

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.

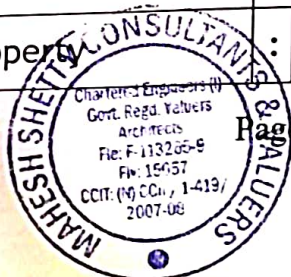
Area :

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

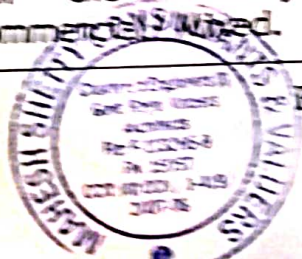
7. Location of the property:



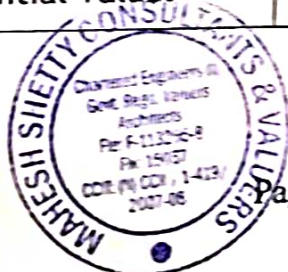
a) Plot No. / Survey No.	:	Flat No. 403 & 404, 4th floor,
b) Door No. / Property No.	:	Village Oshiwara,
c) T. S. No / Village	:	Andheri,
d) Ward / Taluka	:	Mumbai,
e) Mandal / District	:	
f) Dated of issue and Validity of approved Map / Plan	:	Not provided for our verification 10% & Revaluation
g) Approved 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



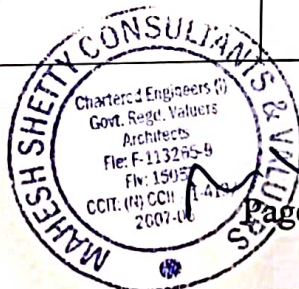
12.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	N.A.
13.	Boundaries of the property	:	
	East	:	Road.
	West	:	Road.
	North	:	Samarth Anand Building.
	South	:	Indra Darshan Phase II.
14.	Dimensions 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

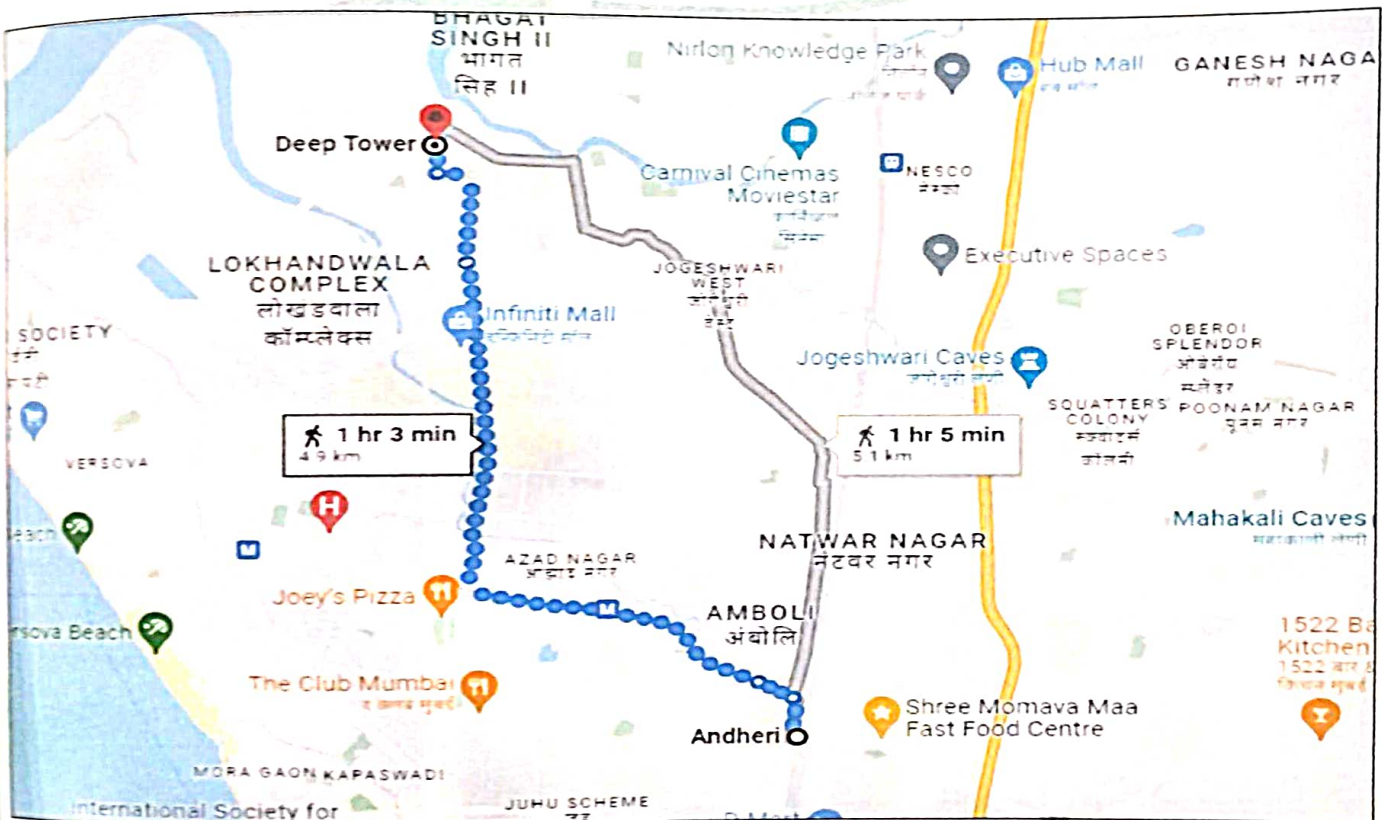
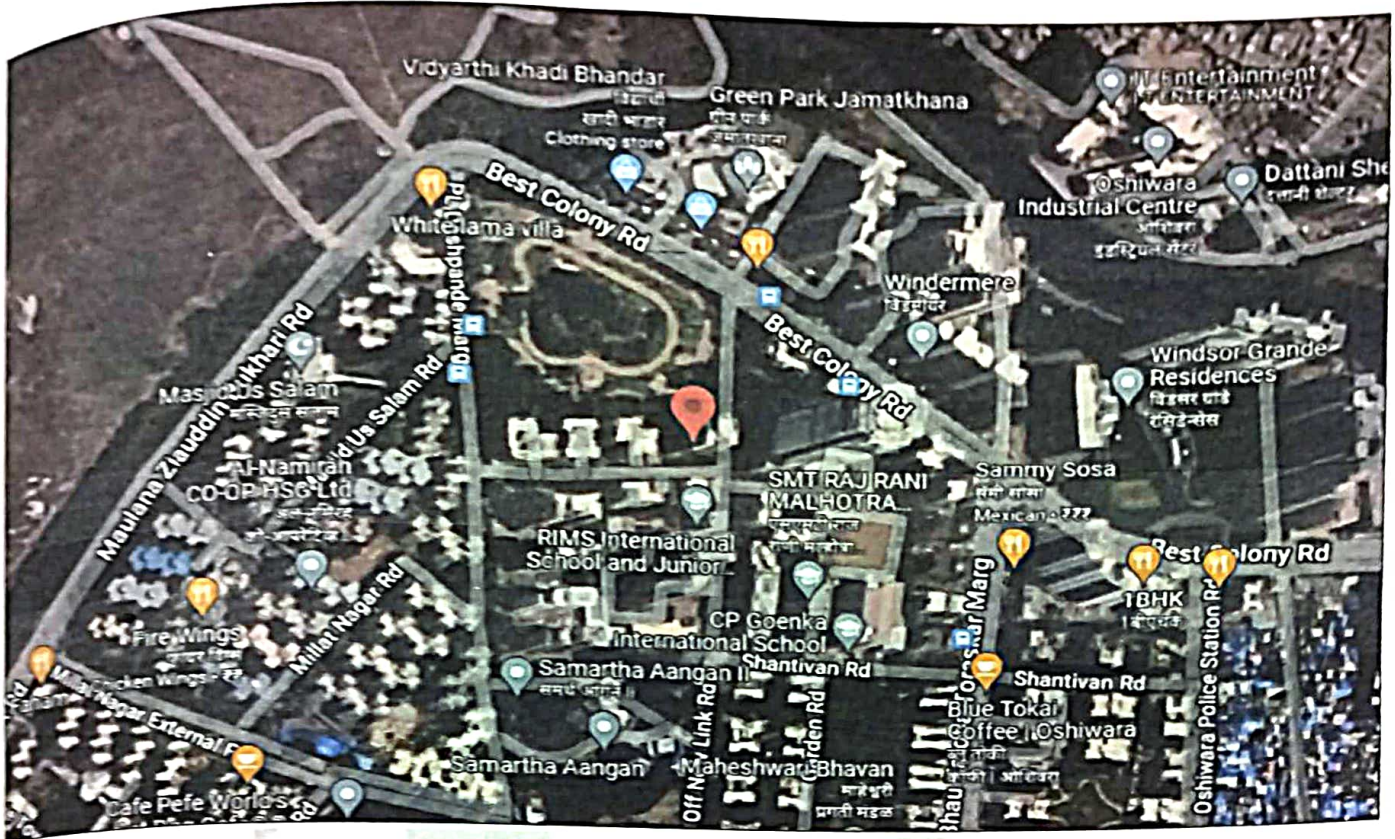
DIRECTOR / AUTH. SIGN.

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

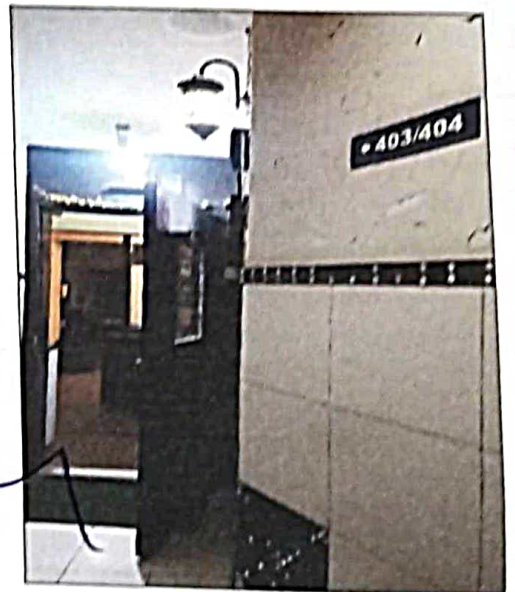
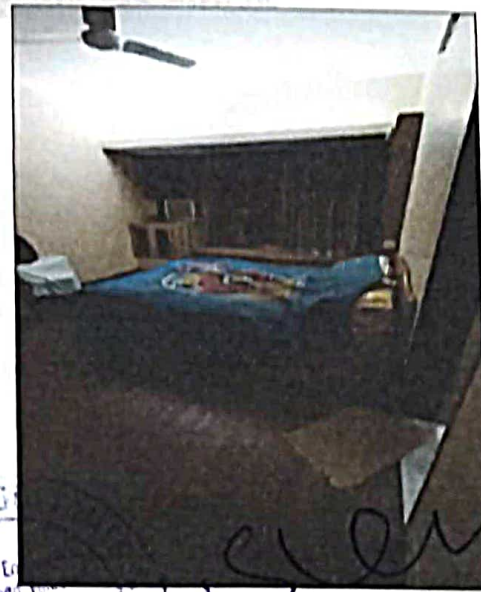
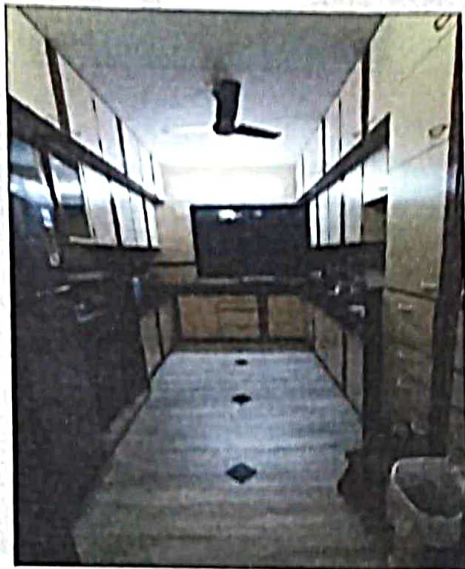
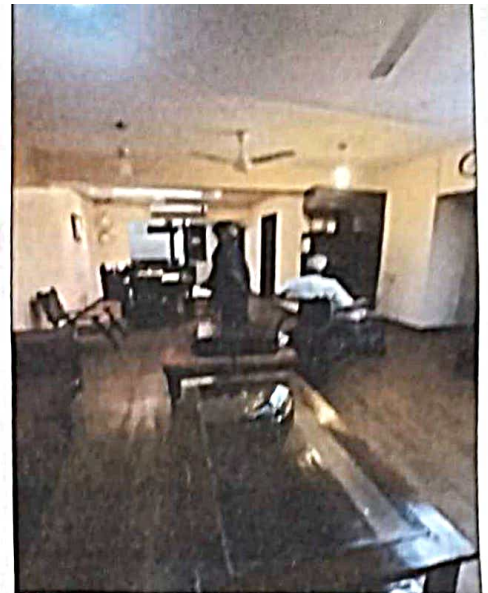
Note: The Blue line shows the route to site from nearest railway station (Andheri Station 3.0 km)





INDRA DARSHIN

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MAHESH SHEETY
 Govt. Regd. Architects
 File No. 112255-9
 Fiv. No. 197
 CCIT (Mumbai) 197
 2017-08