

KACPL/SBI/BH/BH/MA/20-21/MC2517

January 25, 2021

VALUATION REPORT
IN RESPECT OF RESIDENTIAL PREMISE

FOR

**Mrs. Aruna Agrawal &
Mr. Umakant Agrawal**

PROPERTY ADDRESS

**Unit No. A/319, 3rd floor, Virwani Industrial Premises,
Western Express Highway, Goregaon (E), Mumbai – 400 063.**



STATE BANK OF INDIA
SME Backbay Reclamation Branch, Nariman Point, Mumbai

KACPL/SBI/BH/BH/MA/20-21/MC2517

January 25, 2021

**The Branch Manager,
State Bank of India,
SME Backbay Reclamation Branch,
Mittal Court, B wing, Ground floor,
Nariman Point,
Mumbai – 400 021.**

**VALUATION REPORT
(IN RESPECT OF RESIDENTIAL PREMISE)**

I.	GENERAL	
1.	<i>Purpose for which the valuation is made</i>	To ascertain Market Value of Unit No. A/319, 3rd Floor, Virwani Industrial Premises Co. Op. Soc. Ltd., Western Express Highway, Goregaon (East), Mumbai – 400 063
2.	a) <i>Date of inspection</i>	January 23, 2020
	b) <i>Date on which the valuation is made</i>	January 25, 2020
3.	<i>Document produced for perusal</i>	<ul style="list-style-type: none"> i. Agreement for Sale dated July 18, 2007 executed between the Seller – M/s. Lucid Consumers Finanz Ltd. and the Purchaser – Mrs. Aruna Agrawal & Mr. Umakant Agrawal. ii. Registration Receipt No. 5221 and Registration No. 5180-2007 dated July 18, 2007 indicating Purchase Price Rs. 20,00,000/- and Market Value Rs. 19,89,763/- iii. Occupancy Certificate No. CE/668 dated June 29, 1974 issued by MCGM. iv. Share Certificate No. 257 in the names of Mrs. Aruna Agrawal & Mr. Umakant Agrawal holding 5 Shares of Rs. 50/- each bearing distinctive Nos. from 1276 to 1280.
4.	<i>Name of the owner(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i>	Mrs. Aruna Agrawal & Mr. Umakant Agrawal
5.	<i>Brief description of the property</i>	The said unit is located on 3 rd Floor of Virwani Industrial Premises Co-op. Soc. Ltd., which is approx. 1.5 km on eastern side of Goregaon railway station.
6.	<i>Location of property</i>	
	a) <i>Plot No./ Survey No./ CTS No.</i>	Survey No. 7(part), 8(part) & 20/1(part), CTS No. 62

b) Door No.	319	
c) T.S. No. / Village	Dindoshi	
d) Ward / Taluka	Borivali	
e) Mandal / District	Mumbai Suburban	
f) Date of issue and validity of layout of approved map/plan	Approved building plan is not provided to us	
g) Approved map/plan issuing authority		
h) Whether genuineness or authenticity of approved map/plan is verified		
i) Any other comments by our empaneled valuers on authentic of approved plan		
7. Postal address of the property		Unit No. A/319, 3rd Floor, Virwani Industrial Premises Co. Op. Soc. Ltd., Western Express Highway, Goregaon (East), Mumbai - 400 063
8. City / Town		
Residential Area	Yes / No	
Commercial Area	Yes/ No	
Industrial Area	Yes/ No	
9. Classification of the area		
i). High / Middle / Poor	Middle class	
ii). Urban / Semi Urban / Rural	Urban	
10. Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai (MCGM)	
11. Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	Not apparent from documents shown	
12. Boundaries of the property		
North	Industrial Estate	
South	C Building	
East	W. E. Highway	
West	B Building	
13. Dimensions of the site		
	A	B
	As per the Deed	Actuals
North	} N. A.	} N. A.
South		
East		
West		
14. Extent of the site	Not applicable	
14.1 Latitude, Longitude & Co-ordinates of property	19.1715947 N, 72.8561512 E.	



15.	<i>Extent of the site considered for valuation (least of 14a & 14b)</i>	As identified in Point No. 11 of Part 3 (Flatt)
16.	<i>Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.</i>	Vacant, In the possession of the Owner

II. APARTMENT BUILDING:

1.	<i>Nature of Apartment</i>	Industrial unit
2.	<i>Location</i> <i>T.S. No.</i> <i>Block No.</i> <i>Ward No.</i> <i>Village/ Municipality/ Corporation</i> <i>Door No., Street or Road (Pin Code)</i>	- - - Village – Dindoshi, MCGM Unit No.- A/319, Pin code – 400 063
3.	<i>Description of the locality Residential / Commercial/ Mixed</i>	Mixed
4.	<i>Year of construction</i>	1974 (as per OC)
5.	<i>Number of floors</i>	Ground + 3 upper floors
6.	<i>Type of structure</i>	RCC framed structure with brick wall masonry
7.	<i>Number of dwelling units in the Building</i>	Valuation is only for residential unit
8.	<i>Quality of construction</i>	Good
9.	<i>Appearance of the building</i>	Good
10.	<i>Maintenance of the building</i>	Good
11.	<i>Facilities available</i> <i>Lift</i> <i>Protected water supply</i> <i>Underground Sewerage</i> <i>Car Parking - Open/Covered</i> <i>Is compound wall exiting.</i> <i>Pavement around the building</i>	1 goods lift is provided for the said building Available Available Open car parking space is available for the said building Yes Cement Concrete

III INDUSTRIAL Flat.

1.	<i>The floor in which the Unit is situated</i>	3 rd floor
2.	<i>Door number of the Unit</i>	A/319
3.	<i>Specification of the Unit</i> <i>Roof</i> <i>Flooring</i> <i>Doors</i>	RCC Vitrified Tiles Plywood Doors



	Windows	Aluminum Sliding Windows	
	Fittings	Standard	
	Finishing	Standard	
4.	House Tax Assessment No. Tax paid in the name of Tax amount	Details not available -	
5.	Electricity service connection number Meter Card is in the name of	Details not available	
6.	How is the maintenance of the flat?	Good	
7.	Sale Deed executed in the name of	Mrs. Aruna Agrawal & Mr. Umakant Agrawal	
8.	What is the undivided area of land as per sale?	N. A. - Valuation is only for industrial unit	
9.	What is the plinth area of the unit	1,260 sq. ft. (Built-up) (As per agreement)	
10.	What is the floor space index (App.)?	As per local norms	
11.	What is the area of the flat?	<i>As per agreement/ Index II</i>	<i>as per measurements</i>
	Unit No. A/319	1,050 sq. ft. (Carpet)	1,050 sq. ft. (Carpet)
	Area calculation for valuation	Carpet area in sq. ft.	Built up area in sq. ft.
	Unit No. A/319	1,050	1,260
	Area considered for valuation	1,260 sq. ft. (Built-up area)	
12.	Is it Posh/I Class/Medium/ Ordinary	Medium	
13.	Is it being used for residential or commercial purpose?	Commercial purpose	
14.	Is it owner occupied or let out?	Owner occupied	
15.	If tenanted, what is the monthly rent?	If given on rent it may fetch a rent in the range anywhere between Rs. 85,000/- to Rs. 95,000/- p. m.	

VI. MARKETABILITY.

1.	How is the marketability	Good
2.	What are the factors favoring for an extra potential value?	Nil
3.	Any negative factors observed which affect the Market Value in general	Nil

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 /	Rs. 22,000/- to Rs. 24,000/- per sq. ft. on Built up area
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	reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)							
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. 23,000/- per sq. ft. on Built up area						
3.	Break- up for the rate Building + Services i) Land + others	Rs. 2,500/- per sq. ft. Rs. 20,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2020-21 (an evidence thereof to be enclosed)	Rs. 1,42,900/- per sq. mtr. i.e. Rs. 13,276/-per sq. ft. on built up						
	Guideline Value (Agreement area)	<table border="1"> <thead> <tr> <th>Built-up Area in sq. ft.</th> <th>Unit Rate Rs./ sq. ft.</th> <th>Total Value Rs.</th> </tr> </thead> <tbody> <tr> <td>1,260</td> <td>13,276</td> <td>1,67,27,760</td> </tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate Rs./ sq. ft.	Total Value Rs.	1,260	13,276	1,67,27,760
Built-up Area in sq. ft.	Unit Rate Rs./ sq. ft.	Total Value Rs.						
1,260	13,276	1,67,27,760						

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	<p>Depreciated Building Rate</p> <p>Replacement cost of flat with Services(v(3)i) (Insurable Value)</p> <p>Age of the building</p> <p>Life of the building estimated</p> <p>Depreciation percentage assuming the salvage value as 10%</p> <p>Depreciated Ratio of the building</p>	<p>Rs. 2,500 – Rs. 1,725 = Rs. 775/- per sq. ft.</p> <p>Rs. 2,500/- X 1,260 sq. ft. = Rs. 31,50,000/-</p> <p>46 years (as per OC)</p> <p>14 years depending on the regular preventive maintenance of the building</p> <p>69%</p> <p>31%</p>
b.	<p>Total Composite rate arrived for valuation</p> <p>.. Depreciated Building rate VI(a)</p> <p>Rate for Land & other V(3) ii</p> <p>Total Composite Rate</p>	<p>Rs. 20,275/- per sq. ft. on Built up area</p> <p>Rs. 775/- per sq. ft.</p> <p>Rs. 20,500/- per sq. ft.</p> <p>Rs. 21,275/- per sq. ft. on saleable area. However, we have considered Rs. 21,300/- per sq. ft. for valuation purpose</p>



VIII. DETAILS OF VALUATION.

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the flat (incl. car parking, if provided)	(Built up) 1,260	21,300	2,68,38,000
2.	Wardrobes			
3.	Show cases			
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.	Others			
Total.				2,68,38,000

Valuation Methodology

The method adopted for valuation of the industrial premises is **Sales Comparison Method** in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the Market Rates are derived by using the experience and expertise of the valuer.

Also, the valuation of the premises is based on the present Market Value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises.

We have considered the valuation on **Built up area** for the premises, which is an increase of 20% over that of its carpet area.

The Realizable Value of the said industrial premises is considered at 85% of the present Market Value of the said premises, while the Forced Sale Value for the said premises is considered at 75% of its present Market Value.

Remarks:

- All the civic amenities are available within the proximity of the said building.
- We have adopted the Sale Rate based on the information provided by local estate brokers and the Prevailing Market Rates in the area.
- We presume that the construction of the building is as per approved plans since it has Occupancy Certificate issued by MCGM



As a result of our appraisal and analysis, it is our considered opinion that the Value of the above referred Unit No. A/319, 3rd Floor, Virwani Industrial Premises Co. Op. Soc. Ltd., Western Express Highway, Goregaon (East), Mumbai – 400 063 in its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 2,68,38,000/- (Rupees two crore sixty eight lakh thirty eight thousand only)
Realizable Value (85% of MV).	Rs. 2,28,12,000/- (Rupees two crore twenty eight lakh twelve thousand only)
Distress Sale Value (75% of MV)	Rs. 2,01,29,000/- (Rupees two crore one lakh twenty nine thousand only)
Book Value	Rs. 20,00,000/- (Rupees twenty lakh only)
Rental Value	If given on rent it may fetch a rent in the range anywhere between Rs. 75,000/- to Rs. 85,000/- p. m.

For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.**


ANIL B. PAI KAKODE

Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988

Place : Mumbai



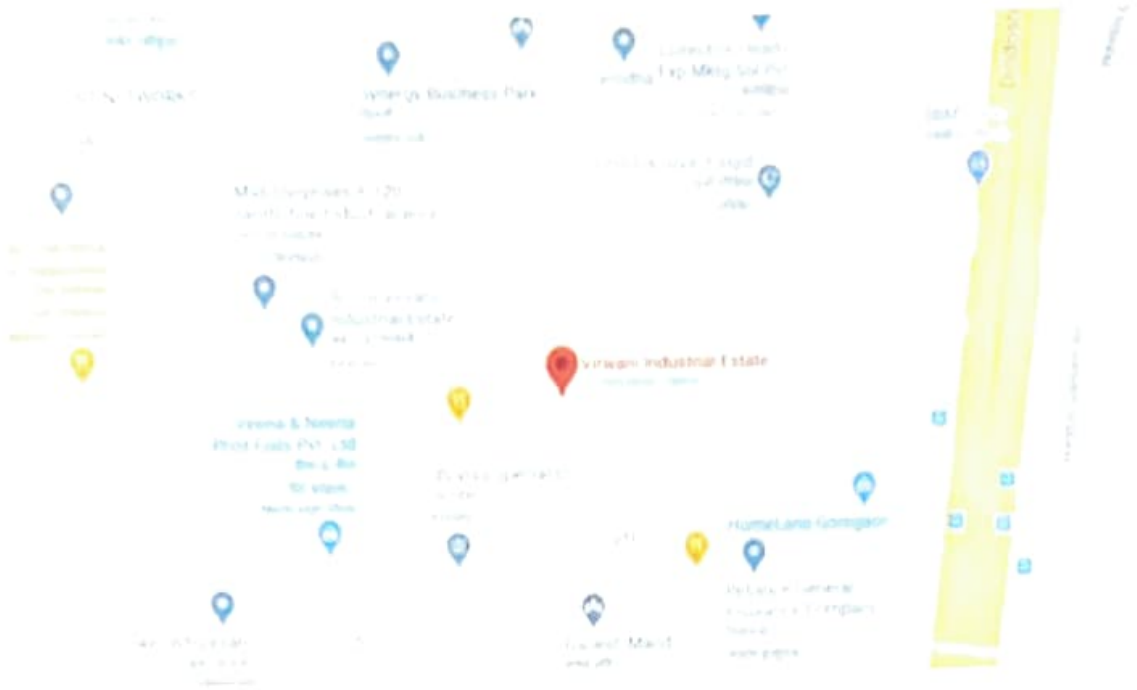

ASHOK S. AKERKAR

Associate Director & Govt. Approved Valuer

CCIT/PNJ/4(3)-Tech/2005-06

Date : January 25, 2021

GOOGLE MAP



STAMP DUTY READY RECKONER RATE 2020-21



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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Close Feedback

Year: 20202021
Language: English

Annual Statement of Rates

Selected District: मुंबई (उपनगर)

Select Village: दिहांगी (बांदीवली)

Search By: Survey No Location

Enter Survey No: 62

उपविभाग	पुणे मधील	विराठी प्रादेश	बाँटिंग	दुपार	सेलोनिक	एएम (Rt.2)	अनुदान
61 286 - पुणे उपनगर बाँटणी सीमा, दक्षिण व पश्चिमेक ताडवली वींग, पुणेस दुपारली मार्ग	77600	142900	159450	181500	142900	बीएस	फि डी एम मंडळ



Manoj Sharma B.E.(CIVIL), MIE, FIV

Mob : 9833198383 / 8108927255

Email Id: mkssharma1975@gmail.com

Corporate Valuer
Govt. Approved Valuer
Chartered Engineers
Structural Engineers
Licensed Surveyor

Add : Office No. 302, 3F, The Central Building, Shell Colony Road, (Station Road),
Next to Jenny Photo Studio Chembur (E), Mumbai - 400 071.

VALUATION REPORT

OF

**Mrs. Aruna Agrawal &
Mr. Umakant Arawal**

At

**Unit No. A/319, 3rd Floor, Building Known as "Virwani
Industrial Estate" of Virwani Industrial Premises Co-
Operative Society Ltd. Western Express Highway'
Goregaon (East), Mumbai - 400063.**

For

**STATE BANK OF INDIA - SME BACKBAY
RECLAMATION, MUMBAI**

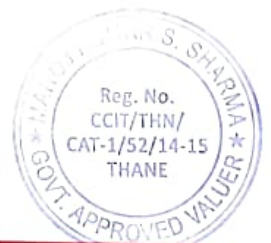
BY

**Manoj Kumar Sharma
Govt. Approved Valuer**

Services

- Valuation
- Project Management Consultancy
- RERA Consultancy & Certification
- Structural Audit
- Cost Management Consultancy
- Quantity Survey & Billing
- Architect & Municipal Liaisoning
- Preparation of Tenders, BOQ & Specification
- Structural Repairs & Painting
- Legal Services in Real Estate

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To,
 STATE BANK OF INDIA
 BRANCH: SME BACKBAY RECLAMATION

VALUATION REPORT

Ref No. : UCVLLP/SBI/742

Date: 04/02/2021

I	GENERAL		
1	Purpose for which the valuation is made		For Bank Loan
2	a) Date of Inspection	:	02.02.2021
	b) Date on which the valuation is made	:	04.02.2021
3	List of documents produced for perusal		
	Agreement for Sale		Agreement between the Developer - M/s. Lucid Construction Finanz Ltd. & The purchaser - Mrs. Aruna Agrawal & Mr. Umakant Agrawal dated 18 July 2007. NOC for factory building dated 28 June 1974 by Municipal Corporation of Greater Mumbai,
	Index II		Yes, dated 18/07/2007
	RERA		Details Not Available
	Commencement Certificate		NOC for factory building dated 28 June 1974 by Municipal Corporation of Greater Mumbai,
	Part Occupancy Certificate		Provided
	Name of the owner(s) and his/ their address (es) with phone no. (details of share of each owner in case of joint ownership)	:	Owner: Mrs. Aruna Agrawal & Mr. Umakant Agrawal Address: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate" of Virwani Industrial Premises Co-Operative Society Ltd. Western Express



		Highway' Goregaon (East), Mumbai - 400063. Contact Number: 9741826689
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5	Brief Description of the property	: Ownership: Joint Ownership Address: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate' of Virwani Industrial Premises Co-Operative Society Ltd. Western Express Highway' Goregaon (East), Mumbai - 400063. it is about 1.5 Km distance from Goregaon Station. Building Details: Ground +3 Floor.
6	Location of the property	
	a) Plot No./ Survey No.	: Survey No. 20, Hissa No. 7 (Part), Survey No. 7 Part & 8 Part, CTS No. 62, Plot No. 5 and 6A.
	b) Door No.	: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate'
	c) T.S.No. / Village	: Dindoshi
	d) Ward / Taluka	: Borivali
	e) Mandal/ District	: Mumbai
	f) Date of issue and validity of layout of approval map/plan	Details Not Available
	g) Approval map/ Plan issuing authority	MCGM
	h) Whether genuineness or authenticity of approved map/plan is verified	Details Not Available
	i) Any other comments by our empanelment valuer on authentic of approved plan	No
7	Postal address of the property	: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate' of Virwani Industrial

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			Premises Co-Operative Society Ltd. Western Express Highway' Goregaon (East), Mumbai - 400063.
8	City/ Town	:	Goregaon (East), Mumbai - 400063.
	Residential Area	:	Yes
	Commercial Area	:	Yes
	Industrial Area	:	Yes
9	Classification of the Area		
	i) High/ Middle/ Poor	:	Middle Class
	ii) Urban / Semi Urban/ Rural	:	Semi Urban
10	Coming under Corporation limit/ Village Panchayat Municipality	:	Within the Limits of MCGM.
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	Details not Available in provided documents
12	Boundaries of the Property		As per site with respect to Building

13	North	:	Sagar Hotel	
	South	:	Internal Road	
	East	:	Eastern Express Highway	
	West	:	Internal Road	
	Boundaries of the Property		As per Agreement	
	North	:	D.N.A	
	South	:	D.N.A	
	East	:	D.N.A	
	West	:	D.N.A	
	Dimensions of the site / Area of Flat	:		
			A	B
			As per the Deed (As per Index - II / Approved plan)	Actual (As per measurement)
			As per agreement area 1050 Sq. Ft. Carpet area	As per measurement carpet area 961 Sq. Ft.



14	Extent of the site / area of Flat	As per agreement area 1050 sq. ft. carpet As per measurement carpet area 961 sq. ft.
14.1	Latitude, Longitude & Co-ordinates of flat	Latitude & Longitude - 19.171352, 72.8572492
15	Extent of the site considered for valuation (least of 13A & 13B)	As per agreement area 1050 sq. ft.
16	Whether occupied by owner/tenant? If occupied by tenant, since how long? Rent received per month	Vacant at the time of Visit.
	Remark	
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Industrial
2.	Location	Goregaon (East), Mumbai - 400063.
	T. S. No.	: Dist. Mumbai
	Flat No. / Unit No.	: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate"
	Ward No.	: Village - Dindoshi

	Village/Municipality/Corporation	: MCGM
	Door No., Street or Road (Pin Code)	: Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate" of Virwani Industrial Premises Co-Operative Society Ltd. Western Express Highway' Goregaon (East), Mumbai - 400063.
3.	Description of the locality Residential/ Commercial/ Mixed	: Industrial + Residential + Commercial
4.	Year of Construction	: 1973
5.	Number of Floors	: Ground + 3 rd Upper Floor
6.	Type of Structure	: R.C.C Frame structure
7.	Number of dwelling units in the Building	: Single
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good till now
11.	Facilities Available	:

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	Lift	:	1 no
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Nil.
	Car Parking - Open/ Covered	:	Open
	Does Compound Wall exist?	:	No.
	Is pavement laid around the Building	:	Yes
III	Flat/ Gala		
1	The Floor on Which flat is situated	:	Ground + 3 rd Upper Floor
2.	Door No. of the flat	:	Unit No. A/319, 3 rd Floor, Building Known as "Virwani Industrial Estate"
3	Specfication of flat		
	Roof	:	RCC slab
	Flooring	:	Spartex Flooring
	Doors	:	Glass with Wooden Doors
	Windows	:	Yes
	Fitting	:	Surface & Concealed
	Finishing	:	Good
4	House Tax	:	Details Not Provided
	Assessment No.	:	Details Not Provided
	Tax paid in the name of	:	Details Not Provided
	Tax amount	:	Details Not Provided
5	Electricity Service Connection No.	:	Details Not Provided

	Meter Card in the name of	:	Details Not Provided
6	How is the maintenance of the Galal?	:	Good
7	Sale Deed executed in the name of	:	Agreement between the Developer - M/s. Lucid Construction Finanz Ltd. & The purchaser - Mrs. Aruna Agrawal & Mr. Umakant Agrawal dated 18 July 2007. NOC for factory building dated 28 June 1974 by Municipal Corporation of Greater Mumbai,
8	What is the undivided area of land as per Sale Deed?	:	Details Not Available in provided documents

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9	What is the Plinth area/ Area of the flat	:	Gala No.	Carpet Area	Built up Area
			A/31 9	As per agreement area 1050 Sq. Ft. Carpet area	As per measurement carpet area 961 Sq. Ft.
10	What is the floor space index (app.)	:	As it is a Gala Not applicable however the same is As per local norms		
11	What is the Carpet Area of the Gala	:	As per agreement area 1050 sq. ft. carpet As per measurement carpet area 961 sq. ft.		
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium		
13	Is it being used for residential or Commercial	:	Industrial		
14	Is it Owner occupied or Let out?	:	Vacant at the time of visit		
15	If rented, what is the monthly rent?	:	Not Applicable		
IV	MARKETABILITY				
1	How is the marketability?	:	Good subject to remark No. 3		
2	What are the factors favouring for an extra potential value	:	All civic amenities are available nearby.		
3	Any negative factors are observed which affect the market value is general?	:	No		
V	Rate				
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/ reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	Rs. 19,000/- to Rs. 23,000/- per sq. ft on Built up area depending upon location and amenities.		

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2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 19,000/- to Rs. 23,000/- per sq. ft on Built up area depending upon location and amenities. Rate Considered: Rs.21,500/- per sq. ft. on BUA
3	Break - up for the rate		
	i) Building + Services	:	Rs. 1,000 Per Sq. ft. on BUA
	ii) Land + Others	:	Rs. 20,500 Per Sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed		Rs. 13,276.00 per sq. ft.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated Building Rate		
	Replacement cost of Gala with Services(v (3)i)	:	Rs. 1000/- Per Sq. ft. on BUA
	Age of the building	:	Year - 1974 (As per information) Age of the building - 46 Years
	Life of the building estimated	:	14 Years (Subjected to proper Maintenance & repair works)
	Depreciation percentage assuming the salvage value as	:	10%
	Depreciated Ratio of the building	:	Not Considered as Building is 21 years old.
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 1000/- Per Sq. ft. on BUA on 20% loading
	Rate for Land & other V (3)ii	:	Rs. 20,500/- Per Sq. ft.
	Total Composite Rate	:	Rs. 21,500/- Per Sq. ft. on BUA on 20% loading

Remark:

1. Report finalized on the basis of site visit and Copy of Agreement for Sale, C.C. and Index No. II.



2. We have not received approved plan, title search etc.

3. The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has impacted global financial markets. Multiple restrictions have been imposed by many countries. In India, real estate market may also get impacted. As on the date of valuation, the exact nature of this impact cannot be ascertained. On account of COVID-19 our valuation is reported on the basis of 'material valuation uncertainty' per VPGA 10 of the RICS Valuation – Global Standards. Given the unknown future impact that COVID-19 might have on the real estate market, we presume that currently there is 5% to 10% corrections in real estate prices which may further increase or decrease depending upon the economic condition of the country. Hence we recommend that the bank should keep the valuation of the subject property under yearly review.

Details of Valuation:

Sr. No.	Description	Built Up Area	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Gala	1260 sq. ft.	Rs. 21500	Rs. 2,70,90,000
2	Wardrobes/Furniture	----	----	Nil
3	Showcases	----	----	Nil
4	Kitchen Arrangements	----	----	Nil
5	Superfine Finish	----	----	Nil
6	Interior Decorations	----	----	Nil
7	Electricity deposits / electrical fittings, etc.	----	----	Nil
8	Extra collapsible gates/grill works etc.	----	----	Nil
9	Potential value, if any	----	----	Nil
10	Others	----	----	Nil
	Total			Rs. 2,70,90,000

Say Rs. 2,70,90,000/- (In Words - Rs. Two Crore Seventy Lakhs Ninty Thousand Only).



(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/ public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) saleability ii) Likely rental value in future & iii) any likely income it may generated may be discussed : Approach : Land & Building and Market Approach

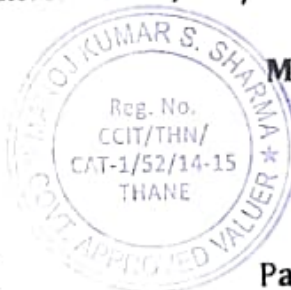
As a result of my appraisal & analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 2, 70, 90,000.00/- (In Words - Rs. Two Crore Seventy Lacs Ninety Thousand Only)**.

The **Realizable value (95% of Fair Market Value) Rs. 2, 57, 35,500.00/-** (In Words- Rs. Two Crore Fifty Seven Lacs Thirty Five Thousand Five Hundred Only)

The **Distress value (80% of Fair Market Value) Rs. 2,16,72,000.00/-** (In Words- Rs. Two Crore Sixteen Lacs Seventy Two Thousand Only)

The **Insurance value** of Flat is **Rs. 12, 60,000/-** (In Words- Rs. Thirty Four Lakhs Twenty Nine Thousand Only).

The **Rental value** of Unit is **Rs. 80,000/- to Rs. 90,000/- per month**



Manoj Kumar Sharma

Date. **04/02/2021**

Panel Valuer of State Bank of India

The undersigned has inspected the property detailed in the valuation Report dated **02.02.2021** on Mumbai. We are satisfied that the fair and reasonable market value of the property.