

M. N. SHAIKH & ASSOCIATES

Er. Mukhtar N. Shaikh

B.E. (Civil) F.I.V. M.I.C.E. (I)

Cell : 9423076085



- Architects
- Structural Consultants

Chartered Engineer & Govt. Regd. Valuer of Wealth - Tax U/s 34AB

Valuation of Immovable Properties, Panel Valuer of Income Tax, Public Sector Banks, Multi State Schedule Banks & Financial Institutions

FORMAT - C

To,
UNION BANK OF INDIA
Branch : Sakinaka, Andheri Kurla Road,
Mumbai.

VALUATION REPORT

| I GENERAL | |
|--|--|
| 1 Purpose for which the valuation is made | To ascertain Present Fair Market Value |
| 2 a Date of inspection | 25/11/2016 |
| b Date on which the valuation is made | 26/11/2016 |
| 3 List of documents produced for perusal | 1 Sale Deed |
| 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. Mahesh Hoovappa Pujari At. "Silicon Valley" Exhibit 'C' TPS No-II, J.K. Mehta Road, Village Bandra, Santacruz (West) Mumbai. |
| 5 Brief description of the property | The property is situated at Santacruz (West) Mumbai . The Property has good marketability and good commercial value. it is situated in a developing area. All civic amenities, the Transportation Communication by vehicle & Public Transportation are readily and easily Available within periphery. |
| 6 Location of property | |
| a Plot No. / Survey No. | CTS No. G/126, Plot No. 54 |
| b Flat No. | Flat No. 402 |
| c T.S. No./ Village | Santacruz (West) |
| d Ward / Taluka | Bandra |
| e Mandal / District | Mumbai. |
| 7 Postal address of the property | At. "Silicon Valley" Exhibit 'C' TPS No-II, J.K. Mehta Road, Village Bandra, Santacruz (West) Mumbai. |



Office No. 1006, 10th Floor, "THE LANDMARK", Plot No.26A, Sector 7, Kharghar, Navi-Mumbai-410210.(MS)
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| | | | | | |
|----|---|---------------------------------|--------|---------|--------|
| 8 | City / Town | City | | | |
| | Residential area | YES | | | |
| | Commercial area | NO | | | |
| | Industrial area | NO | | | |
| 9 | Classification of the area | | | | |
| | i High / Middle / Poor | High | | | |
| | ii Urban / Semi Urban / Rural | Urban | | | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | Corporation Limit | | | |
| 11 | Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area / | N.A. | | | |
| 12 | Boundaries of the property | | | | |
| | North | Asha Parekh Hospital | | | |
| | South | Vaidya Villa | | | |
| | East | Mangal Parekh Co-op Hsg Society | | | |
| | West | Green Mansion | | | |
| 13 | Dimensions of the site | A | | B | |
| | | As Per the Deed | | Actual | |
| | | 1227.50 | SQ.FT. | 1227.50 | SQ.FT. |
| 14 | Extent of the site | 1227.50 | SQ.FT. | | |
| 15 | Extent of the site considered for Valuation (least of 13 a & 13 b) | 1227.50 | SQ.FT. | | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | Owner | | | |

II APARTMENT BUILDING

| Description | Remarks |
|--|-------------------------|
| 1 Nature of the apartment | Residential |
| 2 Location | Asha Parekh Hospital |
| T.S. No. / Village | Santacruz (West) |
| Ward No. / Taluka | Bandra |
| Village /Municipality / Corporation | BMC Mumbai. |
| Door No. , Street or Road (Pin Code) | 400054 |
| 3 Description of the locality Residential / Commercial / Mixed | Residential |
| 4 Year of Construction | 2006-2007 |
| 5 Number of floors | Stilt + 7th Upper Floor |
| 6 Type of structure | R.C.C Framed Structure |
| 7 Number of Dwelling units in the building | As per Drawing |
| 8 Quality of Construction | Good |
| 9 Appearance of the Building | Normal |
| 10 Maintenance of the Building | Good |



| | | |
|----|---------------------------------------|---------|
| 11 | Facilities available | |
| | Lift | Yes |
| | Protected Water Supply | Yes |
| | Underground Sewerage | Yes |
| | Car Parking - Open /Covered | Covered |
| | Is Compound wall existing ? | Yes |
| | Is pavement laid around the Building? | Yes |

III FLAT

| | | |
|----|---|----------------------------|
| 1 | The floor on which the flat is situated | Fourth Floor |
| 2 | Door No. of the flat | Flat No. 402 |
| 3 | Specifications of the flat | |
| | Roof | RCC Slab Roof |
| | Flooring | Mozzac Flooring |
| | Doors | Teak Wood |
| | Windows | Aluminium Frame and Glass |
| | Fittings | ISI Marked |
| | Finishing | Good |
| 4 | House Tax | |
| | Assessment No. | |
| | Tax paid in the name of | |
| | Tax amount | To be Paid by Owner |
| 5 | Electricity Service connection No. | N.A. |
| | Meter Card is in the name of | N.A. |
| 6 | How is the maintenance of the flat ? | Good |
| 7 | Sale Deed executed in the name of | Mr. Mahesh Hoovappa Pujari |
| 8 | What is the undivided area of land as per Sale Deed? | As per Shares Certificate |
| 9 | What is the plinth area of the flat? | 1227.50 SQ.FT. |
| 10 | What is the floor space index (app.) | As per T.P. Rules |
| 11 | What is the Built Up Area of the flat ? | 1227.50 SQ.FT. |
| 12 | Is it Posh / 1 Class / Medium / Ordinary | Higher Class |
| 13 | Is it being used for Residential or Commercial purpose? | Residential Purpose |
| 14 | Is it Owner-occupied or let out? | Owner Occupied |
| 15 | If rented, what is the monthly rent? | 60000-80000 |



IV MARKETABILITY

| | | |
|---|--|---|
| 1 | How is the marketability? | Good |
| 2 | What are the factors favouring for an extra Potential Value | Good Locality and All Civic amenities easily available within periphery |
| 3 | Any negative factors are observed which affect the market value in | No |

| V | Rate | |
|---|--|--|
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? | 30000 - 34000 |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison details). | 33000 - 38000 |
| 3 | Break-up for the rate | |
| | i. Building + Services | 1500.00 (Incl. Depreciated Value of Building) |
| | ii. Land + others | 30500.00 |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | 24950.00 (Incl. Depreciated Value of Building) |

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

| | | | | |
|---|---|------------|--------|---------------------------------------|
| a | Depreciated building rate | 1500.00 | SQ.FT. | (Incl. Depreciated Value of Building) |
| | Replacement cost of flat with Services (V(3)i) | 1841250.00 | | |
| | Age of the building | 09 Years | | |
| | Life of the building estimated | 51 Years | | |
| | Depreciation percentage assuming the salvage value as Depreciated Ratio of the Building | 10% | | |
| | | 90% | | |
| b | Total composite rate arrived for valuation | | | |
| | Depreciated building rate VI (a) | 1500.00 | | |
| | Rate for Land & other V(3) ii | 30500.00 | | |
| | Total Composite Rate | 32000.00 | | |



| Details of valuation : | | | | | |
|------------------------|--|---------|-------|--------------|--------------------|
| Sr.No. | Description | Area | Unit | Rate Adpoted | Valuation in Rs. |
| 1 | Present value of the flat (incl. car parking, if provided) | 1227.50 | SQ.FT | 32000.00 | 39280000.00 |
| 2 | Wardrobes | | | | 0.00 |
| 3 | Showcases | | | | 0.00 |
| 4 | Kitchen arrangements | | | | 0.00 |
| 5 | Superfine finish | | | | 0.00 |
| 6 | Interior Decorations | | | | 0.00 |
| 7 | Electricity Deposits / electrical fittings, etc | | | | 0.00 |
| 8 | Extra collapsible gates / grill works, etc. | | | | 0.00 |
| 9 | Potential value, if any | | | | 800000.00 |
| 10 | Including above amenity, Furniture and Interior etc. | | | | 800000.00 |
| | Total Valuation | | | | 40080000.00 |

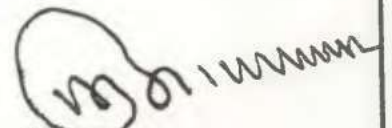
As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specification is

| | | |
|----------------------------------|-------------|--|
| Fair Market Value (in Rs.) | 40080000.00 | Rupees Four Crore Eighty Thousand Only |
| Distress Sale Value (in Rs.) | 32064000.00 | Rupees Three Crore Twenty Lakh SixtyFour Thousand Only |

Date : 26/11/2016

Place : Santacruz (west), Mumbai




Signature

Name and Official Seal of the Approved
Er. MUKHTAR N. SHAIKH
CHARTERD ENGINEER-M-110584
GOVT. REGD. VALUER-I-34AB(81/23)

The undersigned has inspected the property detailed in the Valuation Report, We are satisfied that the fair and reasonable **MARKET VALUE** of the property is **F40080000.00**

Date :

Place :


Signature
Branch Manager

DECLARATION FROM VALUERS

I /We hereby declare that -

- | | |
|----|--|
| A. | The information furnished in my valuation report dated 26/11/2016 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. | I have no direct or indirect interest in the property valued |
| C. | I have inspected the property on the work is not sub contracted to any other valuer and carried out by myself. |
| D. | I have not been convicted of any offence and sentenced to a term of imprisonment. |
| E. | I have not been found guilty of misconduct in my professional capacity. |
| F. | I have read the handbook on policy, standard 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. |
| G. | I abide by the code of conduct for empanelment of valuer in the bank. |
| H. | I am registered under Section 34AB of the Wealth Tax Act 1957 |
| I. | I am the proprietor /partner / authorized official of the firm/company, who is competent to sign this |
| J. | This valuation is based on the assumption that the property has clear & marketable title we have not clarify legal title |
| K. | Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in the report |

Date : 26/11/2016

Place : Santacruz (west), Mumbai



Name and Signature of Valuer
(Handwritten Signature)
Er. MUKHTAR N. SHAIKH
CHARTERD ENGINEER-M-110584
GOVT. REGD. VALUER-I-34AB(81/23)

PHOTOGRAPH OF PROPERTY

