATED: 28.11.2020



Mv Shetty

AUTH. SIGN.

(Approved valuer of State 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	513	4,500/-	23,08,500/-
2.	Car parking space	--	--	
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations, Furniture & Fixtures	--	--	--
			Value Rs.	23,08,500/-

(Rupees: Twenty Three Lac, Eight Thousand & Five Hundred Only).

NET RELIAZABLE VALUE:

Rs.21,93,000/- (Rupees Twenty One Lac & Ninety Three Thousand Only)

DISTRESS SALE VALUE:

Rs.18,46,000/- (Rupees Eighteen Lac & Forty Six Thousand Only).

THE PURCHASE VALUE OF THE ABOVE PROPERTY is Rs. 20,00,000/-
(Rupees: Twenty Lac Only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATE: 28.11.2020

MV Shetty
DIRECTOR / AUTH. SIGN.
Approved Valuer of State Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 28.11.2020 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: 28.11.2020



Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION CUM- UNDERTAKING

- I. I Mr. Mahesh Vittal Shetty do hereby solemnly affirm and state that
- a. I am a citizen of India.
 - b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
 - c. THE information furnished in my valuation report date 28.11.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - d. Valuation report is submitted in the format as prescribed by the Bank.
 - e. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
 - f. I have not been removed/dismissed from service/employment earlier
 - g. I have not been convicted of any offence and sentenced to a term of imprisonment
 - h. I have not been found guilty of misconduct in professional capacity
 - i. I have not been declared to be unsound mind
 - j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
 - k. I am not an undischarged insolvent.
 - M. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
 - N. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
 - O. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
 - P. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
 - Q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.



- R. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A) signed copy of same to be taken and kept along with this declaration) t. We are registered under Section 34 AB of the Wealth Tax Act, 1957 & IBBI.
- u. We Are The valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor authorized official of the firm, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Further, I hereby provide the following information.

SR No	Particulars	Valuer's comment
1	Background Information Of The Asset Being Valued	Residential Flat
2	Purpose Of Valuation And Appointing Authority	To Ascertain Present FMV
3	Identity Of The Valuer And Any Other Experts Involved In The Valuation	We Are Registered Under Valuer Under 34 AB Wealth Tax Act & IBBI
4	Disclosure Of Valuer Interest Or Conflict, If Any	We have no direct or indirect interest in the property valued
5	Date Of Appointment, Valuation Date And Date Of Report	27.11.2020, 28.11.2020 & 28.11.2020
6	Inspections And/Or Investigations Undertaken	Inspected on 27.11.2020
7	Nature And Sources Of The Information Used Or Relied Upon	Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method"
8	Procedures Adopted In Carrying Out The Valuation And Valuation Standards Followed	As per IVS



9	Restrictions On Use Of The Report, If Any	This Valuation Report Is For Specific Purpose, However If Used Otherwise For Any Other Purpose, Partially Or Fully It Could Be Misleading
10	Major Factors That Were Taken Into Account During The Valuation	Specific Approval , Use & Access Of the Property
11	Caveats, Limitations And Disclaimers To The Extent They Explain Or Elucidate The Limitations Faced By Valuer, Which Shall Not Be For The Purpose Of Limiting His Responsibility For The Valuation Report	We have assumed That The subject property has clear Title With All the Necessary Approvals & Same Has been Considered For valuation Exercise

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI
DATED: 28.11.2020

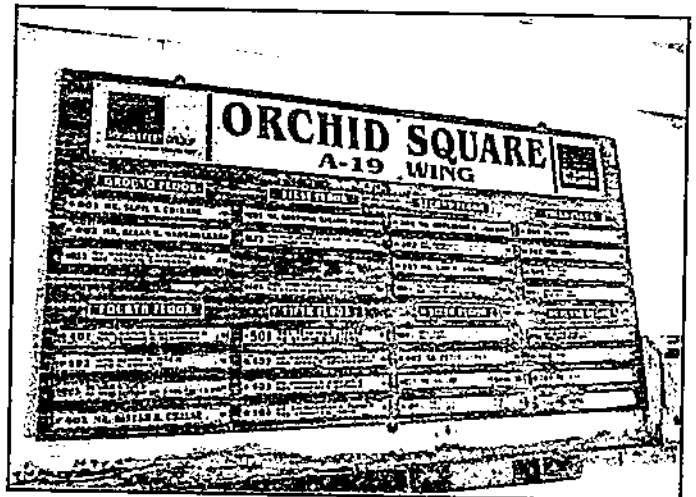
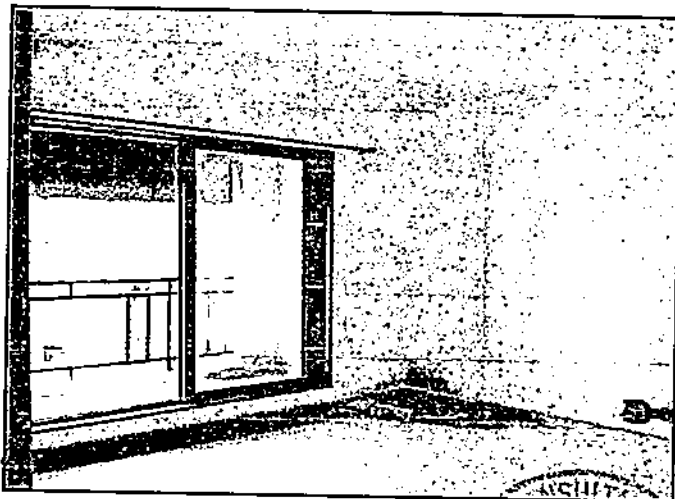
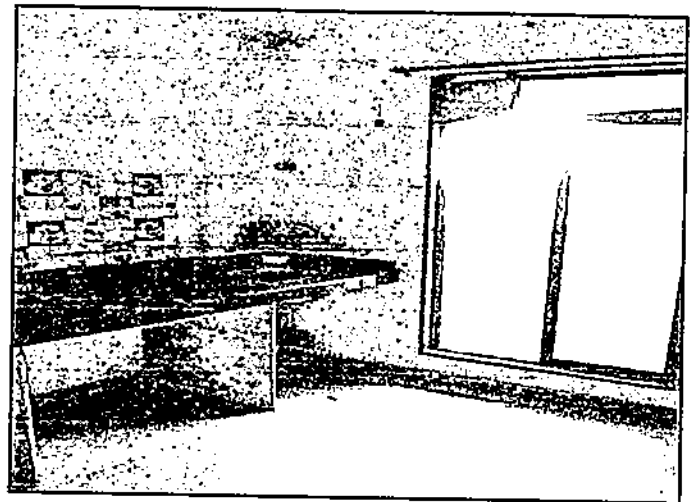
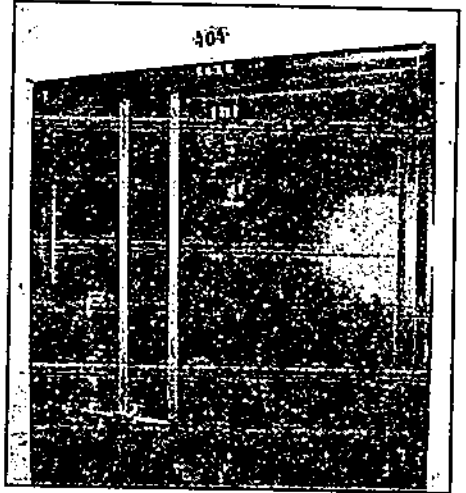
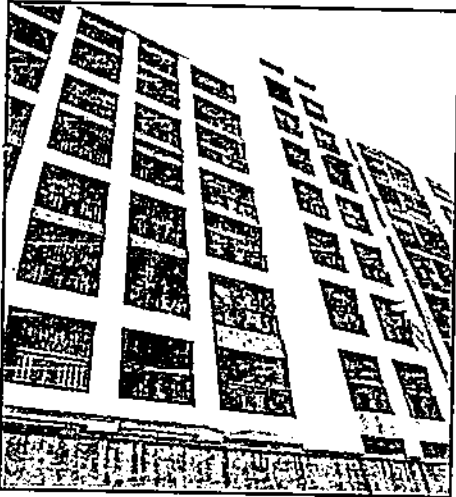


MVSKY

AUTH. SIGN.

(Approved valuer of State Bank of India)

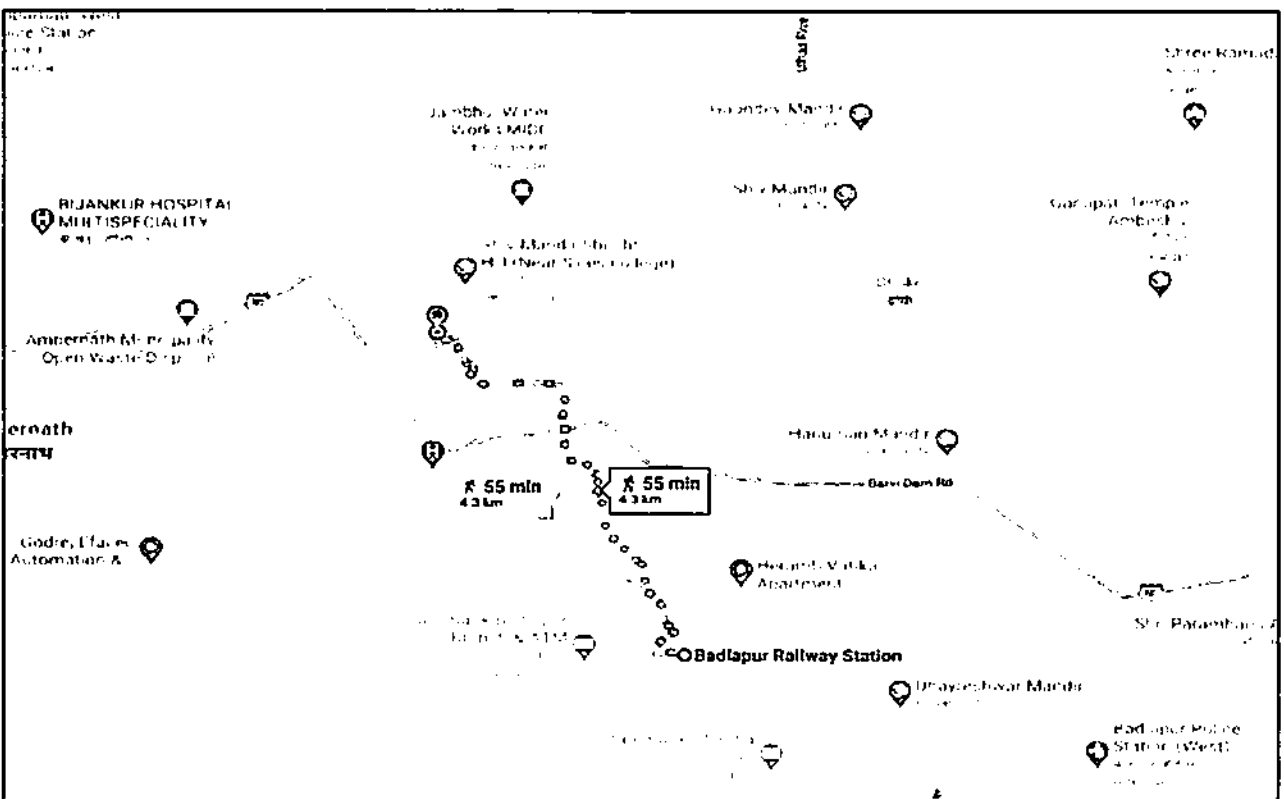
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 Mrs. Shiny Jose
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 Taluka - Ambernath, District - Thane - 421 501.



MUSHKAT
 (Circular stamp)

Route Map of the property

Site u/r



Latitude Longitude - 19°11'26.7"N 73°13'14.0"E

Note: The Blue line shows the route to site from nearest Railway station (Badlapur 4 KM.)

