

VALUATION REPORT OF

SMT. RENU R. MANTRI - (FLAT NO. 403) &
SHRI. RITESH R. MANTRI - (FLAT NO. 404)

FLAT NO. 403 & 404, 4TH FLOOR, BLDG. NO. 12,
"INDRA DARSHAN - II", SHREE SWAMI SAMARTHA
PRASANNA OSHIWARA EAST UNIT NO. 13 CHS LTD.,
OFF. NEW LINK ROAD, OSHIWARA, ANDHERI (W),
MUMBAI 400 053.

**UNION BANK OF INDIA MOHAMMED 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	: 03.12.2022
	b) Date on which the valuation is made	: 07.12.2022
3.	List of documents produced for perusal	: 1. Xerox copy of Agreement for Sale Flat No. 403 Dt.19/11/1998 between M/S. Shree Swami Samartha Developers (The Developers) & Smt. Renu R. Mantri (The Allottee). 2. Xerox copy of Agreement for Sale Flat No. 404 Dt.19/11/1998 between M/S. Shree Swami Samartha Developers (The Developers) & Shree. Ritesh R. Mantri (The Allottee).
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).	: Smt. Renu R. Mantri (Flat No. 403) & Shree. Ritesh R. Mantri (Flat No. 404). Flat No. 403 & 404, 4 th floor, Bldg. No. 12, "Indra Darshan II", Shree Swami Samartha Prasanna Oshiwara East Unit No. 13 CHS Ltd., Off. New Link Road, Oshiwara, Andheri (W), Mumbai 400 053.
5.	Brief Description of the property	: The Residential Property under reference is Flat No. 403 & 404 situated on 4 th floor in building known as "Indra Darshan - II" situated at above address is about 3 km from Andheri Railway station. The area is developed and good residential cum location having all civic and infrastructure facilities are available within easy reach.



6.

railways to Mumbai
: another destination.

The Residential Building under reference is of Stilt + 15 upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 2 Lifts to access upper floors.

Land Mark: Near Saraswat Bank
Property is bounded by :

East	:	Road.
West	:	Road.
North	:	Samarth Anand Building.
South	:	Indra Darshan Phase I.

Latitude	:	19° 9'7.35"N
Longitude	:	72° 49'47.17"E

Accommodation:

Accommodation provided in Flat No. 403 & 404; 4th floor is consists of Hall, Dining, Kitchen, 3 Bedrooms & 2 Toilets etc. (i.e. 3 BHK)

Amenities of the property:

Wooden tiles flooring, Granite Kitchen platform, Ceramic with full dado ceramic in toilet, Wooden flush door & Aluminium sliding windows provided.

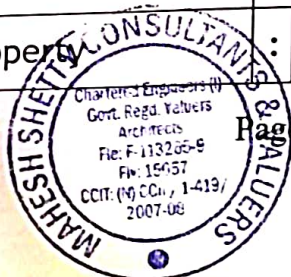
Area :

As per Measurement Carpet Area of Flat No. 403 & 404 is 1026 sq. ft.

As per Agreement Super Built up area of Flat No. 403 is 685 sq. ft. & Flat No. 404 is 665 sq. ft. Total Super Built Up Area is 1350 sq. ft. which is considered for valuation.

Note: Flat No. 403 & Flat No. 404 are internally Merged having Single Entrance, Area is considered as per Agreement & valued accordingly

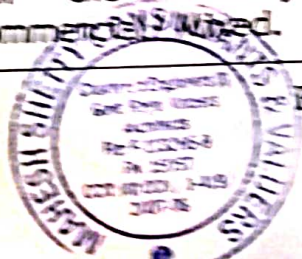
7. Location of the property:



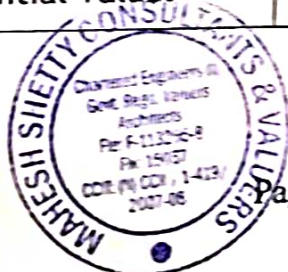
a) Plot No. / Survey No.	:	Flat No. 403 & 404, 4th floor,
b) Door No. / Property No.	:	Village Oshiwara,
c) T. S. No / Village	:	Andheri,
d) Ward / Taluka	:	Mumbai,
e) Mandal / District	:	
f) Dated of issue and Validity of approved Map / Plan	:	Not provided for our verification 10's & Revaluation
g) Approved Map / Plan Issuing Authority	:	N.A.
h) Whether Genuineness or Authenticity of Approved Map / Plan is verified	:	N.A.
i) Any Other Comments By our Empanelled Valuer On Authentic of approved Plan	:	N.A.
8. Postal address of the property	:	Flat No. 403 & 404, 4th floor, Bldg. No. 12, "Indra Darshan II", Grosse Swarni Samartha Pratana Oshiwara East Unit No. 13 CHS Ltd., Off. New Link Road, Oshiwara, Andheri (W), 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.	:	Brihan Mumbai Municipal Corporation limit



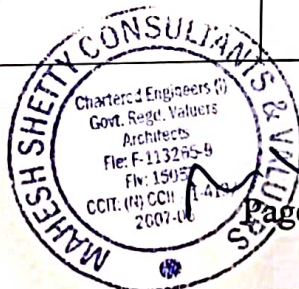
12.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	N.A.
13.	Boundaries of the property	:	
	East	:	Road.
	West	:	Road.
	North	:	Samarth Anand Building.
	South	:	Indra Darshan Phase II.
14.	Dimensions of the site	:	A As per agreement
			B Actuals
15.	Extent of the site	:	Total Super Built Up Area is 1350 sq. ft.
			Carpet Area of Flat No. 403 & 404 is 1026 sq. ft.
16.	Extent of the site considered for Valuation	:	Total Super Built Up Area is 1350 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
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	:	Brihan Mumbai Municipal Corporation.
	Door No. Street or Road (Pin Code)	:	Off. New Link Road, Oshiwara, Andheri (W), Mumbai -400 053.
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.



4.	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of	:	To be paid by Society
	Tax amount	:	
5.	Electricity Service Connection No.	:	
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the property?	:	Good
7.	Agreement executed in the name of	:	Smt. Renu R. Mantri (Flat No. 403) & Shree. Ritesh R. Mantri (Flat No. 404).
8.	What is the undivided area of land as per Agreement?	:	N.A.
9.	What is the plinth area of the property?	:	Total Super Built Up Area is 1350 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?	:	Total Super Built Up Area is 1350 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?	:	Occupied by Owner.
15.	If rented, what is the monthly rent?	:	Rs. 90,000/-
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. 28,000/- to Rs. 32,000/- 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. 28,000/- to Rs. 32,000/- per sq. ft. depending upon location and locality, facilities and amenities and other factors.						
3.	Break-up for the Rate:								
	i) Building + Services	:	Rs. 2,000/- per sq. ft.						
	ii) Land + Others	:	Rs. 28,000/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs.2,26,530/- per sq. mtr. or Rs.21,045/-per sq. ft. as per Ready Reckoner.						
5.	Insurance Value	:	<table border="1"> <tr> <td>Super Built up area</td> <td>1350 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. 27,00,000/-</td> </tr> </table>	Super Built up area	1350 sq. ft.	Cost of Construction	Rs.1,500/- per sq. ft.	Value	Rs. 27,00,000/-
Super Built up area	1350 sq. ft.								
Cost of Construction	Rs.1,500/- per sq. ft.								
Value	Rs. 27,00,000/-								
VI. <u>COMPOSITE RATE ADOPTED:</u>									
a.	Depreciated Building Rate	:	Rs. 1,400/- per sq. ft.						
	Replacement cost of property with Services [v(3)i]	:	Rs. 2,000/- per sq. ft.						
	Age of building	:	26 years.						
	Life of the Building estimated	:	33 Years (Subject to proper and regular maintenance of the building)						



	Depreciation percentage assuming the salvage value as 10%	:	30%.
	Depreciated Ratio of the Building	:	N.A.
b.	Total Composite Rate arrived for valuation.	:	Rs. 29,400/- per sq. ft.
	Depreciated Building Rate VI(a)	:	Rs. 1,400/- per sq. ft.
	Rate of Land and Other V(3)ii	:	Rs. 28,000/- per sq. ft.
	Total Composite Rate	:	Rs. 29,400/- per sq. ft.

Declaration: - We hereby declare that:

- The Information furnished in our report Dtd.07.12.2022 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. Ajay Malakar on Dtd.03.12.2022.
- 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 LLP.

PLACE: MUMBAI
DATED: 07.12.2022



M V Shetty

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	1350	29,400/-	3,96,90,000/-
2.	Open car parking space	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any.	--	--	--
11.	Others	--	--	--
Fair Market Value				3,96,90,000/-

(Rupees: Three Crore, Ninety Six Lac, Ninety Thousand only).

REALIZABLE VALUE:

Rs. 3,57,21,000/- (Rs. Three Crore, Fifty Seven Lac, Twenty One Thousand only)

DISTRESS SALE VALUE

Rs. 3,37,36,000/- (Rs. Three Crore, Thirty Seven Lac, Thirty Six Thousand only)

PLACE: MUMBAI
DATE: 07.12.2022

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.



MV Shetty

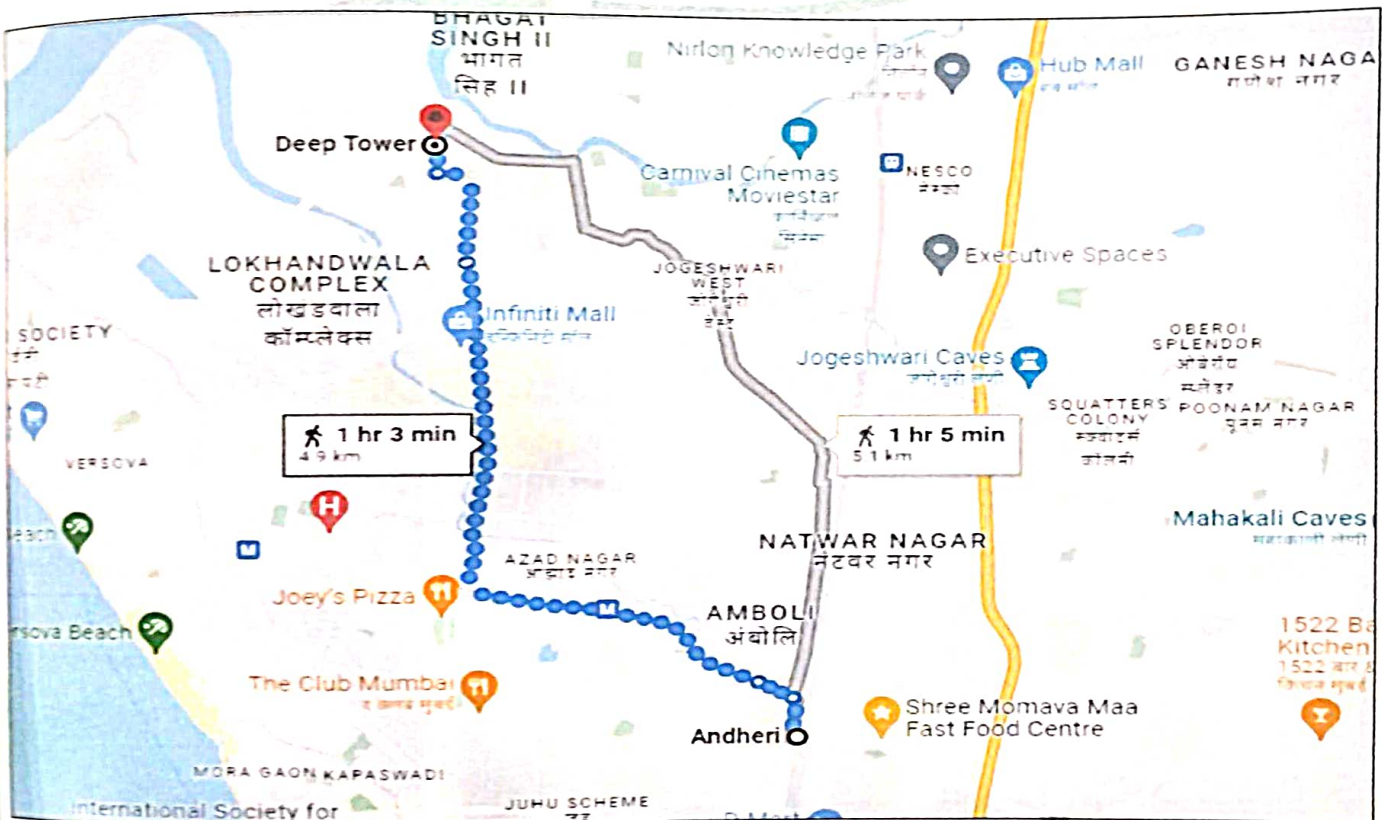
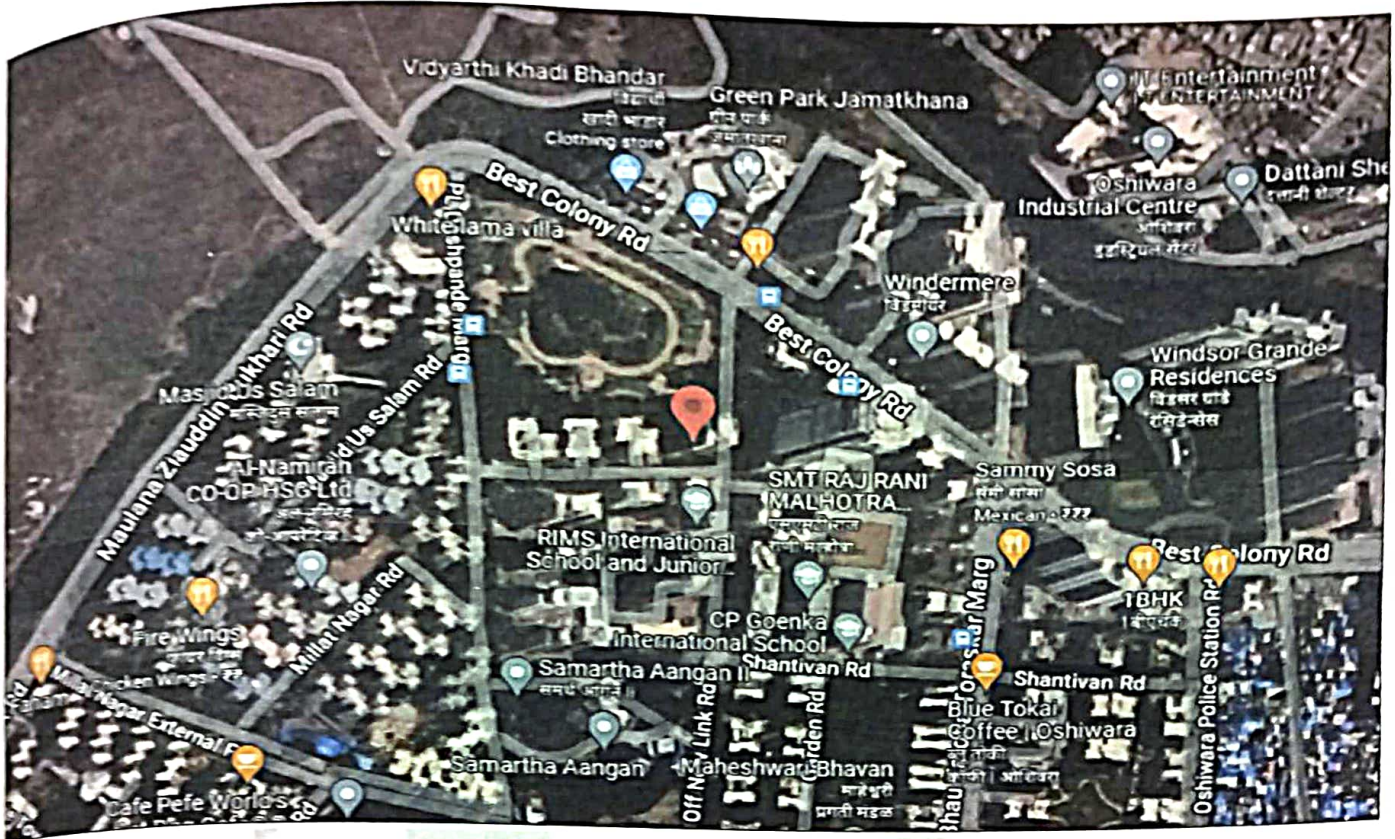
DIRECTOR / AUTH. SIGN.

Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 07.12.2022 visited on _____ are satisfied that the fair and reasonable market value of the property is _____

Branch Manager / Officer-in-charge of
Advance Department
Date: 07.12.2022

Location Map



Longitude Latitude - 19°09'07.4"N 72°49'47.2"E

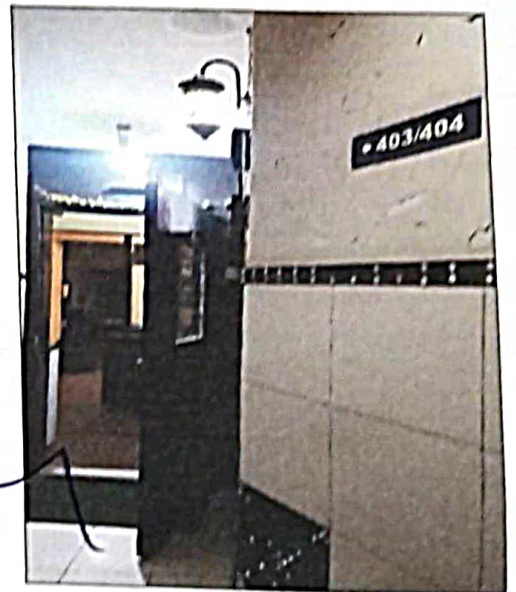
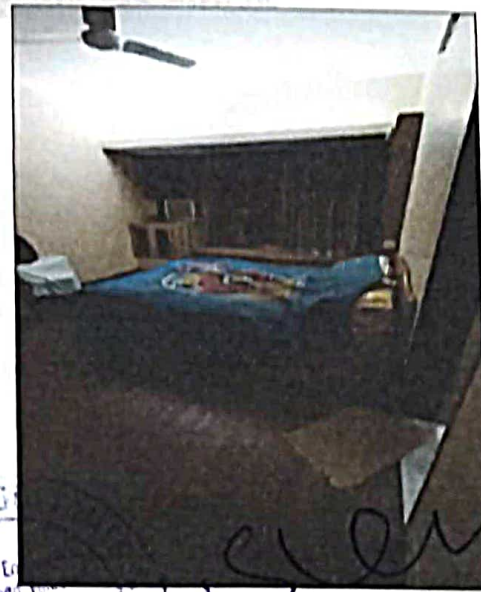
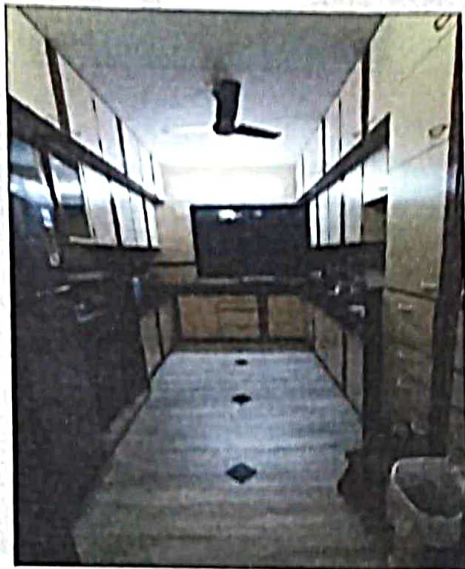
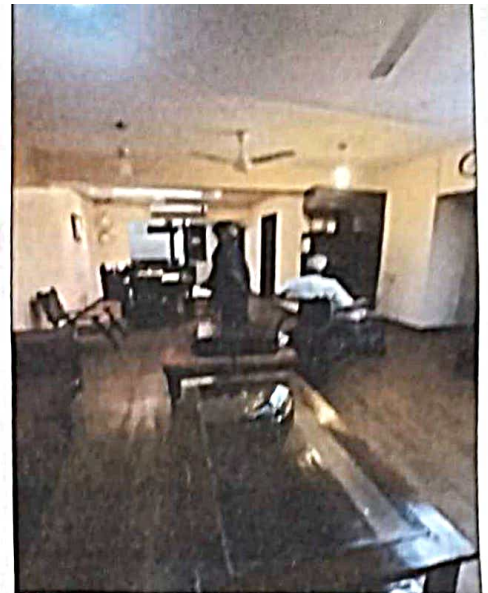
Note: The Blue line shows the route to site from nearest railway station (Andheri Station 3.0 km)





INDRA DARSHIN

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MAHESH SHE...
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