

**VALUATION REPORT
OF**

**FLAT NO. 1001, 10th FLOOR, (DUPLEX FLAT), RNA MIRAGE BUILDING,
ZONE NO. 12/88, PLOT NO. 1629(P), LOWER PAREL DIVISION, OPPOSITE
MAYFAIR BANQUETS, S. K. AHIRE MARG, OFF DR. ANNIE BASANT
ROAD, WORLI, MUMBAI-400013**



PURCHASED BY

MRS. KANAKA LALLIT PODDAAR

FOR

**UNION BANK OF INDIA
ASSET RECOVERY MANAGEMENT BRANCH, MUMBAI**





M. C. Jain & Associates

GOVT. APPROVED VALUER & CHARTERED ENGINEER

MCJ&A/VB/MUMBAI/UBI/ARMB/KLP/2022-23/M-1334

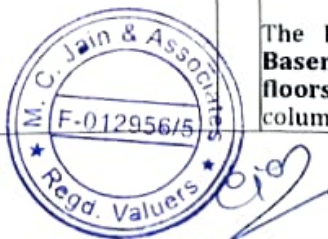
Date: 30/11/2022

To,
Union Bank of India
Asset Recovery Management Branch, Mumbai

VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

I.	GENERAL	
1.	Purpose for which the valuation is made	To ascertain fair market value of the property
2.	a) Date of inspection	: 28-11-2022
	b) Date on which the valuation is made	: 30-11-2022
3.	List of documents produced for perusal	
	i) Sale Agreement	: Sale Agreement Between Dated: 29.05.2015 M/s. Chamber Constructions Private Limited AND Mrs. Kanaka L. Poddaar (Purchaser)
	ii) Occupancy Certificate	: By MCGM (Upto 36 th Floor) No. EB/9611/GS/A Dated: 17.02.2011
	iii) Commencement Certificate	: By MCGM (up to 38 th Floor) No. EB/9611/GS/A Dated: 13.02.2007
	iv) Old Valuation Report	: By Umesh Prasad UM/UBI-21/2021-22 Dated: 22.04.2021
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)	: Mrs. Kanaka Lalit Poddaar Flat No. 1001, 10 th Floor, (Duplex Flat), RNA Mirage Building, Zone No. 12/88, plot No. 1629(P), Lower Parel Division, Opposite Mayfair Banquets, S. K. Ahire Marg, Off Dr. Annie Basant Road, Worli, Mumbai-400013
5.	Brief description of the property	: This property under Flat No. 1001, 10 th Floor, Duplex Flat, RNA Mirage building, situated at above address is about 2.5 km from Parel Railway Station. The area is well developed & High Class area and good residential location having all civic and infrastructure facilities are nearby and within easy reach. The Residential building under reference is of Basement+ Ground+ P1 to P4 + 5th to 40th upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc.



Please reply to **Regd. Off.** : 244, Chouhan Estate, G.E. Road, ~~Surega~~ **Surda, Bhi** - 490023 (C.G.) India
Tele Fax.: (0788) 2350477, 097525-87060 **E-mail** : mcjain1948@gmail.com, mc_jain@yahoo.com
website : www.mcjeepl.com

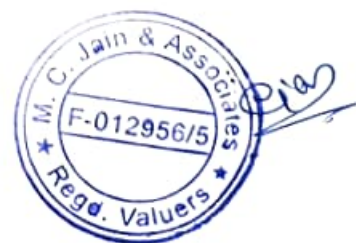
Mumbai Office

: Unit No. 116, Ashok Industrial Estate, LBS Marg, Opp Gopala's Hotel and Above Milano Saloon, Bhandup (W), Mumbai 400078
Email : mcjmumbai@gmail.com, dipti.j05@gmail.com, mcjain1948@gmail.com
Mobile : 99209 40240

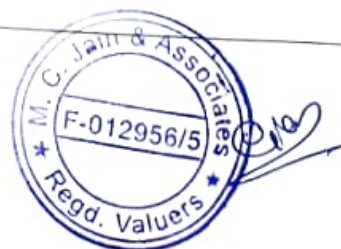
Raipur Office

: 17, Ekam Parisar, 1 st Floor, Rajbandha Maidan, Raipur (C.G.) - 492001
Phone : (0771) - 4033292, **Mobile** : 098261 - 19915, 099933-20899

6.	Location of property		
	a)	Plot No. / Survey No.	: Plot No. 1629(P)
	b)	Door No.	: Flat No. 1001
	c)	T. S. No. / Village	: Lower Parel Division
	d)	Ward / Taluka	: Mumbai
	e)	Mandal / District	: Mumbai
	f)	Date of issue and validity of layout of approved map / plan	: Approved Plan is not provided to us
	g)	Approved map / plan issuing authority	: MCGM
	h)	Whether genuineness or authenticity of approved map / plan is verified	: Approved Plan is not provided to us
	i)	Any other comments by our empanelled valuers on authenticity of approved plan	: No
7.	Postal address of the property		: Flat No. 1001, 10 th Floor, (Duplex Flat), RNA Mirage Building, Zone No. 12/88, Plot No. 1629(P), Lower Parel Division, Opposite Mayfair Banquets, S. K. Ahire Marg, Off Dr. Annie Basant Road, Worli, Mumbai-400013
8.	City / Town		
	Residential Area		: Residential Area
	Commercial Area		: NA
	Industrial Area		: NA
9.	Classification of the area		
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rural	: Urban Area
10	Coming under Corporation limit / Village Panchayat / Municipality		: MCGM
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		: No
12	Boundaries of the property		:
	North		: BMC Material Testing Laboratory
	South		: BMC Ground/Parking
	East		: Gurukripa Society
	West		: S. K. Ahire Marg/The Mayfair Banquets
13	Dimensions of the site		
			A B
		As per the Deed	Actual
	North	NA	NA
	South	NA	NA
	East	NA	NA
	West	NA	NA
14	Extent of the site		: Built Up Area: 1578 sq. ft. (146.76 sq. mtr. As per Stamp duty Receipt) Carpet Area: 1315 sq. ft. (As per Agreement) [External Visit only]



14.1	Latitude, Longitude & Co-ordinates of flat	Latitude - 19°0'34.645" N Longitude - 72°49'16.244" E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: NA
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: NA- External Visit
II. APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	: Mumbai Worli
	T. S. No.	: Plot No. 1629(P)
	Block No.	: Flat No. 1001
	Ward No.	: -
	Village/ Municipality / Corporation	: Lower Parel Division
	Door No., Street or Road (Pin Code)	: 400013
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2011
5.	Number of Floors	: Basement+ Ground+ P1 to P4 + 5th to 40th upper floors
6.	Type of Structure	: RCC frame structure
7.	Number of Dwelling units in the building	: 2 Flats Per Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10	Maintenance of the Building	: Good
11	Facilities Available	
	Lift	: 3 Lifts
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Yes
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III FLAT		
1	The floor on which the flat is situated	: 10 th Floor
2	Door No. of the flat	: Flat No. 1001
3	Specifications of the flat	
	Roof	: NA (External Visit)
	Flooring	: NA (External Visit)
	Doors	: NA (External Visit)
	Windows	: NA (External Visit)
	Fittings	: NA (External Visit)
	Finishing	: NA (External Visit)
4	House Tax	: NA
	Assessment No.	: NA
	Tax paid in the name of	: NA
	Tax amount	: NA
5	Electricity Service Connection no.	: NA
	Meter Card is in the name of	: NA
6	How is the maintenance of the flat?	: NA (External Visit)
7	Sale agreement executed in the name of	: Sale Agreement Between Dated: 29.05.2015 M/s. Chamber Constructions Private Limited AND Mrs. Kanaka L. Poddaar (Purchaser)
8.	What is the undivided area of land as per Sale Deed?	: NA



9	What is the plinth area of the flat?	: Built Up Area: 1578 sq. ft. (146.76 sq. mtr. As per Stamp duty Receipt)
10	What is the floor space index (app.)	: NA
11	What is the Carpet Area of the flat?	: Carpet Area: 1315 sq. ft. (As per Agreement)
12	Is it Posh/ I class / Medium / Ordinary?	: I class
13	Is it being used for Residential or Commercial Purpose?	: Residential
14	Is it Owner-occupied or let out?	: NA (External Visit)
15	If rented, what is the monthly rent?	: NA
IV	MARKETABILITY	
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Property situated 2.5 km from Parel Railway Station. All civic amenities available nearby. Land mark - Opposite May Fair Banquets/Raheja Legend
3	Any negative factors are observed which affect the market value in general?	: 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? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Prevailing rate Rs. 48000/- to Rs. 50000/- per sq. ft. on built up area Rate adopted Rs. 49000/- per sq. ft. on built up area
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 (give details).	: Rs. 48000/- to Rs. 50000/- per sq. ft. on built up area
3	Break - up for the rate	: Composite method is adopted for valuation
	i) Building + Services	: NA
	ii) Land + Others	: NA
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 459010/- per sq. mtr.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: NA
	Replacement cost of flat with Services(v (3)i)	: NA
	Age of the building	: 11 Years
	Residual Life of the building estimated	: 49 Years
	Depreciation percentage assuming the salvage value as 10%	: NA
	Depreciated Ratio of the building	: NA
b.	Total composite rate arrived for valuation	: Rs. 49000/- per sq. ft.
	Depreciated building rate VI (a)	: NA
	Rate for Land & other V (3)ii	: NA
	Total Composite Rate	: Rs. 49000/- per sq. ft.
VII	Remarks	: 1. NPA Case & it is in Symbolic Possession. External visit done only. 2. Flat No. 901 & 1001 are Duplex Flats.



VIII. Details of Valuation:

Sr. No.	Description	Built Up Area	Rate per sq. ft. Rs.	Estimated Value Rs.
1	Present value of the flat	1578 sq. ft.	Rs. 49,000/-	Rs. 7,73,22,000/-
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Open space parking			
	Total			Rs. 7,73,22,000/-

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 **Rs. 7,73,22,000/- (Rupees Seven Crore Seventy Three Lakhs Twenty Two Thousands Only)**

The book value of the above property as per Agreement Dated: 29.05.2015 is Rs. 8,00,00,000/- (Rupees Eight Crore Only)

Net Realizable Value is **Rs. 6,95,89,800/- (Rupees Six Crore Ninety Five Lakhs Eighty Nine Thousand Eight Hundred Only)**

The distress value **Rs. 6,18,57,600/- (Rupees Six Crore Eighteen Lakhs Fifty Seven Thousand Six Hundred Only)**

Insurable value: **Rs. 23,67,000/- (Rupees Twenty Three Lakhs Sixty Seven Thousand Only)**

Place: Mumbai
Date: 30/11/2022



The undersigned has inspected the property detailed the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. only).

Date:

Signature

(Name of the Branch Manager with office Seal)

Page 6 of 11
I have visited property of NPA A/c Manaka L Poddar alongwith two valuers on 28.11.2022. Property is in symbolic possession of Bank. Value of property is approx Rs. 7.73 cr.
Sajay Tembe
(Sajay Tembe chief manager)

FLAT NO. 1001 10TH FLOOR BELONGING To Mrs. KANAKA LALLIT PODDAAR





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
20222023

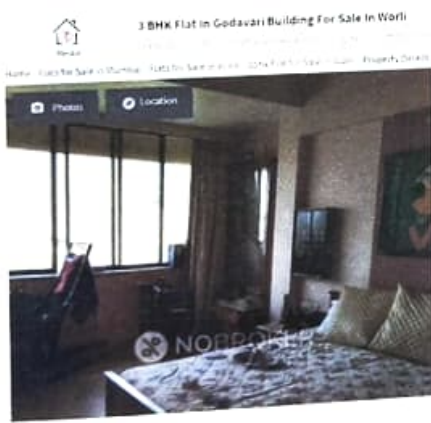
Annual Statement of Rates

Language
English

Selected District: मुंबई(मन)
 Select Village: लोअर परत डिव्हिजन
 Search By: Survey No Location
 Enter Survey No: 1625

उपविभाग	वृत्ती वर्गीकरण	निवासी वर्गीकरण	जॉर्जिस	दफने	ज्योगिक	एकक (Sq.Ft)	Attribute
12 88-भुभाग दक्षिणस पादुरंग दुपकर मार्ग, पूर्वेस 24.40 मीटर विकास योजना रस्ता, पश्चिमेस विभाग हद्द	194470	459010	527850	635800	469300	घोरत मीटर	सि टी एस नंबर

NOBROKER



₹ 7.2 Crores | ₹ 4.33 Lacs/Month | 1,437

- 3 Bedroom
 - 3 Bathroom
 - 1
 - Bike and Car
- Get Owner Details

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 7.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	1,437 Sq.Ft	Furnishing Status	Fully Furnished
Facing	South-East	Floor	0.14
Vault HIZ	Bike And Car	Gated Security	Yes



3 BHK Apartment

₹6.95 Cr

Em. area of 1191 sq ft

Contact Seller



1450 sq ft
Build Up Area

₹4755 C/sq ft
Avg Price

Ready to move
Possession status

Lower of 39 Floors

South-West facing
Facing

Semi-Furnished
Furnishing

NOBROKER

My Booking

First View Property



4 BHK Flat in Piramal Mahalaxmi for Sale in Mahalaxmi

₹ 11.96 Crores

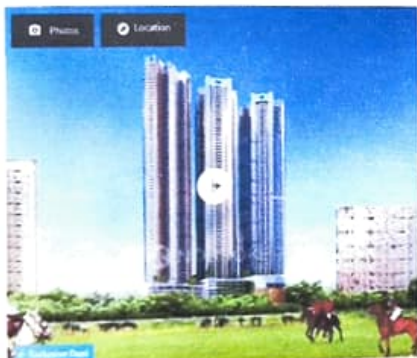
₹ 6.8 Lacs/Month

2,405

Apply Loan



Home Flats for Sale in Mumbai Flats for Sale in Mahalaxmi Flats for Sale in Mahalaxmi Flats for Sale in Mahalaxmi Flats for Sale in Mahalaxmi



4 Bedroom

Nov 3, 2022

4 Bathroom

Jul 25, 2024

3

Piramal Mahalaxmi

Contact

Request Property
Submit Lead

Price trends by NRE estimate

Check Now

Report what's wrong with this property

Listed by Broker Sold Out Listing Info



महाराष्ट्र शासन - नोंदणी व मूल्यांकन विभाग
मुल्यांकन अध्याय २०१५

०५६६०११

1. दस्ताचा प्रकार :- उत्तरव्याप्त क्रमांक १६२१
2. सादरकर्त्याचे नाव :- उत्तरव्याप्त
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- बोरीवली
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम मूल्यांकन क्रमांक :- १६२१ पार्ट
6. मूल्या दरविभाग (झोन) :- १२ उपविभाग ४४
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- ४२३१००
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- १४६.७६ क्व. मी. / विल्ट अप चौ. मीटर / फूट
9. कारपार्किंग :- — गल्ली :- — मोटमाला :- —
10. मजला क्रमांक :- १०वा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घरारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यादर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यामध्ये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिंक अँड लायराचा दरत :- 1. प्रतिगाढ भाडे रक्कम :-
निवासी/अनिवासी 2. अनागत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- $146.76 \times 423100 \times 0.5 = 6,5198863$
17. दस्तामध्ये दर्शविलेली मोबदला :- ₹. ००,००,०००

