

Head Office : 43/1713, "Shramik", D. N. Nagar, Opp. Y.M.C.A., Juhu Link Road, Andheri (W), Mumbai - 400 053.

Branch Office : B - 8, Ground Floor, Prashant C.H.S., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.

E-mail : rdavaluer@yahoo.co.in / rohanashtaputre@yahoo.in

RDA(S)/SBISME/1208/2021-22

20/08/2021

To  
The Chief Manager  
State Bank of India, SME City Centre,  
101, 1<sup>st</sup> Floor, Landmark Building  
S. V. Road, Borivali - (West), Mumbai - 400 092.

## VALUATION REPORT

### I. GENERAL

1.	Purpose for which valuation is made	Bank Loan
2.	a). Date of inspection of visit b). Date on which valuation is made	12/08/2021 20/08/2021
3.	List of documents produced for perusal	a. Copy of Agreement for Sale dated 24/04/2003 b. Copy of Society Maintenance Bill dated 01/03/2021 c. Copy of Electricity Bill dated 06/08/2021 d. Copy of Share Certificate issued by the society
4.	Name of the Owners(s) & Address of the Property	Mr. Bankim Chimanlal Unadkat Mrs. Komal Bankim Unadkat Flat No. 403, 4 <sup>th</sup> Floor, E-Wing, Bhoomi Kaveri Coop. Hsg. Soc. Ltd., Mahavir Nagar, Dahanukarwadi, Kandivali - (West), Mumbai - 400 067.
5.	Brief description of the property	Property is located in Mahavir Nagar, Dahanukarwadi & at a distance of @ 2 Kms. from Kandivali Railway Station.
6.	Location of property - a). Plot No./Survey No./C.T.S No. b). Door No. c). Village d). Taluka e). District	C.T.S No. 128A/53 to 56 Flat No. E-403 Kandivali Borivali Mumbai Suburban
7.	Postal address of the Property	Flat No. 403, 4 <sup>th</sup> Floor, E-Wing, Bhoomi Kaveri Coop. Hsg. Soc. Ltd., Mahavir Nagar, Dahanukarwadi, Kandivali - (West), Mumbai - 400 067.
8.	a). City/Town b). Residential Area c). Commercial Area d). Industrial Area	City Yes -- --
9.	i). High / Middle / Poor ii). Urban / Semi Urban / Rural	Middle Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai



Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area scheduled area / cantonment area	Not known
12. Boundaries of the Property a). North b). South c). East d). West	By Plot No. 06 of Sect. XI. By Internal Rd & Bldg. No. 01. By Plot No. E-2 of Sect. XI. By 13.40 M.D.P. Road.
13. Dimensions of the Site a). North b). South c). East d). West	(a) As per Deed      (b) Actuals Not known      By Plot No. 06 of Sect. XI. By Internal Rd & Bldg. No. 01. By Plot No. E-2 of Sect. XI. By 13.40 M.D.P. Road
14. Extent of the Site	--
15. Latitude & Longitude	Lat N 19,13'51.5028" Long E 72 51' 7.938"
16. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	Owner-occupied

**II. APARTMENT BUILDING**

1.	Nature of Apartment	Residential
2.	Location : a). C.T.S. No. & Village b). Taluka & District c). Municipal Corporation	128A/53 to 56 & Kandivali Borivali & Mumbai Suburban Municipal Corporation of Greater Mumbai
3.	Description of Locality : Residential / Commercial / Mixed	Residential
4.	Year of Construction	2001
5.	Number of floors	Stilt + 8 Storied R.C.C. Structure with 2 lift.
6.	Type of Structure	R.C.C.
7.	No. of dwelling units in the building	--
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good
11.	a). Lift b). Protected Water Supply c). Underground Sewerage d). Car Parking - Open/Covered e). If compound wall existing? f). If paving laid around the building?	Yes Yes Yes Yes Yes Yes



**III. FLAT**

1.	The floor in which the flat is situated	4 <sup>th</sup> Floor
2.	Door No. of the flat	Flat No. E-403
3.	Specifications of the flat a). Roof b). Flooring c). Doors d). Windows e). Fittings f). Finishing	R.C.C. Marbonate Teakwood Door Aluminum Powder Coated Windows Concealed Type Good
4.	House Tax a). Assessment No. b). Tax paid in the name of c). Tax Amount	Not known
5.	a). Electrical Service connection No. b). Meter Card is in the name of	-- --
6.	How is the maintenance of the flat?	Good
7.	Sale Deed executed in the name of	Mr. Bankim Chimanlal Unadkat Mrs. Komal Bankim Unadkat
8.	What is undivided area of land as per Sale Deed?	--
9.	What is the Plinth area of the flat?	Details given separately
10.	What is the floor Space Index (app.)	--
11.	What is the Carpet Area of the flat?	Details given separately
12.	Is it Posh / I Class / Medium / Ordinary?	I Class
13.	Is it being used for Residential or Commercial purpose?	Residential purpose
14.	Is it owner-occupied or let out?	Owner-occupied
15.	If rented, what is the monthly rent?	--

**IV. MARKETABILITY**

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



**V. RATE**

1.	After analyzing the comparable sale instances, what is the composite rate for a similar unit with same specifications in the adjoining locality?	Rates of Residential Properties Mahavir Nagar, Kandivali (West) are in the Range of Rs. 15,994 /- to Rs 23,712/- Sq.ft. (Source: - magicbricks.com)
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 unit under comparison	Rs. 20,000/- Sq.ft.
3.	Break-up for the rate i). Building + Services ii). Land + Others	Rs. 3,000/- Sq.ft. Rs. 17,000/- Sq.ft.
4.	Guideline rate obtained from the registrar's office	Rs. 1,30,780/- Sq.mtrs. = Rs. 12,150/- Sq.ft.

**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

1.	Depreciated building rate :	
a.	Replacement cost of unit with services	Rs. 26,00,000/-
b.	Age of the building	20 Years
c.	Life of the building estimated	40 years with periodic structural audit & regular maintenance adopting full life of 60 years
d.	Depreciated percentage assuming the salvage value as 10%	Rs. 45/-
e.	Depreciated ratio of the building	--
2.	Total composite rate arrived for valuation	
a.	Depreciated building rate	--
b.	Rate for Land & Other	--
c.	Total composite Rate	Rs. 20,000/- Sq.ft.

This Residential Building is Stilt + 08 Storied R.C.C. Structure with 2 lifts.  
Flat No. 403 located on 4<sup>th</sup> Floor of E-Wing is Two Bedroom, Hall, Kitchen Flat.  
Concealed Type Electrical Wiring & Marble Flooring is provided in the entire flat.

**Roomwise Measurement of the Flat are as under :-**

1.	Hall + Dining	14.82 x 11.74 + 09.92 x 04.99	223.49 Sq.ft.
2.	Kitchen	08.04 x 10.09	81.12 Sq.ft.
3.	Bedroom + Niche Area	11.98 x 10.15 + 10.15 x 02.87	150.73 Sq.ft.
4.	Master Bedroom + Niche Area	11.89 x 13.18 + 08.06 x 02.82	179.44 Sq.ft.
5.	Attached W.C.	07.99 x 04.13	33.00 Sq.ft.
6.	Passage + Common W.C.	04.78 x 04.02 + 10.50 x 03.07 + 06.99 x 04.06	79.84 Sq.ft.
	<b>Carpet Area</b>		<b>747.62 Sq.ft.</b>
	<b>Say</b>		<b>748.00 Sq.ft.</b>

**Built-up Area (as per agreement) = 80.17 Sq.mtrs. = 863.00 Sq.ft.**  
**which is taken into consideration for valuation purpose.**

Considering Location, Above Specifications, Age of the Building, Present Market Trends, Unit Rate of Rs. 20,000/- Sq.ft. of Built-up Area is adopted for Valuation of the Flat.



Sr. No.	Description	Details of Valuation		
		Built up Area (in Sq.ft.)	Rate (Rs./Sq.ft.)	Value (Rs.)
1.	Present Value of the Property	863.00	20,900/-	1,72,60,000/-
2.	Car parking	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decoration	--	--	--
8.	Electricity deposits/Electrical fittings	--	--	--
9.	Extra collapsible gates/ grill works, etc	--	--	--
	<b>Value Rs.</b>			<b>1,72,60,000/-</b>
	<b>Say</b>			<b>1,73,00,000/-</b>

1). Fair Market Value = Rs. 1,73,00,000/- ( Rs. One Crore & Seventy Three Lakhs Only. )

2). Net Realizable Value = Rs. 1,55,00,000/- ( Rs. One Crore & Fifty Five Lakhs Only. )

3). Distress Sales Value = Rs. 1,40,00,000/- ( Rs. One Crore & Forty Lakhs Only. )

4). Value for Insurance Purpose = Rs 27,00,000 /- (Rs. Twenty Seven Lakhs Only.)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is  
 Fair Market Value is Rs. 1,73,00,000/- ( Rs. One Crore & Seventy Three Lakhs Only. )  
 Net Realizable Value is Rs. 1,55,00,000/- ( Rs. One Crore & Fifty Five Lakhs Only. )  
 Distress Sales Value is Rs. 1,40,00,000/- ( Rs. One Crore & Forty Lakhs Only. )

**Declaration : We hereby declare that -**

- The information furnished in our report dated 20/08/2021 is true and correct to the best of my knowledge & belief and I have made an impartial and true valuation of the property.
- We have no direct and indirect interest in the property valued.
- We inspected the property through our representative Mr. Vikas on 12/08/2021
- We have not been convicted of any offence and sentenced to a term of imprisonment.
- We have not been found guilty of misconduct in our professional capacity.
- We are registered under Section 34 AB of the Wealth Tax Act 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/ Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an option and has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time and status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available on the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose partially or fully it could be misleading.

I / our representative have personally inspected asset under valuation.

II. We have no direct / indirect interest in the above valuation.

III. This valuation report should be read along with disclaimers & caveats annexed herewith.

Place : Mumbai

Date : 20/08/2021

R. D. ASHTAPUTRE

For R. D. Ashtaputre & Associates



The undersigned has inspected the property detailed in the Valuation Report dated 14/08/2021

and is satisfied that the fair and reasonable market value of the property is Rs. 1,73,00,000/-

Rs. 1,73,00,000/- (Rs. One Lakh & Seventy Three Lakhs Only.)

Date :

Signature

(Name of the Branch Manager with Office Seal)

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	This property is Residential flat
2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India
3	Identity of the valuer and any other experts involved in the valuation;	R. D. Ashtaputre & Associates
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of appointment 07/08/2021 Inspection date : 12/08/2021 Report date : 20/08/2021
6	inspections and/or investigations undertaken;	Physical site verification, & photographs of the property
7	nature and sources of the information used or relied upon;	Based on our site visit & information collected at site
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per standards
9	restrictions on use of the report, if any;	--
10	major factors that were taken into account during the valuation;	Nil
11	major factors that were not taken into account during the valuation;	Nil
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.	--

Date : 20/08/2021  
Place: Mumbai



## MODEL CODE OF CONDUCT FOR VALUERS

### *Integrity and Fairness*

1. A valuer shall, in the conduct of his/its business, follow high standard so integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straight forward, and for the right 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**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. 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.
9. 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.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. 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**

12. 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.
13. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. 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.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. 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**

20. 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**

21. 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.
22. 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.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. 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**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. B. 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).
26. 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**

27. 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.
28. 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**

29. 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.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

**Miscellaneous**

31. 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 housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

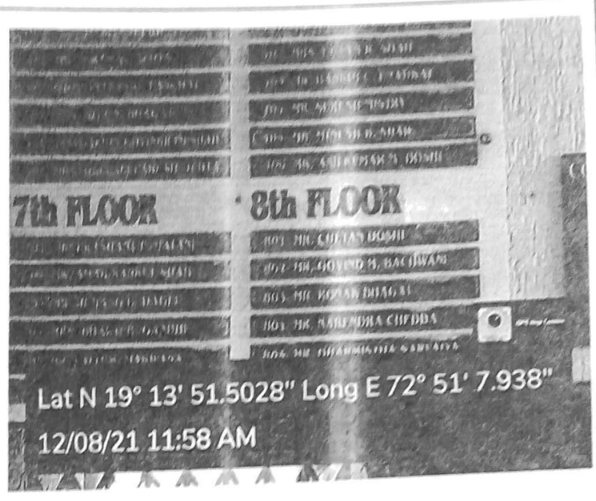


Flat No. 403, 4<sup>th</sup> Floor, E-Wing,  
 Bhoomi Kaveri Coop. Hsg. Soc. Ltd.,  
 Mahavir Nagar, Dahanukarwadi,  
 C.T.S No. 128A/53 to 56, Village - Kandivali,  
 Kandivali - (West), Mumbai - 400 067.  
 (Name of the Owners - Mr. Bankim Chimanlal Unadkat  
 Mrs. Komal Bankim Unadkat)



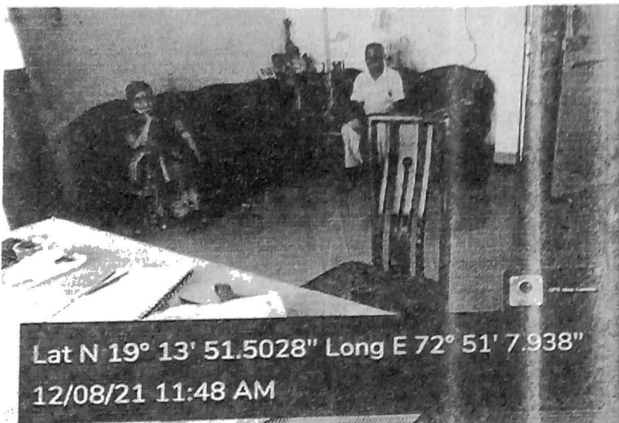
Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 12:00 PM

VIEW OF BUILDING



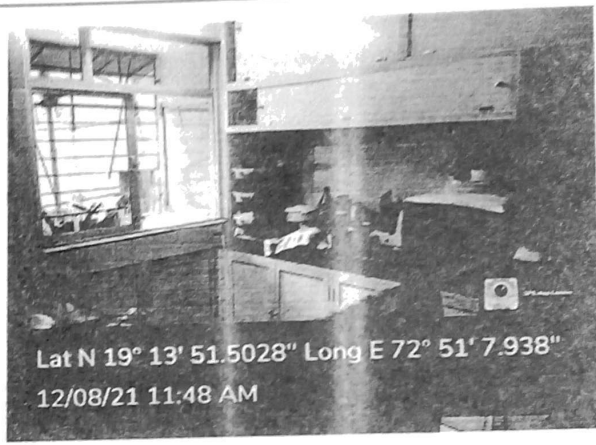
7th FLOOR 8th FLOOR  
 Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 11:58 AM

VIEW OF SOCIETY NAMEBOARD



Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 11:48 AM

HALL



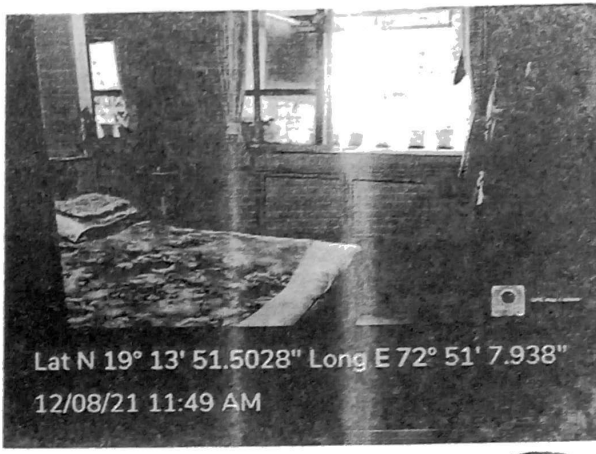
Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 11:48 AM

KITCHEN



Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 11:49 AM

BEDROOM




Lat N 19° 13' 51.5028" Long E 72° 51' 7.938"  
 12/08/21 11:49 AM

BEDROOM




Flat No. 403, 4<sup>th</sup> Floor, E-Wing,  
 Bhoomi Kaveri Coop. Hsg. Soc. Ltd.,  
 Mahavir Nagar, Dahanukarvadi,  
 C.T.S No. 128, V/53 to 56, Village - Kandivali,  
 Kandivali - (West), Mumbai - 400 067.  
 (Name of the Owners - Mr. Bankim Chimanlal Unadkat  
 Mrs. Komal Bankim Unadkat)

Stamp Duty Ready Reckoner Rate (Source - <http://igrmaharashtra.gov.in>)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
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Language  
English

Year: 20212022

**Annual Statement of Rates**

Selected District: मुंबई (उपनगर)

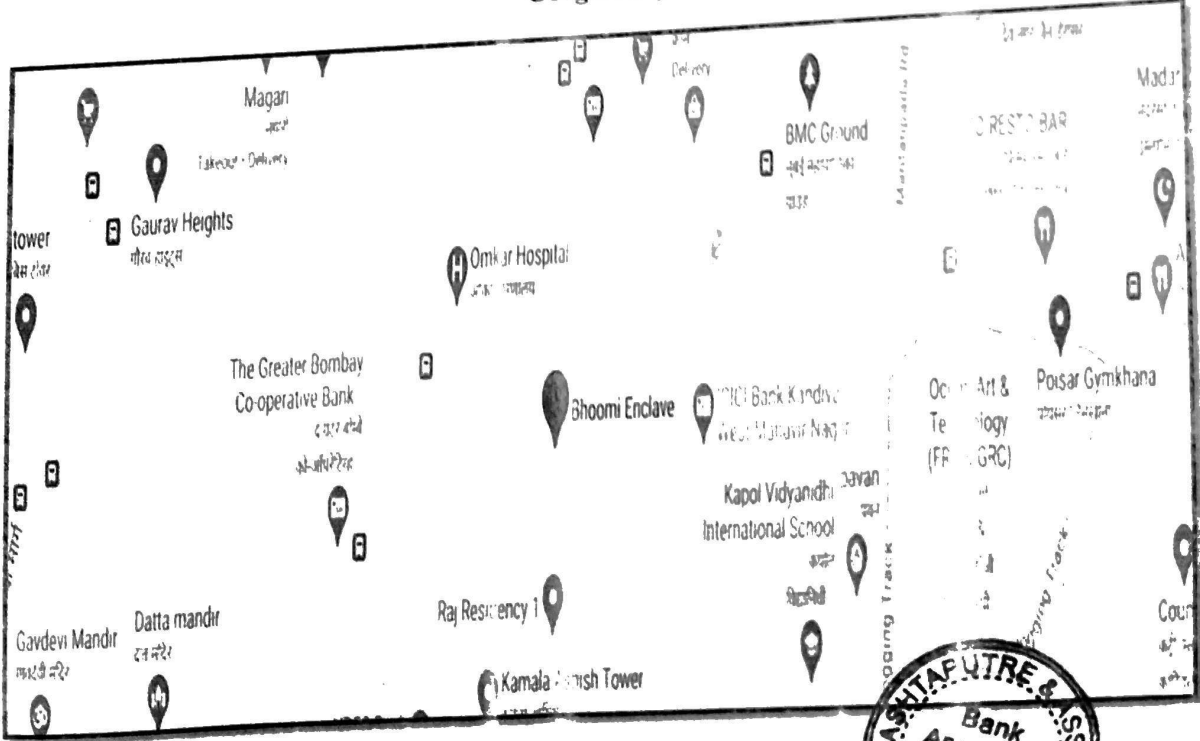
Select Village: कांदीवली बोरीवली

Search By:  Survey No  Location

Enter Survey No: 128

उपविभाग	कुल क्षेत्रफल (वर्ग फीट)	मिळाली वस्तुनिष्ठता	कॅडिटर	दुकाने	वैधानिक	एकूट (रु.)	
79/354B-पुभाग: उत्तरेस गावठाण हद्द, पूर्वेस लिक रोड, पश्चिमेस गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेबतीनास खांडवाला मार्ग व दक्षिणेस गाव हद्द	55130	120980	133080	145180	120980	बीरय मीटर	सी टी एम नंबर
79/355-पुभाग: उत्तर व पूर्वेस गावाची सीमा, दक्षिणेस 90 फूट रुंद वि.यो. रस्ता व पश्चिमेस लिक रोड.	66170	130780	158600	213300	130780	बीरय मीटर	सी टी एम नंबर

Google Maps



# R. D. Ashtaputre & Associates

- ★ Govt. Approved Valuers
- ★ Lenders Engineer
- ★ Chartered Engineers
- ★ Project Consultants

Sagar Chemicals / 13872

R. D. Ashtaputre

B.E. M.I.E. F.I.V.

Mob. : 98690 89652 / 98332 89652

Rohan Ashtaputre

B.E. M.VAL (R.E.) PGDBM

Mob. : 9769 1010 49

Head Office : 43/1713, "Shramik", D. N. Nagar, Opp. Y.M.C.A., Juhu Link Road, Andheri (W), Mumbai - 400 053.

Branch Office : B - 8, Ground Floor, Prashant C.H.S., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.

E-mail : rdavaluer@yahoo.co.in / rohanashtaputre@yahoo.in

## INVOICE

Tax Invoice No. 08/2050-21

20/08/2021

RDA(S)/SBISME/1208/2021-22

Bill for Valuation  
of

Flat No. 403, 4<sup>th</sup> Floor, E-Wing,  
Bhoomi Kaveri Coop. Hsg. Soc. Ltd.,  
Mahavir Nagar, Dahanukarwadi,  
Kandivali - (West), Mumbai - 400 067.

(Name of the Owners - Mr. Bankim Chimanlal Unadkat  
Mrs. Komal Bankim Unadkat)

[Name of the Account - M/s. Sagar Chemicals] A/c No. 38013809845

Dear Sir/Madam,

The bill for the cited assignment is forwarded herewith please.

1). Valuation Amount	Rs. 1,73,00,000/-
2). Professional Charges	Rs. 2,500/-