

SS VALUERS

Date:

505, Aling  
Om Namo Gurudatta  
Krupa Society,  
Dombivali (East)

Dear Sir,

**VALUATION OF RESIDENTIAL FLAT**

Hotu Bhagchand Daryani.

1. You are requested to make valuation of the property and plant & machinery more fully described in the Schedule A-1 below, to enable us to obtain a valid and correct valuation of property (ies) and plant & machinery.
2. Please note that you have to make an actual and personal inspection of relevant books and indexes maintained with relevant offices wherever applicable. The valuation should cover all aspects and in banks format.
3. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper valuation.
4. Please sign the duplicate of this letter acknowledging the receipt of the documents detailed in the Schedule A-1 and acceptance of the aforesaid stipulations under which you will be providing the required valuation report and certificate.
5. The valuation along with all the documents are to be submitted directly to the Branch/BU concerned and in no circumstances the same to be handed over to the borrower/guarantor or his/their agent/representative.

**Schedule A 1**

All those pieces or parcels of Flat No. 3102, 31<sup>st</sup> floor, Tower C,  
Eternia, LBS Road, Mulund (West) - 400080.

admeasuring

in the name of Hotu Bhagchand Daryani.

6. Please acknowledge receipt

Yours faithfully,

Branch Manager

CC :

Branch Manager:



**Annexure-F**

**Checklist on identification and physical verification of the underlying properties**

Physical verification of the properties mortgaged to the Bank must be meticulously carried out in cases of all loans as detailed below.

Name of the Branch / Business Unit :

Name(s) of the Inspecting Officials : Site Inspector

No.	Parameters	Details	Checked (Y/N)	CSO/Field Officer/ Authorised Officer	RM/Branch Head / Unit Head
1.	Name of the title holder of the property(ies)	Mr. Hotu B Daryani & Mrs. Nisha Hotu Daryani	Y	Y	/
2.	Whether Borrower(s) or Guarantor(s)	Borrower	Y	Y	/
3.	Constitution of the Borrower(s)/Guarantor(s)	INDIVIDUAL	Y	Y	/
4.	Description of documents scrutinized	Agreement for sale	Y	Y	/
5.	Description of property(ies) Address	Flat No. 3102 Adm 101.43 Sq Mtrs (Carpet Area), on 31 <sup>st</sup> Floor, along with one car parking space in Tower C in the building known as Eterna,	Y	Y	/
	GUT No./Sr no	bearing CTS No 543 I	Y	Y	/
	Extent		Y	Y	/
	Location	Nahur Taluka Kurla Distt Mumbai Suburban	Y	Y	/
6.	Location details	Nahur Taluka Kurla Distt Mumbai Suburban	Y	Y	/
7.	Prominent Landmark	Nahur Taluka Kurla Distt Mumbai Suburban	Y	Y	/
8.	Nearest Bus stop	Nahur Taluka Kurla Distt Mumbai Suburban	Y	Y	/

9.	Details of enquiries made with neighbours regarding ownership / valuation	As per site inspection report by site inspector	Y	Y	
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### 10. Critical aspects to be verified -

Properties to be accepted as security **only** if the answer is "Yes" to the following:

Particulars	Y/N
i) Is / Are the property (ies) identifiable?	Y
ii) Is / Are the property (ies) properly demarcated?	Y
iii) Is / Are the property (ies) accessible from the main road? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	Y

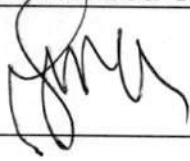
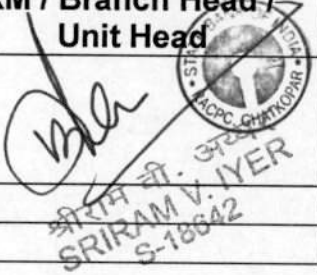
11. Extra care to be taken, if the answer to the following is "Yes" and proper mitigation / justifications to be provided.

S. No.	Particulars	Y/N
i.	Is / Are the property (ies) "Agricultural Land"?	N
ii.	Is/Are the property (ies) used for running Hospital/ School/ College/ Old age homes?	N
iii.	Is / Are the property (ies) situated in SEZ/EPZ/Forest /Coastal area?	N
iv.	Is / Are the property (ies) tenanted before date of mortgage?	N
v.	Is the Bank's interest protected if the property (ies) is/are tenanted?	NA
vi.	Is / Are there encroachments on the property (ies)?	N
vii.	Is/ Are the area of the property (ies) and its boundaries are the same as given in the Title deed?	Y
viii.	Will there be any impact on future realisability of properties due to existence of the neighbouring properties (e.g. burial ground etc)	NA

### Certificate

- We confirm that above official have personally visited the property to be accepted as Mortgage and certify that the details given in the TIR / **property documents** conform to our finding.

- b. We have enquired the price of the property in the area and we found that our valuations are in line with the trend and are reasonable.
- c. We confirm that physical verification of the property has been conducted by us independently and a photograph (e.g. selfie) of the property has been taken as integral part of inspection and kept it with security documents. **Digital date has been imprinted on the photograph.**
- d. We confirm that there will be no issues in enforcing our security based on the information available as on date.

	CSO / Field Officer / Authorised Officer	RM / Branch Head / Unit Head
Signature		
Name		SRIRAM V. IYER
Designation		S-18642
Branch / Unit		
Date		

## Annexure-E

## Checklist for scrutiny of TIR by the branches

The officials scrutinising the TIR need to verify and examine each and every columns/ paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such scrutiny.

Name of the borrower

**Mr. Hotu B Daryani & Mrs. Nisha Hotu Daryani**

Name of the Advocate submitted the TIR

: Adv VS Legal Associates

Number &amp; Date of TIR

: 29/03/2023

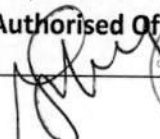
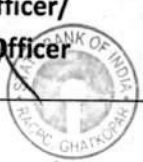
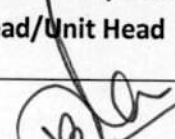

Short description of the property residential Flat No. 3102 Adm 101.43 Sq Mtrs (Carpet Area), on 31<sup>st</sup> Floor, along with one car parking space in Tower C in the building known as Eterna, construction on land bearing CTS No 543 lying and situated at Village Nahur Taluka Kurla Distt Mumbai Suburban – 400080

S. No.	Details	Y/ N
1.	Whether the advocate submitted the TIR is in Bank's panel of lawyers identified for submission of TIR?	Y ✓
2.	Whether the report and certificate submitted by the advocate are in the Bank's prescribed format?	Y ✓
3.	Whether the TIR by the advocate is unconditional?	Y ✓
4.	If the TIR has any conditions, whether the same are complied with?	NA ✓
5.	As per the TIR, whether the documents of title are complete in all respects and sufficient to convey a clear, absolute and marketable title to the property	Y ✓
6.	a) As per the TIR, whether the property offered as security to the Bank is unencumbered/ unattached (except the charge of Axis Bank Ltd )	Y ✓
	b) Whether the Advocate who has issued TIR has taken search in the Registrar of Companies where the borrower is a company. In case the borrower has purchased the property (which is to be mortgaged) from another company, the Advocate has to make search in the ROC for both the companies.	NA ✓
	What are the observations/comments of the advocate on item No. 5 (b) and 25 (b) i to iv of Annexure-B.	
7.	As per the TIR, whether the persons seeking to secure the property to the Bank have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of the Bank?	Y ✓
8.	As per the TIR, whether the property is subject to any tenancy law which will affect the Bank's rights eventually to take possession thereof or cause it to be	N ✓

	sold or otherwise exercise its rights as mortgagee?	
9.	As per the TIR, whether the property offered is an agricultural property and if so additional precautions in respect of the acceptability of such security have been examined?	N
10.	Whether the advocate has made searches of the registers and other records maintained by the Sub-Registrar of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any outstanding mortgage or charge on the property to be mortgaged to the Bank?	Y
11.	Whether the advocate has confirmed that he has conducted independent Search in the Records of Sub-Registrar Office(s) concerned and that the documents , convey Clear, Absolute and Marketable Title and are sufficient for creation of a valid Mortgage?	Y
12.	Whether the TIR reveals involvement of any gift deed, PoA, or other circumstances attracting special precautions? <b>(Two TIRs from Advocates need to be obtained in these cases).</b>	N
13.	Whether the advocate has also submitted the fee receipt for conducting Search in the Office of Sub-Registrar(s) along with the TIR?	Y
14.	Whether the property particulars mentioned in the Title Deed (Sale Deed/ Khatauni) tally with those in the Non Encumbrance Certificate, approved Building Plan and TIR, etc.?	Y
15.	Whether all the Original Documents and other Link Documents as stipulated by the advocate in the TIR are obtained? <b>(Will be collected by documentation officer)</b>	N
16.	In respect of loans of Rs.1.00 crore and above whether:- a) search of title/encumbrance was made by the advocate for a period of not less than 30 years?	Y
	b) Whether satisfactory search report (TIR) is obtained from two advocates <b>irrespective of amount</b> in all segments (including Housing Loans) in the following cases:-  Properties offered by third party guarantors whether individual or non-individual.  Properties acquired through Gift deed.  Properties sold by Power of Attorney holders.	N

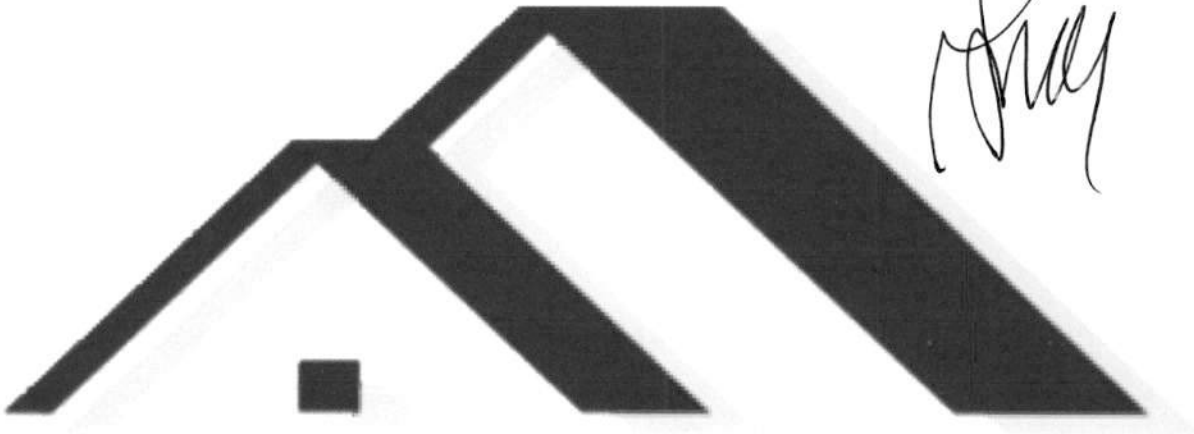
<p><b>b) In case of Housing Loans</b> where properties do not fall into the abovementioned categories, a satisfactory Title Investigation Report (TIR) from two different empanelled advocates (***) should be obtained in the following cases:-</p> <table border="1"> <tr> <td>In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores.</td> <td>Satisfactory TIR from two different empanelled advocates should be obtained.</td> </tr> <tr> <td>In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount is Rs.1 crore and above.</td> <td></td> </tr> <tr> <td>Second Sales and Loan amount is Rs.1 crore and above.</td> <td></td> </tr> </table> <p>In case of Housing Loans, wherever In House Legal Team has been created one TIR shall be obtained from them and one TIR shall be obtained from the empanelled Advocate.</p>		In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores.	Satisfactory TIR from two different empanelled advocates should be obtained.	In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount is Rs.1 crore and above.		Second Sales and Loan amount is Rs.1 crore and above.	
In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores.	Satisfactory TIR from two different empanelled advocates should be obtained.						
In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount is Rs.1 crore and above.							
Second Sales and Loan amount is Rs.1 crore and above.							

17.	Whether the TIR or any other documents in the matter reveal any pending or concluded litigation in respect of the property offered as security and whether the impact of such litigation has been satisfactorily explained/ got examined?	N
18.	Findings, if any in respect of the property offered as the security in the valuation report?	N
	Whether there is any inconsistency in the TIR and valuation report in respect of the property?	N

	CSO/Field Officer/ Authorised Officer	Relationship Manager/ Branch Head/Unit Head
Signature	 	 
Name	Narender Singh	Sriram Iyer
Designation	Dy. Manager	Chief Mgr
Branch/Unit	RACPC Ghatkopar	RACPC - Ghatkopar
Date of scrutiny	30/04/2023	30/4/23

# VALUATION REPORT

**Client Name: Hotu Bhagchand Daryani.  
Nisha Hotu Daryani.**



## **SS VALUERS & CONSULTANT**

**GAJENDRA VASANTRAO KHOT**

**(IBBI & GOVERNMENT REGISTERED VALUER)**

**Office Address:** 505, A wing,  
Om Namoh Gurudatta Krupa Society, Manpada Road,  
Sagaon, Near Near Empress Mall, Dombivali (East), Thane  
421 201

**Office No.** 9421441490/7208256601/9623540551

**E-mail Id:** valuerkhot@gmail.com/  
ssvaluers2020@gmail.com





ER. G.V. KHOT BE, FIV, FIIV

Govt. Approved valuer IBBI/RV/04/2019/12696

CAT No :CCIT(N) 265/31CAT(I)2017/18

valuerkhot@gmail.com Mob: +91 9421441490

ssvaluer2020@gmail.com Mob:+917208256601,+917020717026

SS VALUERS & CONSULTANT

**Ref. 6638- 17<sup>th</sup> April 2023/ SBI RACPC Ghatkopar Branch / Hotu Bhagchand Daryani.**

**BANK: STATE BANK OF INDIA  
BRANCH: RACPC, GHATKOPAR.**

**"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 assess the present market value of the property rights for loan purpose.
2.	a. Date of Inspection	: 31 <sup>st</sup> March 2023.
	b. Date on which the valuation is made	: 17 <sup>th</sup> April 2023
3.	List of documents produced for perusal	
	Document	:
	1) Agreement	Agreement For Sale Dated: 7 <sup>th</sup> Sep 2021.
	2) Index II	Index II Sr. No. 14071/2021 Dated: 7 <sup>th</sup> Sep 2021.
	3) Occupation Certificate	No. CE/4853/BPES/AT/OCC/1/New Dated: 23 <sup>rd</sup> Jan 2023. (For Tower 'C', 2 Basements + Ground (Part) + 1 <sup>st</sup> Floor (Part) + 2 <sup>nd</sup> Floor Parking + 3 <sup>rd</sup> to 51 <sup>st</sup> Floors)
4.	Name of the Owner and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Hotu Bhagchand Daryani. (Owner) Nisha Hotu Daryani. (Owner) Address: 502, Sushmore Building, Linking Road, Bandra (West), Mumbai, Pin Code 400 050.
5.	Brief descriptions of the property	: Flat No. 3102, 31 <sup>st</sup> Floor, Tower C, "ETERNIA", Situated at Land Bearing C.T.S. No. 543, At Village Nahur, Nearby Rali Wolf Bus Stop, L.B.S. Road, Mulund (West), Mumbai, Pin Code 400 080.
6.	Location of property	:
	a. Plot No. / Survey No.	-
	b. Door No.	Flat No. 3102
	c. C.T.S. No. / Village	Land Bearing C.T.S. No. 543/At Village Nahur
	d. Ward / Taluka	Taluka Kurla
	e. Mandal / District	Mumbai
	f. Date of issue and validity of layout of approved map / plan	Occupation Certificate No. CE/4853/BPES/AT/OCC/1/New Dated: 23 <sup>rd</sup> Jan 2023. (For Tower 'C', 2 Basements + Ground (Part) + 1 <sup>st</sup> Floor (Part) + 2 <sup>nd</sup> Floor Parking + 3 <sup>rd</sup> to 51 <sup>st</sup> Floors)
	g. Approved map / plan issuing authority	Issued by M.C.G.M

Er. G.V. KHOT  
IBBI.Reg.IBBI Valuer/RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO.CCIT (N) 265/31CAT (I) 2017/18

	h. Whether genuineness or authenticity of approved map / plan is verified	Issued by M.C.G.M	
	i. any other comments by our empanelled valuers on authentic of approved plan		
7.	Postal address of the property	: Flat No. 3102, 31 <sup>st</sup> Floor, Tower C, "ETERNIA", Situated at Land Bearing C.T.S. No. 543, At Village Nahur, Nearby Rali Wolf Bus Stop, L.B.S. Road, Mulund (West), Mumbai, Pin Code 400 080.	
8.	City / Town	: City.	
	Residential Area	Yes.	
	Commercial Area	--	
	Industrial Area	--	
9.	Classification of the Area	:	
	i. High / Middle / Poor	Middle Class Locality.	
	ii. Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: M.C.G.M	
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: No.	
12.	Boundaries of the property	:	
	North	Siddhinath Jha Chowk	
	South	Kalpatru Elitus	
	East	Johnson & Johnson Hingi Janseen Cilag	
	West	BJS Contractor	
13.	Dimension of the site	: As per Deed	Actuals
	North	N.A.	Siddhinath Jha Chowk
	South	N.A.	Kalpatru Elitus
	East	N.A.	Johnson & Johnson Hingi Janseen Cilag
	West	N.A.	BJS Contractor
14.	Extent of the site	: N.A.	
14. 1	Latitude & Longitude & Co-ordinates of Flat	Latitude	= 19°17'10.0"N
		Longitude	= 72°94'05.3"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	: N.A.	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Internal Site Visit Not Allowed	
<b>II APARTMENT BUILDING</b>		:	
1.	Nature of the Apartment	Residential (3 BHK) Flat	
2.	Location	Nearby Johnson Company.	
	C.T.S. No.	Land Bearing C.T.S. No. 543	
	Block No.		
	Ward No.	-	
	Village / Municipality / Corporation	At Village Nahur / M.C.G.M Limits.	
	Door No., Street Road (Pin code)	Flat No. 3102, L.B.S. Road, (Pin Code 400 080)	



3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Locality.
4.	Year of Construction	2023
5.	Number of Floors	2 Basements + Ground (Part) + 1 <sup>st</sup> Floor (Part) + 2 <sup>nd</sup> Floor Parking + 3 <sup>rd</sup> to 51 <sup>st</sup> Floors
6.	Type of Structure	R.C.C.
7.	Number of dwelling units in the building	6 flats per floor.
8.	Quality of Construction	Good.
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available	:
	Lifts	6 Lifts.
	Protected Water Supply	Available
	Underground Sewerage	Available
	Car parking - Open / Covered	1 Tandem Car Parking.
	Is compound wall existing?	Yes
	Is pavement laid around the building?	Yes
<b>III</b>	<b>FLAT</b>	
1.	The floor on which the Flat is situated	: 31 <sup>st</sup> Floor
2.	Door No. of the Flat	: Flat No. 3102
3.	Specification of the Flat	
	Roof	R.C.C.
	Flooring	Internal Site Visit Not Allowed
	Doors	Internal Site Visit Not Allowed
	Windows	Internal Site Visit Not Allowed
	Fittings	Internal Site Visit Not Allowed
	Finishing	Internal Site Visit Not Allowed
4.	House Tax	: N.A.
	Assessment No.	N.A.
	Tax paid in the name of	N.A.
	Tax amount	N.A.
5.	Electricity service connection no.	: N.A.
	Meter card is in the name of	N.A.
6.	How is the maintenance of the Flat?	: Internal Site Visit Not Allowed
7.	Sale Deed executed in the name of	: <b>Hotu Bhagchand Daryani. (Applicant)</b> <b>Nisha Hotu Daryani. (Applicant)</b> <b>Oberoi Constructions Limited. (Promoter)</b> <b>As per Agreement For Sale Dated: 7<sup>th</sup> Sep 2021.</b>
8.	What is the undivided area of land as per Sale deed?	: N.A.
9.	What is the plinth area of the Flat?	: <b>As per Documents</b> <b>Carpet area is 1091 Sq. Ft. (101.43 Sq. Mt.)</b> <b>For valuation.</b>
10.	What is the floor space index (app)	: As per Rules & Regulation.
11.	What is the Salable Built up area of the Flat?	: <b>Built up area is 1309 Sq. Ft. (121.60 Sq. Mt.)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium Class.
13.	Is it being used for Residential or Commercial purpose?	: Residential Purpose.



14.	Is it Owner occupied or Let out?	:	Internal Site Visit Not Allowed
15.	If rented, what is the monthly rent?	:	N.A.
<b>IV</b>	<b>MARKETABILITY</b>	:	
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Nothing Specific
3.	Any negative factors that are observed which affect the market value in general?	:	Not Observed
<b>V</b>	<b>RATE</b>	:	
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)	:	<b>Rs. 30,000/- per Sq. Ft. on Carpet area.</b>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	:	<b>Around Rs. 30,000/- per Sq. Ft. on Carpet area.</b>
3.	Break - up for the rate	:	
	i. Building + Services	:	} <b>Rs. 30,000/- per Sq. Ft.</b>
	ii. Land + Others	:	
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	<b>Built up area is 1309 Sq. Ft. X Rs. 14,070/- Rs. 1,84,17,630/- (As per Reck)</b>
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	Depreciation building rate	:	Comparable Sale method
	Replacement cost of Flat with services (v(3)i)	:	Comparable Sale method
	Age of the building	:	<b>Building is Recently Completed.</b>
	Life of the building estimated	:	<b>60 Years.</b>
	Depreciation percentage assuming the salvage value as 10%	:	N.A.
	Depreciation Ratio of the building	:	N.A.
b.	Total composite rate arrived for Valuation	:	
	Depreciation building rate VI (a)	:	} <b>Rs. 30,000/- per Sq. Ft.</b>
	Rate for land & other V (3) ii	:	
	Total Composite Rate	:	<b>Rs. 30,000/- per Sq. Ft. (Composite Rate)</b>



DETAILS OF VALUATION				
Sr. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.) Per Sq. Ft.	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat (Incl. if car parking provided) <b>Carpet area: 1091 Sq. Ft.</b>	1	Rs. 30,000/-	Rs. 3,27,30,000/- 1 Tandem Car Parking @ Rs. 8,00,000/- Total Rs. 3,35,30,000/- Say..... Rs. 3,35,30,000/-
2.	Wardrobes	N.A.		
3.	Show cases / Almirahs	N.A.		
4.	Kitchen arrangements	N.A.		
5.	Superfine finish	N.A.		
6.	Interior decorations	N.A.		
7.	Electricity deposits / electrical fittings, etc.,	N.A.		
8.	Extra Collapsible gates / grill works etc.,	N.A.		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	<b>Total</b>		<b>Rs. 3,35,30,000/-</b>	<b>(Rupees Three Crore Thirty Five Lakhs Thirty Thousand Only)</b>





ER. G.V. KHOT BE, FIV, FIIV

Govt. Approved valuer IBBI/RV/04/2019/12696

CAT No : CCIT(N) 265/31CAT(I)2017/18

[valuerkhot@gmail.com](mailto:valuerkhot@gmail.com)

Mob: +91 9421441490

[ssvaluer2020@gmail.com](mailto:ssvaluer2020@gmail.com)

Mob: +917208256601, +917020717026

SS VALUERS & CONSULTANT

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various

Apps/internet sites.

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

**Rs. 3,35,30,000/-**

1) Insurance Value	=	<b>Rs. 1,29,85,000/-</b>
2) Rental Value	=	<b>Rs. 98,000/- Per Month</b>
3) The book value of the above property (Government value)	=	<b>Rs. 1,84,17,630/-</b>

Place : Dombivali (East), Mumbai.

Date: 17<sup>th</sup> April 2023

  
Er. G.V. KHOT  
IBBI.Reg. Valuer/RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO. CCIT (N) 265/31CAT (I) 2017/18

The undersigned has inspected the property detailed in the valuation report dated: on \_\_\_\_\_  
we are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_ (Rupees  
\_\_\_\_\_ only)

Date:  
Place:

Signature  
(Name of the Branch Manager  
With Office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V).

### DECLARATION-CUM-UNDERTAKING

**I, Gajendra Vasanttrao Khot Son of Vasanttrao khot do hereby solemnly affirm and state that:**

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report **Dated: 17<sup>th</sup> April 2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) My Representative **Mr. Amol** personally inspected the property on **Dated: 31<sup>st</sup> March 2023**. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/ dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-Tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-Tax (Appeals) or Income-Tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-Tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income-Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number/Service Tax number as applicable is **BRHPK5618P**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.



- r) I have read the Handbook on Policy, Standards 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.
- s) I have read the international Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor of the firm who is component to sign this Valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z) Further, I hereby provide the following information.

Sr.No.	Particulars	Valuer comment
1.	background information of the asset being valued	Residential Flat in Under Construction Bldg.
2.	Purpose of valuation and appointing authority	Assess Present Value.
3.	identity of the valuer and any other experts involved in the valuation;	IBBI/RV/04/2019/12696 CAT NO: CCIT(N) 265/31CAT(I)2017/18
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	Site Visit Dated: <b>31/03/2023</b> . Report Dated: <b>17/04/2023</b> .
6.	Inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Home Loan Purpose for Specified Bank Branch.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	N.A.

**Place:- Dombivali (East), Mumbai.**

**Dated: 17<sup>th</sup> April 2023**





## Disclaimers

- 1) Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- 2) The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- 3) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- 4) As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- 5) Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- 6) It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of **Mr. G. V. Khot** within 15 days and **Mr. G. V. Khot** is not responsible for any change in contents after expiry of 15 days from the date of the report.
- 7) Encumbrances of loan, govtt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- 8) The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- 9) It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet L+amp(UVL) machine.
- 10) It should be noted that **Mr. G. V. Khot** value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

## Assumptions and Limiting Conditions

- 1) Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- 2) In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- 3) Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- 4) We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- 5) There is compliance with zoning and land use regulation.



- 6) There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- 7) All licenses necessary to operate the asset have been obtained.
- 8) The asset would be properly maintained over its balance life.
- 9) In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

#### **Caveat**

- 1) This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- 2) Any sketch, plan or map in this report is included to assist the reader in visualizing the asset.
- 3) The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
- 4) If the report is tampered or unsigned in any manner then it shall be considered void.
- 5) Validity of this report is and on date of valuation report only.
- 6) This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
- 7) This valuation report does not cover any indemnity (other than the limited liability mentioned as above).

**Place: Dombivali (East)**

**Date: 17<sup>th</sup> April 2023**

  
**Er. G. V. KHOT**  
IBBI.Reg. IBBI Valuer /RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO: CCIT (N) 265/31CAT (I) 2017/18

#### **(Annexure-II)**

#### **MODEL CODE OF CONDUCT FOR VALUERS**

##### **Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall Endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

##### **Professional Competence and Due Care**

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### **Independence and Disclosure of Interest**

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.



3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation. – For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013)
2. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

#### **Remuneration and Costs**

1. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
2. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions**

1. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
2. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

#### **Miscellaneous**

1. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or Home finance institutions and with knowledge of the concerned valuer.
2. A valuer shall follow this code as amended or revised from time to time

**Place: Dombivali (East)**

**Date: 17<sup>th</sup> April 2023**

  
**Er. G.V. KHOT**  
IBBI.Reg.IBBI Valuer/RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO.CCIT (N) 265/31CAT (I) 2017/18

Property Photos





**नॉटरी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**Department of Registration & Stamps**  
**Government of Maharashtra**

नॉटरी व मुद्रांक विभाग  
 महाराष्ट्र शासन

बाजारमूल्य दर पत्रक  
 Valuation Rules User Manual

Close Feedback

Home

Annual Statement of Rates

Year: 2022/2023

Language: English

Selected District:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

वर्ष	सि.टी.एस.	चौखस	आर्थिक	दर	आर्थिक	दर	आर्थिक	दर	आर्थिक	दर
174180	189330	151460	151460	73360	151460	174180	189330	151460	151460	73360

वर्षावधि: 123/566-मु.भा.प. एल.डी.एस. मालावा  
 प्रतिमूळदर: १५१४६०

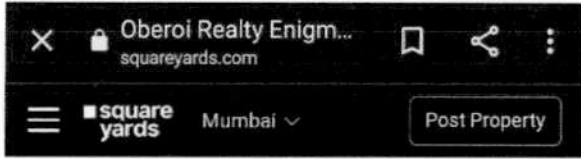
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Google Maps  
 Etemis and Enigma by Oberoi Realty  
 13.241 75.870 100m

Google Map

**Instances**



Oberoi Realty Enigma and Eternia



**Oberoi Realty Enigma and Eternia**

Mulund West, Mumbai

**₹ 2.43 Cr to 5.68 Cr**

**Get Instant Home Loan**  
 ICICI Bank + 5 More Banks →

Status: **Mid Stage Construction**

223837 Views    169 Enquiries

- 3 BHK-4 BHK Flat from 912 Sq. Ft. to 2130 Sq. Ft. (Carpet)



**₹ 3.35 Cr**

3 BHK Apartment

Oberoi Eternia And Enigma  
 Mulund West, Mumbai

Download Brochure

✓ East Facing Property

AGENT  
**Balrajeshwar**

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Enquire Now

Get Phone No.

Super Area  
 1213 sqft  
 ₹ 27618/sqft

Carpet Area 1  
 1091 sqft  
 ₹ 30706/sqft

Price  
 ₹ 3.35 Cr

Society / Project  
**Oberoi Eternia And Enigma**

Location  
**Mulund West**

Configuration  
**3 Bath**



# PATWARDHAN CONSULTANTS PVT. LTD.

**Mumbai :** C 211 & 212, Vashi International Park, Above Vashi Rly. Station, Sector 30 A, Vashi, Navi Mumbai - 400705.  
(022) 49796601 / 8169386208 • admin@pcpl.biz / www.pcpl.biz

**Pune :** 101, 1st Floor, Lotus Court, Behind Post Office Building, Near Panchari Pure Veg, Satara Road,  
Pune - 411 009. • (020) 29996737 / 7559305437 • puneadmin@pcpl.biz

**Aurangabad :** Radhika Arcade, B, 2nd Floor, Near Nupur Cinema, Sevan Hill, Jalna Road, Aurangabad - 431004.  
aurangabadadmin@pcpl.biz • 7666701241 / 9819970173

**Nashik :** No.4, 2nd Floor, Siddhi Pooja Business Centre, New Pandit Colony, Behind Rane Dairy,  
Sharanpur Road, Nashik - 422002. • nashikadmin@pcpl.biz • 8080896942

**Bill No. 19/MAR2023**

**STATE BANK OF INDIA**

The Chief Manager,  
State Bank of India Administrative Office,  
GST No -27AAACS8577K2ZO

4-April-23

Sub. Professional Fees Bill of Valuation Reports during **MARCH 2023**

**Branch – GHATKOPER**

Our Bankers –STATE BANK OF INDIA, Sec. 4, Nerul, Navi Mumbai 400706  
Ac No. – 39868859412 / IFSC Code – SBIN0005088

Customer Name – Hotu Bhagchand Daryani

Flat No. 3102, 31<sup>st</sup> Floor, Tower C, Oberai Eternia LBS Marg, Johnson & Johnson Mulund  
West. Mumbai 400080

Product		No.	Rate Rs. / Case	Amount Rs.
Valuation Report	Below 5 cr	01	Rs .2500.00	Rs.2500.00
Valuation Report	Above 5 cr	0	Rs .5000.00	Rs.00.00
Structural Report		0	Rs 1500.00	Rs 00.00
			Total	Rs.2500.00
+ GST		18%		
+ SGST		9%		Rs 225.00
+ CGST		9%		Rs 225.00
TOTAL				Rs 2,950.00

RUPEES: TWO THOUSAND NINE HUNDRED FIFTY ONLY

For,

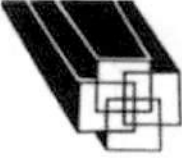
PATWARDHAN CONSULTANTS PVT LTD  
For PATWARDHAN CONSULTANTS PVT. LTD.

DIRECTOR

PAN CARD NO –AAGCP0250Q  
GST No.:- 27AAGCP0250Q1Z4  
SAC NO -998321

Director





Our Ref No STATE BANK.G.323.131

Date: 03-04-2023

The Chief Manager,  
STATE BANK OF INDIA  
GHATKOPER

**Subject: Valuation Report for Residential Flat**

Not Available **HOTU BHAGCHAND DARYANI**, The Property having Address **Flat No.3102, 31st Floor, Tower - C , Oberai Eternia, Tower-C , Lbs Marg , Johnson And Johnson , Mulund West , Mumbai , 400080** on **03-04-2023**, so as assess Fair Market Valuation of the Flat.

**ABSTRACT VALUATION**

**The Realizable value of the Property will be Rs. 3,36,02,000.00**

Rupees Three Crores Thirty-Six Lakhs Two Thousand Only

**The Realizable value of the Property will be Rs. 3,36,02,000.00**

Rupees Three Crores Thirty-Six Lakhs Two Thousand Only

**The Distress Sale value of the Property will be Rs. 2,85,61,700.00**

Rupees Two Crores Eighty-Five Lakhs Sixty-One Thousand Seven Hundred Only

Thanking You,

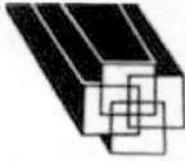
For **PATWARDHAN CONSULTANTS PVT. LTD.**

*Amit Patwardhan*

**ER. AMIT PATWARDHAN**

Director

BE-CIVIL/IBBI REGISTRAR VALUER



To,  
The Chief Manager,  
STATE BANK OF INDIA  
GHATKOPER

**VALUATION REPORT (IN RESPECT OF TOP-UP)**

Our Ref No.STATE BANK.G.323.131

Date: 03-04-2023

I. General	
1.	Purpose for which the valuation is made : To determine the Fair Market Valuation of the property
2.	a) Date of inspection and valuation : 31-03-2023
	b) Date on which the valuation is made : 03-04-2023
3.	Name of borrower : HOTU BHAGCHAND DARYANI
4.	List of documents produced for perusal 1:Occupancy Certificate :CE/4853/BPES/AT/OCC/1/NEW Dtd.23-01-2023 2:Commencement Certificates :Not Provided 3:Approved Plan :Plans Not Provided
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint : Mr. Hotu Bhagchand Daryani & Mrs. Nisha Hotu Daryani Contact No: Address: Link With 1st Page
6.	Brief description of the property : Residential Flat
7.	Location of Property
a)	Plot No. / Survey No/Legal Address : CTS NO.543 Of Village Nahur, Mumbai.
b)	Door No. : Flat No.3102 ,31st Floor, Tower - C, LBS Marg, Mulund We:
c)	T.S. No. / Village : Not Known
d)	Ward / Taluka : T Ward
e)	Mandal / District : Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan : Link with Plan
g)	Approved map / plan issuing authority :
h)	Whether genuineness or authenticity of approved map / plan is verified : Yes-As Per OC
i)	Any other comments by our empanelled valuers on authentic of approved plan :

For PATWARDHAN CONSULTANTS PVT. LTD.

Page 2 of 19

Director

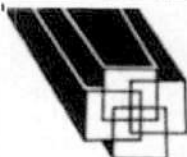


8.	Postal address of the property	:	Flat No.3102, 31st Floor, Tower - C , Oberai Eternia, Tower-C , Lbs Marg , Johnson And Johnson , Mulund West , Mumbai , 400080	
9.	City / Town	:	Mulund West	
	Residential Area	:	Yes	
	Commercial Area	:	No	
	Industrial Area	:	No	
10.	Classification of the Area	:		
	i) High / Middle / Poor:	:	Middle Class	
	ii) Urban / Semi Urban / Rural:	:	Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality	:		
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:		
13.	In Case it is an agricultural land, any conversion to house site plots is contemplated	:	No.	
14.	Boundaries of the property		<b>As Per the Agreement</b>	<b>As Per the Site</b>
	East	:	Not Mentioned	Lbs Marg
	West	:	Not Mentioned	Pipe Line
	North	:	Not Mentioned	Open Plot
	South	:	Not Mentioned	Slam
15.	Dimensions of the site		<b>As Per the Sale Plan</b>	<b>As Per the Site</b>
	East	:	Not Available	Link with 1 st page
	West	:	Not Available	Not Available
	North	:	Not Available	Not Available
	South	:	Not Available	Not Available
16.	Extent of the site	:	Link With Plan	
17.	Latitude, Longitude & Co-ordinates of flat	:	Latitude: 19.172543 Longitude: 72.938673	
18.	Extent of the site considered for valuation (least of 14 & 15)	:	Link With Stages	

For PATWARDHAN CONSULTANTS PVT. LTD.

*(Signature)*

Director

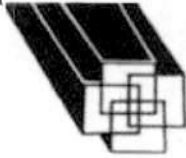


19	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Not Known Not Known
<b>II CHARACTERISTICS OF THE SITE</b>			
1	Nature of the Apartment	:	Residential Flat
2	Location	:	Mulund West
	T. S. No.	:	Not Known
	Block No.	:	Not Known
	Ward No.	:	T Ward
	Village/ Municipality / Corporation	:	BMC
	Door No., Street or Road (Pin Code)	:	Flat No.3102 ,31st Floor, Tower - C, LBS Marg, Mulund West-400080
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	U/C
5	Number of Floors	:	B3+ St + 1 to 62
6	Type of Structure	:	RCC Frame
7	a. No. of rooms in concerned flat	:	Not Known, Internal Inspection Not Allowed
	b. Number of Dwelling units in the building	:	Not Known
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	N.A
11.	Facilities Available	:	
	Lift	:	yes
	Protected Water Supply	:	Not Known
	Underground Sewerage	:	Concealed
	Car Parking - Open/ Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

For PATWARDHAN CONSULTANTS PVT. LTD.

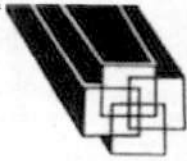
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Director



III	FLAT	
1.	The Floor on which the Flat is situated	: 31 th floor
2.	Door No. of the flat	: Flat No.3102, 31st Floor, Tower - C
3.	Specification of the Flat	: Residential Flat
	Roof	: Rcc
	Flooring	:
	Doors	: Not Applicable
	Windows	: Not Applicable
	Fittings	: Concealed
	Finishing	: Good
4.	House Tax	: Not Available
	Assessment No.	: Not Availa
	Tax paid in the name of	: Not Availa
	Tax Amount	: 0.00
5.	Electricity Service connection No.	: Not Available
	Meter Card is in the name of	: Not Availa
6.	How is the maintenance of the Flat?	: N.A
7.	Sale Deed executed in the name of	: Mr. Hotu Bhagchand Daryani & Mrs. Nisha Hotu Daryani
8.	What is the undivided area of land as per Sale Deed?	: Not Available
9.	What is the plinth area of the flat?	: Completed
10.	What is the floor space index?	: Basic-1
11.	What is the Carpet Area of the flat?	: Carpet area As per Measurement:Nil Carpet area As per Agreement:1093 Carpet area As per Approved Plan:Nil
12.	Is it Posh/ I class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Residential
14.	Is it Owner-occupied or let out?	: Not Known
15.	If rented, what is the monthly rent?	: 56000
IV	MARKETABILITY	
1.	How is the marketability?	: Good
2.	What are the factors favoring for an extra Potential Value?	: Surrounding Development
3.	Any negative factors are observed which affect the market value in general?	: NO FOR PATWARDHAN CONSULTANTS PVT. LTD. *

Director



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)	Rs.25,725/- Sq.Ft. On Carpet +160 Rs Floor Rise From 1st Floor
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Land under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	21200
3.	Break - up for the rate	
	i) Building + Services	: Composite Method
	ii) Land + Others	: Composite Method
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Not Known
V	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: 00
	Replacement cost of flat with Services {V (3)i}	: Not Applicable
	Age of the building	: U/C
	Life of the building estimated	: (60 Years after completion)
	Depreciation percentage assuming the salvage value as 10%	: Not Applicable
	Depreciated Ratio of the building	: Not Applicable
b.	Total composite rate arrived for valuation	: Not Applicable
	Depreciated building rate VI (a)	:
	Rate for Land & other V (3)ii	: Not Applicable
	<b>Total Composite Rate</b>	: <b>Rs.21200/- Per Sq.Ft.</b>
	As per the latest price trend available in the market from the property search for similar types of properties for flat Residential flat in this locality price ranges from Rs.25,725/- Sq.Ft. On Carpet +160 Rs Floor Rise From 1st Floor	
	As per our opinion the fair market value of Rs. 21200/- Per Sq.Ft for S. Built up area of the Flat is reasonable and worth. Considering all the allotments, the factor such as amenities, Location, allotted car parking, Special features provided and the sale instance in the locality.	
<b>DETAILS OF VALUATION:</b>		

For PATWARDHAN CONSULTANTS PVT. LTD.

Director



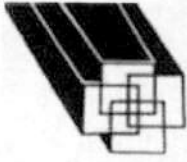
Sr. No.	Description	Qty.	Rate Per Unit Rs.	Estimated Value Rs.
1.	Present value of the Flat	1585 Sq.Ft.	21200/-	3,36,02,000.00/-
2.	Present market value as per present stage of construction work	98.00% * Rs. 3,36,02,000.00= 3,29,29,960.00		
3.	Wardrobes	0.00	0.00	0.00
4.	Showcases	0.00	0.00	0.00
5.	Kitchen Arrangements	0.00	0.00	0.00
6.	Superfine Finish	0.00	0.00	0.00
7.	Interior Decorations	0.00	0.00	0.00
8.	Electricity deposits / electrical fittings, etc.,	0.00	0.00	0.00
9.	Extra collapsible gates / grill works etc.,	0.00	0.00	0.00
10.	Potential value, if any	0.00	0.00	0.00
11.	Others /Amenities	0.00	0.00	0.00
12.	Car Parking	1.00	0.00	0.00
<b>Total</b>				3,36,02,000.00
Distressed Value( 85.00% of FMV )				Rs. 2,85,61,700.00

#### Assumptions & Remarks

1. Approved plan, CC, Sale Plan & OC Not Provided.
2. The Agreement Carpet area is considered for Valuation.
3. The OC details as per AUTODCR site is considered in valuation.
4. The Occupation cum Building Completion certificate Under Ref no. CE/4853/BPES/AT/OCC/1/NEW Dtd.23-01-2023 is Part 1 Development work of residential Building comprising of Part OCC for resi. Bldg No.1, Tower -A i.e., Basement (B1,B2, B3+Gr.(Pt.) & 1st Fl.(Pt.) Parking +2nd To 51st upper Resi. Fl., Tower -B i.e., Basemnt B1,B2, B3+ Gr.(Pt.) & 1st Fl.(Pt.) Parking +2nd To 48th upper Resi. Fl., Tower- C i.e., Basements B1, B2 + Gr.(Pt.) & 1st Fl.(Pt.)+ 2nd Fl. Parking +3rd To 51st upper Resi. FL & Tower- D i.e., Basement B1 +Gr.(Pt.) & 1st FL.(Pt.) Parking + 2nd & 3rd Fl. Parking + 4th To 48th Upper Resi.Fl Along with club House, Swimming Pool incl. Fire check on plot Bearing CTS No.543 of Village Nahur, Mumbai.
5. Onsite Internal visit is not allowed. Hence as per Bank External visit done.
6. Construction stages considered as per Sales Person met onsite Ms. Kavya (9820157634).
7. Construction stage considered as per Proposed Number of Floors (i.e B3 +st + 1 to 62nd Fl.)
8. Above mention rental will be applicable after completion of Work.
9. Onsite construction work is in progress.
10. Given valuation on the basis of External visit & provided documents only. (i. e Draft Agreement & Part OC Only.)
11. For Subject floor OC available considering 100% disbursement.

For PATWARDHAN CONSULTANTS PVT. LTD.

Director



PATWARDHAN CONSULTANTS PVT. LTD.  
ARCHITECTS, ENGINEERS,  
GOVT. REGD. VALUERS  
PROJECT MANAGEMENT CONSULTANTS  
**HOTU BHAGCHAND DARYANI**

Ref. No:STATE BANK.G.323.131

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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 and iii) any likely income it may generate may be discussed). Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

Place: **Mumbai**

Date: **03-04-2023**

PATWARDHAN CONSULTANTS PVT LTD  
For PATWARDHAN CONSULTANTS PVT. LTD.

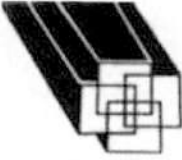
DIRECTOR

Director

Firm Registration no - U70109MH2010PTC207899

Amit Patwardhan Registration No: CAT-I-508





**Guideline Rate**

As per our opinion, due to the following reasons there is difference between market value & guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in to way determining the fair prevailing market rate and value.
2. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
3. Particular amenities & features are not considered in guideline rates.
4. Market value of property may vary from site to site, demand & supply chain, Features & Amenities.

**Valuation:** Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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

The Undersigned has inspected the property detailed in the valuation report date \_\_\_\_\_ on

\_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs.

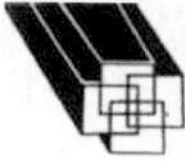
\_\_\_\_\_ (Rs. \_\_\_\_\_ only)

**Date:**

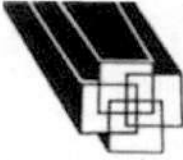
**Signature**

**Place:**

**( Name of the Branch Manager with office**



I hereby declare that: i.The information provided is true and correct to the best of my knowledge and belief. ii. The analysis and conclusions are limited by the reported assumptions and conditions. iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. I have no direct or indirect interest in the above property valued. v. I/ my authorized representative by the name of Shankar, has inspected the subject property on Dated 31/03/2023 vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category- A for valuing property up to No Limit. vii. I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank. viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. ix. I have submitted the Valuation Repot (s) directly to the Bank.	
Name Address & Signature of valuer with Wealth Tax Registration No.	<b>PATWARDHAN CONSULTANTS PVT LTD</b> ARCHITECTS, ENGINEERS GOVT. REGD. VALUERS PROJECT MANAGEMENT CONSULTANTS. 101, A Wing, 1st Floor, Deon Sheltor (Golden Plaza) S.G Barve Marg, Kurla (E), Mumbai - 400 024 Firm Registration no - U70109MH2010PTC207899 Amit Patwardhan Registration No.: CAT-I-508  For PATWARDHAN CONSULTANTS PVT LTD. <i>Patwardhan</i> Director
13	<b>Enclosures</b>
a)	Layout plan sketch of the area in which the property is located with latitude and longitude Google Map Enclosed
b)	Building Plan Plans Not Provided
c)	Floor Plan Plans Not Provided
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site Enclosed
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office Plans Not Provided
f)	Google Map location of the property Enclosed
g)	Price trend of the Property in the locality/city from property search sites vise Magickbricks.com, 99Acres.com, Makan.com etc Enclosed
h)	Any other relevant documents/ extracts Enclosed



As a result of my appraisal and analysis, it is my considered opinion that the present Fair Market Value:-

S. Built up area : 1585 Sq.Ft.

Market Rate : Rs.21200/- Per Sq.Ft.

Fair Market value (Without amenities car parking) : Rs.21200/- x 1585 = Rs. 3,36,02,000.00  
(Rupees Three Crores Thirty-Six Lakhs Two Thousand Only)

Realizable value : The Realizable value of the Property will be Rs. 3,36,02,000.00  
(Rupees Three Crores Thirty-Six Lakhs Two Thousand Only)

Insurance Value : Built up area X Cost of Construction  
1,311.60 x Rs.2,500.00/- = Rs. 32,79,000.00 /-

Place: Mumbai

Date:03-04-2023

PATWARDHAN CONSULTANTS PVT LTD Firm Registration no - U70109MH2010PTC207899

For ~~PATWARDHAN CONSULTANTS PVT. LTD.~~  
*Amit Patwardhan*

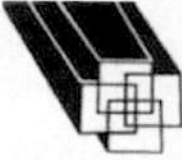
**DIRECTOR**

**Amit Patwardhan Registration No.: CAT-1508**

The undersigned has inspected the property detailed in the Valuation Report dated 03-04-2023 . We are satisfied that the fair and reasonable market value of the property is Rs. 3,36,02,000.00  
(Rupees Three Crores Thirty-Six Lakhs Two Thousand Only)

Date:03-04-2023

**Signature**  
**(Name of The Branch manager with office Seal)**



### Justification for variation between Guideline rates & Market value

Property under valuation is Flat No.3102, 31st Floor, Tower - C, Oberai Eternia, Tower-C, Lbs Marg, Johnson And Johnson, Mulund West, Mumbai, 400080. All civic amenities are situated nearby. Resale of the same type property were not easily available. Market rate of the Property in this area is good. Guideline rate is Rs. 14594.01/- Per Sq.Ft./- Per Sq.Ft. For Resd. Land For subjected property we considered composite market rate Rs. 21200/- Per Sq. Ft

**Guideline Rates** are basically generated for stamp duty purpose, at the time of purchase the property. Which is fixed for year to year for particular survey nos., Gut Nos., CTS Nos., etc. Guideline rates are lower than market rates. There is no example to know guideline rates lower than market rates. Guideline values may not be considered for any actual transaction current market.

**Market Rates** are not fixed but increase or decrease as per surrounding development, Approach location. Availability of amenities & services, demand in surrounding etc.

The Market value obtained in this report is defined as follow:

Market Value is the estimated amount for which an asset should exchange on the date of valuation, between a willing seller in an Arm's wherein the parties had each acted knowledgeably and without compulsion (as defined by the international valuation committee, London). Thus the characteristics of the market value are,

It is free will sale

It is an estimated amount and not a predetermined or an actual sale price.

It depends on purpose of valuation.

It is time-specific as on the given date.

Buyers and sellers are actuated by business principles. They are unrelated & are acting independently Assets would be exposed to the market in the most appropriate manor to effect its disposal at the best price. Due to this

**As a result of my appraisal and analysis, it is my considered opinion that the present Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,36,02,000.00 Rupees Three Crores Thirty-Six Lakhs Two Thousand Only**

**Market Value : Rs. 3,36,02,000.00(Rupees Three Crores Thirty-Six Lakhs Two Thousand Only)**

**Distress Value : Rs. 2,85,61,700.00(Rupees Two Crores Eighty-Five Lakhs Sixty-One Thousand Seven Hundred Only)**

Date: 03-04-2023

For PATWARDHAN CONSULTANTS PVT. LTD.

*Amit Patwardhan*

DIRECTOR

Director

(AMIT PATWARDHAN -REG. NO. CAT- 1/508)

Encl:

1. Declaration-cum-undertaking from the Valuer (Annexure-I)
2. Model code of conduct for Valuer (Annexure II)

Director

For PATWARDHAN CONSULTANTS PVT. LTD.

Sr.No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	Yes Date:
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India RA/PC, Aurangabad to assess Realizable value of the property for Banking purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Amit Patwardhan - Regd. Valuer Ramesh Gupta - Technical Head Sathish Tude - Site Engineer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner/applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner/applicant.
5.	Date of appointment, valuation date and date of report;	Date of Appointment : 31-03-2023 Date of Valuation : 31-03-2023 Date of Report : 03-04-2023
6.	Inspections and/or investigations undertaken;	Physical inspection done on 31-03-2023 & Property Shown By KAVYA

I, Mr. Amit A Patwardhan do hereby solemnly affirm and state

a. I am a citizen of India

b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as Valuer or three years after the valuation of assets was conducted by me

c. The information furnished in my valuation report dated 03-04-2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

d. My representative has personally inspected the property on 31-03-2023. The work is not subcontracted to any other Valuer and carried out by myself.

e. Valuation report is submitted in the format as prescribed by the Bank.

f. I have not been depanelled/delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

g. I have not been convicted of any offence and sentenced to a term of imprisonment

h. I have not been found guilty of misconduct in professional capacity

i. I have not been declared to be unsound mind

j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

k. I am not an undischarged in solvent

l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

n. My PAN Card number is AAGCP0250Q

o. I undertake to keep you informed of any event so happenings which would make me ineligible for empanelment as a Valuer

p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

q. I have read the Handbook on Policy, Standards 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

r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable

s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)

t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

u. I am Valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (not applicable)


v. My CIBIL Score and credit worthiness is as per Bank's guidelines.

w. I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.

x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMs/LOS) only.

y. Further, I hereby provide the following information.

(Annexure-1) DECLARATION-CUM- UNDERTAKING

 <p><b>PATWARDHAN CONSULTANTS PVT. LTD.</b> ARCHITECTS, ENGINEERS, GOVT. REGD. VALUERS PROJECT MANAGEMENT CONSULTANTS HOTU BHAGHAND DARYANI</p>	<p>Ref. No: STATE BANK.G.323.131</p>
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