



C. VALUATION DETAILS:

Sr. No.	DESCRIPTION	QUANTIT Y (Sq. Ft)	ESTIMATED/ PRESENT VALUE (INR)
1	Present value of the Room (Including Car Parking, if provided)	441 Sq. Ft.	441 Sq. Ft. X 5,200 Rs Per Sq. Ft. = INR 22,93,200/- Or Say INR 22,93,000/-
2	Wardrobes		
3	Show cases		
4	Kitchen arrangements		
5	Superfine finish		
6	Interior decorations		
7	Electricity, water, drainage deposits		
8	Electrical fittings, etc.		
9	Extra Collapsible gates/ grill works etc.		
10	Potential Value, if any?		
11	Share of common amenities, If any?		
	TOTAL		INR 22,93,000/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is say INR 22,93,000/- , the Realisable value INR 20,64,000/- and the distress value INR 18,34,000/-.

Place: Mumbai

Date: 08- Nov- 2022



For M-TECH SERVICES LLP

Neha Agarwal

(Er. Neha Agarwal)

Partner

B.E., MIE, CE, MIV, AIIV

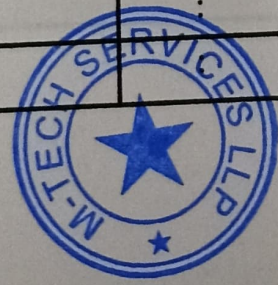
The undersigned has inspected the property detailed in the Valuation Report dated on 08.11.2022 We are satisfied that the fair and reasonable market value of the property is INR 22,93,000/- .

Signature
(Name of the Branch Manager with Office Seal)

RATE		
1.	After analysing the comparable sale instances, what is the composite rate for a similar Room with same specifications in the adjoining locality? (Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 5,200/- Per Sq. Ft. (on Built Up Area)
2.	Assuming it is a new construction, what is the adopted basic composite rate of the bungalow under valuation after comparing with the specifications and other factors with the Room under comparison (Give details)	Rs. 5,200/- Per Sq. Ft. (on Built Up Area)
3.	BREAK UP FOR THE RATE	
	i) Building + Services	Rs. 1,500/- Per Sq. Ft.
	ii) Land + others	Rs. 4,400/- Per Sq. Ft.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	2282 Rs. Per Sq. Ft. So Total Govt. Value is 2282 Rs. Per Sq. Ft. X 441 Sq. Ft. = INR 10,06,362/-

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of Room with Services (v(3)i)	441 Sq. ft. X 2,000/- Rs. Per Sq. Ft. = INR 8,82,000/-
	Age of the building	Approx 55-60 Years Old
	Future Life of the building estimated	Approx 8-10 years provided periodical maintenance is done regularly.
	Depreciation percentage	less 60% Depreciation for 55-60 years old building
	Depreciated Ratio of the building	Rs. 800/- Per Sq. Ft.
b.	Total Composite rate arrived for valuation	
	Depreciated Building rate VI(a)	Rs. 800/- Per Sq. Ft.
	Rate for Land & other V(3) ii	Rs. 4,400/- Per Sq. Ft.
	Total Composite Rate	Rs. 5,200/- Per Sq. Ft. (on Built Up Area)



II. APARTMENT BUILDING:		
1.	Nature of Apartment	: RCC Super Structure
2.	Room No. and Floor	: Room No. 12
3.	Name of the Apartment	: Building Name "Sai Sagar Apartment"
4.	Postal Address	: Room No. 12, Barrack 1892, Near Sai Jeevan Ghot Hall, O. T. Section - 40, Kurla Camp Road, Ulhasnagar - 5, Taluka - Ulhasnagar, Dist - Thane - 421005.
5.	Location	: -
	T.S.No.	: Refer point no.[I(6(a))]
	Block No.	: -
	Ward No.	: -
	Village/Municipality/Corporation	: within limits of Ulhasnagar Municipal Corporation
	Door No., Street or Road (Pin Code)	: Kurla Camp Road, Ulhasnagar - 5, Taluka - Ulhasnagar, Dist - Thane - 421005.
6.	Description of the locality	: Residential
7.	Year of Construction	: Approx 55-60 Years Old
8.	Number of Floors	: Ground Floor Only
9.	Type of structure	: Load bearing structure with Ac Sheet Roof, internal and external walls are made up of bricks, wooden flush doors, sliding windows, Ceramic tiles Flooring, granite kitchen platform, etc.
10.	Number of dwelling units in the building	: Twenty Rooms
11.	Quality of construction	: Poor
12.	Appearance of the building	: Poor
13.	Maintenance of the building	: Poor
14.	Facilities available	: -
	Lift	: There is no lift facility in this building.
	Protected water supply	: Provided
	Underground Sewerage	: Provided
	Car Parking (Open/Covered)	: Not Provided
	Around Compound wall	: Not Provided
	Pavement around the building	: Not Provided
III. Room		
1.	The floor in which the Room is situated	: Ground floor
2.	Door number of the Room	: Room No. 12
3.	Specification of the Room	: -



	f. Date of issue and validity of layout of approved map/plan	:	Approved Plan Copy Not Provided
	g. Approved map/plan issuing authority	:	Approved Plan Copy Not Provided
	h. Whether genuineness or authenticity of approved map/plan is verified	:	Approved Plan Copy Not Provided
	i. Any other comments by our empanelled valuers on authentic of approved plan	:	Approved Plan Copy Not Provided
7.	Postal Address of the property	:	Room No. 12, Barrack 1892, Near Sai Jeevan Ghot Hall, O. T. Section - 40, Kurla Camp Road, Ulhasnagar - 5, Taluka - Ulhasnagar, Dist - Thane - 421005.
8.	City/Town	:	Ulhasnagar - 5
	Land Mark	:	Near Sai Jeevan Ghot Hall
	Residential Area	:	Residential Area
	Commercial Area	:	it is not a commercial area
	Industrial Area	:	it is not an Industrial area
9.	Classification of the area	:	Middle Class
		:	Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	within limits of Ulhasnagar Municipal Corporation
11.	Whether covered under any State/ Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area cantonment area	:	As per available information plot is not covered under any of the enactments mentioned herein.
12.	Boundaries of the property	:	
	North	:	Room No. 11 Mr. Asrani
	South	:	Room No. 13 Mr. Raja Makhija
	East	:	Shree Arthani Room No. 1892/11
	West	:	Gally & Private Shop
13.	Extent of the site	:	
13.1	Latitude, Longitude & Co-ordinates of Room	:	Latitude : 19°12'09.7"N Longitude : 73°10'14.5"E
14.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	:	Rented at the time of inspection.





Approved
[Signature]
17/11/2022

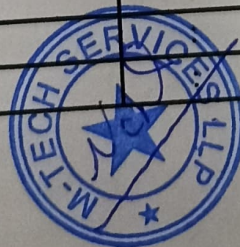
Date : 08- Nov- 2022


To,
The Branch Manager
Bank of India, Shahad Branch

As per your instructions valuation of Room of Mrs. Heena Chanderlal Kataria was undertaken for security purpose. To estimate market value for the same the Room was visited for inspection and verification through valuation angle on 08- Nov- 2022 and findings are as follows;

VALUATION REPORT OF RESIDENTIAL ROOM


I. GENERAL			
1.	Purpose of Valuation	:	To ascertain the fair market value of the property for the Purpose of SARFAESI
2.	a. Date of Inspection	:	08.11.2022
	b. Date of Valuation	:	08.11.2022
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	Mrs. Heena Chanderlal Kataria
4.	Document produced for perusal	:	
	i) Index II	:	Photocopy of Index II Dated 07.09.2009 Between Shri. Kishinchand Aasandas Nariyani & Smt. Richa Manoj Laghurani And Mrs. Heena Chanderlal Kataria - Index II No. 3174/2009
	ii) Approved Plan	:	Approved Plan Copy Not Provided
	iii) Occupancy Certificate	:	Occupancy Certificate Not Provided
5.	Brief description of the property	:	It is one room, kitchen (Residential Room) with attached toilet and bath.
6.	Location of the property	:	
	a. Plot No./Survey No.	:	CTS No. 25134 of Village Ulhasnagar Camp 5
	b. Door No.	:	Room No. 12
	c. T.S.No./Village	:	Village Ulhasnagar Camp 5
	d. Ward/Taluka	:	Ulhasnagar
	e. Mandal/District	:	Thane





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारयूत्य दर पत्रक

Home Valuation Rules User Manual Close

Annual Statement of Rates

Year: 20172018 Language: English

Selected District: ठाणे

Select Taluka: उरुद्वारानगर

Select Village: [एच] वॅम्प 5

Search By: Survey No Location

Enter Survey No: 25134

उपविभाग	सुरती व मूल्य	मिनाली वदरिक्त	वापतिस दुमने	वाजोपिक	ए.फ.द. (र.ए.)	Attribute
1/8-[एच] वॅम्प 5- घुविभाग वॅम्प 5 मधील सर्व मिळकती	12600	39700	48700	81300	48700	ची. मीटर मि.टी.एच. नंवर



Technical Annexure

1	Total Number of floors	Ground floor
2	Type of construction	Load bearing structure
3	Walls	Brick Masonry walls
4	Year of Construction	1966
5	Estimated future life	Approx. 15 years' subject to regular repairs & maintenance
6	Door & Windows	Wooden frame and flush doors & glazed sliding windows
7	Flooring	Ceramic tiles flooring
8	Finishing	OBD paint
9	Roof	AC sheet
10	Electrical fittings	Casing capping wiring with ordinary fittings
11	Plumbing & Sanitary fittings	Concealed plumbing with ordinary fittings
12	No. of lifts	Not applicable
13	Compound walls	No
14	Pavement around the building	No



Conclusion:

Market Value of immovable property - Room No. 12, Barrack No. 1892, near Sai Jeevan Ghot hall, O.T Section -40, Kurla camp road, Ulhasnagar - 421 005 as on 19th July, 2017 for Bank Loan security purpose is estimated at ₹ 33,00,000/- (Rupees Thirty Three Lakhs only)

Part III- Declaration

- a) The information furnished in Part I is true & correct to the best of my knowledge & belief.
- b) I have no direct or indirect interest in the property valued.
- c) The subject property is identified by Mrs. Sushila.
- d) We have personally inspected the right property on 19th July, 2017 in presence of Mrs. Sushila tenant of the subject property.
- e) The analysis and conclusions are limited by the reported assumptions and conditions.

For Pravin Kulkarni & Associates




Mr. Pravin Kulkarni

B. E. Civil, Masters of Valuation in Real Estate

Member of Institution of Valuers (No. F:17292)

Regd. Valuer under section 34ab of Wealth Tax Act (No. CCIT/THN/CAT-1/41/2013-14)

Place: Kalyan

Date : 22nd July, 2017

ii) Market Rate Analysis:

As per our market enquiry, market rate of similar premises in the vicinity of the property under Valuation is in the range of ₹ 6,000/- per SFT to ₹ 8,000/- per SFT (Built up area basis)

Considering the location, size, shape, internal condition, loading over carpet area of subject property, age & grade of building, demand and supply of similar properties etc., we have adopted market rate of subject property at ₹ 7,500/- per SFT on Built up area area basis.

iii) Market Value:

Hence, Market Value of subject property is estimated at

$$\begin{aligned}
 &= \text{Built up area} && \times && \text{Market Rate adopted} \\
 &= 441 \text{ SFT} && \times && ₹ 7,500/- \text{ per SFT} \\
 &= ₹ 33,07,500/-
 \end{aligned}$$

Or say ₹ 33.00 Lakhs.

iv) Realizable Value:

If the Bank decides to recover its money by sale of the property, the Realizable Value of the subject property would be lower than the estimated market value due to factors like restricted marketing, time & expenses towards advertising and management of sale, full cheque payment constraints etc.

As per our professional opinion, the Realizable Value of the subject property may be discounted within the range of 05% to 30% over the Market Value. Considering an average discount of 15% on Market Value, the Realizable Value of subject property is estimated at ₹ 28.00 Lakhs.

v) Distress Sale Value:

Considering an average discount of 10% on Realizable Value, the Distress Sale Value of subject property is estimated at ₹ 25.00 Lakhs.

vi) Guideline Value:

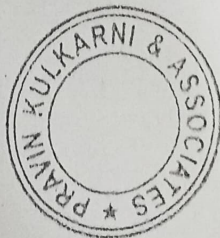
Guideline rate of subject property as per Government Ready Reckoner for Stamp duty purpose for the year 2017-18 is ₹ 39,700/- per SMT i.e. ₹ 3,688/- per SFT.

Hence, Guideline Value of subject property is

$$\begin{aligned}
 &= \text{Built up area} && \times && \text{Guideline Rate} && \times && \text{Depreciation factor} \\
 &= 441 \text{ SFT} && \times && ₹ 3,688/- && \times && 0.20 \\
 &= ₹ 3,25,282/-
 \end{aligned}$$

vii) Insurance value:

Built up area in SFT	Age of building in years	Replacement Rate of construction in ₹	Replacement Cost in ₹	Depreciation in ₹	Net value after depreciation for Insurance Purpose in ₹
441	51	1,500/-	6,61,500/-	4,69,665 /-	1,91,835/-



3. Assumptions/ Remarks:

- a) Commencement Certificate, Completion certificate, Sanctioned Building plan of subject property are not provided to us.
- b) Subject property was tenant occupied at the time of inspection. Copy of Leave & License agreement is not provided to us. As per verbal information provided to us, subject property is given on Leave & License basis for a short period and the owner will get possession of the subject property after completion of the Leave & License period. Any variation from this will affect the value reported.
- c) Location and layout plan of subject property issued by competent authority is not provided to us. Identification of subject property is based on verbal information provided to us by the client and is subject to correction.
- d) This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- e) Latest legal report pertaining to title of the subject property is not provided to us.
- f) Any matters related to legal title and ownership of the subject property are outside the scope of this Valuation exercise.
- g) Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues.
- h) We have assumed the photocopies of documents received from the Bank/ client to be genuine without any alterations.
- i) We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- j) This report has been made for Bank loan security purpose and it is not valid for any other purpose.
- k) We have assumed the subject property to be free from all the litigation, encumbrances, encroachments, etc. and all the taxes related to the subject property have been paid in time for this valuation exercise.
- l) Transaction cost like Stamp Duty, Registration Charges, Taxes, Brokerage etc. pertaining to sale / purchase of the property have not been considered in this valuation exercise.
- m) We have assumed that the subject property has received necessary planning approvals and clearances from appropriate local authorities and complies with local development control regulations.
- n) This report or any part thereof shall not be used by third parties without our written consent.

3. Valuation Analysis:

i) Area details:

As per copy of Conveyance deed, area of subject property is 49 Sq. yards i.e. 40.98 SMT
i.e. 441 SFT

As per physical measurement at site, carpet area of subject property is 360 SFT.

Documented area of 441 SFT is 22 % more than measured carpet area and same is considered as Built up area for this valuation exercise.



SALES:		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration number, sale-price and area of land sold.	: Discussed in separate valuation statement attached herewith.
39	Land rate adopted in this valuation.	: ₹ 7,500/- per SFT
40	If sale instances are not relied upon, the basis of arriving at the land rate.	: Discussed in separate valuation statement attached herewith.
COST OF CONSTRUCTION:		
41	Year of commencement of construction and year of completion.	: 1966
42	What was the method of construction by contract/ by employing labour direct/ both?	: } Details not available
43	For items of work done on contract, produce copies or agreements.	
44	For items of work done by engaging labour directly, give basic rate of materials and labour supported by documentary proof.	

PART II – VALUATION

1. Basis of Valuation:

The Market Value Definition, as per International Valuation Standards, which has been adopted in this Valuation Exercise, is as follows: "The Market Value is the estimated amount for which an Asset should exchange on the date of Valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

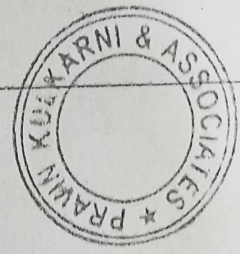
This valuation is based on Sales Comparison Method by comparing the prevalent market rate of comparable properties with property under Valuation. The factors which have been considered are size, location, internal condition, age of building, state of repairs, accumulated depreciation, demand & supply of similar properties etc.

2. Documents referred:

- A copy of Conveyance deed dated 07th September, 2009 between Shri. Kishinchand S/O. Assandas Nariani & Smt. Richa W/O. Manoj Ludhrani (The sellers) and Smt. Heena W/o. Chanderlal kataria (The Purchasers) bearing Registration No. UHN1-3174/2009.



RENTS:		
26	i) Names of tenants/lessees/licensees, etc.	: Details not provided to us.
	ii) Portions in their occupation.	: Entire subject property
	iii) Monthly or annual rent/compensation licence fee, etc., paid by each.	: Details not provided to us.
	iv) Gross Amount received for the whole property.	: Details not provided to us.
27	Are any of the occupants related to, or close business associates of the owner? Owners have to bear it.	: Details not provided to us.
28	Is Separate amount being recovered for the use of fixture, like fans, geysers, refrigerators, cooking ranges, built-in-wardrobes, etc. or for service charges? If so give details.	: Details not provided to us.
29	Give details of water and electricity charges, if any, to be borne by owner.	: Details not provided to us
30	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars.	} Details not provided by the client
31	If a lift is installed, who has to bear the cost of maintenance and operation- owner or tenants?	
32	If a pump is installed, who has to bear the cost of maintenance and operation- owner or tenants?	
33	Who has to bear the cost of electricity charges of lighting of common space like entrance hall, stairs, passage, compound etc., - owner or tenant?	
34	What is the amount of property tax? Who is to bear it? Give details.	: Details not provided to us.
35	Is the building insured? If so, give the policy number, amount for which it is insured and the annual premium.	: Details not provided to us
36	Is any dispute between landlord and tenant regarding rent pending in a court of law?	} Details not provided to us.
37	Has any standard rent been fixed for the property under any law relating to the control of law?	



	LAND:	
12	Area of land supported by documentary proof. Shape, dimensions and physical features.	: 49 Sq. yards i.e. 40.98 SMT i.e. 441 SFT (area of room)
13	Roads, Streets or Lanes on which the land is abutting.	: Kurla camp road
14	Is it freehold or leasehold land?	: Refer Title report
15	If leasehold, the name of lessor/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal. 1) Initial Premium 2) Ground-rent payable per annum. 3) Unearned increase payable to the lessor in the event of sale or transfer.	: Refer Title report
16	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	: Not applicable as subject property is a Residential barrack.
17	Are there any agreements of easements? If so, attach copies.	: As per our visual observation at the time of site inspection, it is free from any easement.
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars.	: Not applicable as subject property is a Residential barrack.
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	: Not applicable as subject property is a Residential barrack.
20	Has the Whole or part of the land been notified for acquisition by the Government or any statutory body? Give date of notification.	: Not applicable as subject property is a Residential barrack.
	IMPROVEMENTS:	
21	Attach a Dimensioned site plan	: Floor plan is not provided to us
22	Attach plans and elevations of all structures standing on the land and a layout plan.	: Copy of approved plan is not provided to us.
23	Furnish technical details of the building on a separate sheet.	: Technical details are given in attached statement herewith.
24	1) Is the building owner - occupied/ tenanted/ both?	: Tenant occupied
	2) If partly owner- occupied, specify portion and extent of area under owner-occupation.	: Not applicable
25	What is the Floor Index Permissible and percentage actually utilized?	: Details not available



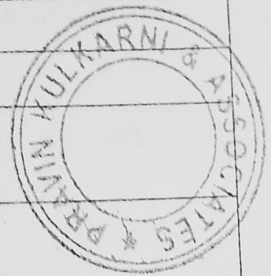
Valuation Report of Immovable Property

Ref. No.: PRKA/REP/2017-18/243

Date: 22nd July, 2017

Part I- Questionare

GENERAL:										
1	Purpose for which valuation is made	: To ascertain Market Value of 1 Room Kitchen Residential room in Barrack for Bank Loan security purpose.								
2	Date as on which valuation is made.	: Market Value as on 19 th July, 2017.								
3	Name of the owner/owners.	: As per copy of agreement for sale, subject property is owned Smt. Heena Chanderlal Kataria.								
4	If the property is under joint ownership/ co-ownership- share of each such owner. Are the shares undivided?	: Not applicable								
5	Brief description of property	: Subject property consists of a 1 Room Kitchen Residential room at ground floor in a residential barrack of load bearing structure having AC sheet roofing with 11'9" and 15'3" height at ground floor. Subject property is situated in a residential area approx. 3 to 4 km away from Ulhasnagar Railway station. Civic amenities are available near the subject property.								
6a	Location, Street, Ward No	: Room No. 12, Barrack No. 1892, near Sai Jeevan Ghot hall, O.T Section -40, Kurla camp road, Ulhasnagar - 421 005								
6b	Nearby Landmark	: Sai Jeevan Ghot hall								
7a	Survey/Plot No. of Land.	: C.T.S. No. 25134 of Ulhasnagar - 5.								
7b	Plot Boundaries (Actual)	: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">East</td> <td>Room No. 11</td> </tr> <tr> <td>West</td> <td>Room No. 13</td> </tr> <tr> <td>North</td> <td>Internal access road & Shop</td> </tr> <tr> <td>South</td> <td>Access road & Sojhranj Bhavan apartment</td> </tr> </table>	East	Room No. 11	West	Room No. 13	North	Internal access road & Shop	South	Access road & Sojhranj Bhavan apartment
East	Room No. 11									
West	Room No. 13									
North	Internal access road & Shop									
South	Access road & Sojhranj Bhavan apartment									
7c	Latitude and Longitude	: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Latitude -</td> <td>19°12'12.3"N</td> </tr> <tr> <td>Longitude</td> <td>73°10'09.2"E</td> </tr> </table>	Latitude -	19°12'12.3"N	Longitude	73°10'09.2"E				
Latitude -	19°12'12.3"N									
Longitude	73°10'09.2"E									
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	: Residential and Commercial								
9	Classification of locality-high class/middle class/ poor class.	: Middle class								
10	Proximity to civic amenities like schools, hospitals, office, market, cinemas, etc.	: Civic amenities are available near the subject property.								
11	Means and proximity to surface communication by which the locality is served.	: By means of any vehicle either private or public.								



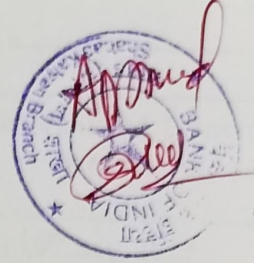
JK

Date: 22nd July, 2017

To,
The branch Manager,
Bank of India,
Shahad

Subject: Summary of Valuation Report for Bank Loan security purpose.

Client Name: Smt. Heena Chanderlal Kataria



Dear Sir,

Pleased find enclosed Valuation Report of below mentioned property:

Subject property address	Room No. 12, Barrack No. 1892, near Sai Jeevan Ghot hall, O.T Section -40, Kurla camp road, Ulhasnagar - 421 005
Market Value of subject property as on date of valuation	₹ 33,00,000/- (Rupees Thirty Three Lakhs only)

For Pravin Kulkarni & Associates

Pravin Kulkarni
Panel Valuer



JK

Pravin Kulkarni & Associates

Government Registered Valuer
Chartered Engineer



Valuation Report of Immovable Property – Room No. 12, Barrack No. 1892,
near Sai Jeevan Ghot hall, O.T Section - 40, Kurla camp road, Ulhasnagar - 421 005

as on 19th July for Bank loan security purpose with

Bank of India, Shahad

Owner name: Smt. Heena Chanderlal Kataria