

Valuation Report of Immovable Property

Details of the property under consideration:

Name of client: M/s. Triox Chemicals Pvt Limited

Flat No.703. C -Wing, 7th Floor,
Unnati Dham Co-operative Housing Society Ltd.,
Market Yard Annexe,
Gangadham Kondwa Road,
Kondwa Budruk, Pune - 411048

Valuation Done for:

Union Bank of India,
Mazgaon Branch,
Mumbai.

**JATIN BHUTA & ASSOCIATES
VALUERS**

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Architects, Engineers, Valuers & Project Management Consultants
OFFICE:- A/3, Pranav C.H.S., 2nd Floor, Bldg. No.44, Gandhi Nagar, Bandra East, Mumbai- 400 051.
Tel:- 26512628/9324632106. Email:- j.b.architects@gmail.com Web:- www.jatinbhuta.com

UBI/Mazgaon/164
Date: 23.03.2021

Format - C

To,
The Manager,
Union Bank of India,
Mazgaon Branch,
Mumbai .

VALUATION REPORT (IN RESPECT OF FLATS)

I. GENERAL		
1.	Purpose for which the valuation is made	To Assess the fair Market Value of the Property for the purpose of advance
2.	a) Date of inspection	: 12.03.2021
	b) Date on which the valuation is made	: 23.03.2021
3.	List of Documents produced for perusal	1) Copy of Agreement for sale dated 11 th March 2011. 2) Copy of Sketch plan of Flat 3) Copy of Share Certificate
4.	Name of the owner(s) and his/ their address (es) with Phone No. (details of share of each owner in case of joint ownership)	: M/s. Triox Chemicals Pvt Limited
5.	Brief description of the property	: Flat No.703. C -Wing, 7th Floor, Unnati Dham Co-operative Housing Society Ltd., Market Yard Annexe ,Gangadham Kondwa Road, Kondwa Budruk, Pune - 411048
6.	Location of property	
	a) Plot No. / Survey No./C.T.S. No.	: Survey No.66 Hissa No.11/2 of Village Kondwa Budruk
	b) Door No.	: Flat No.703. C -Wing, 7th Floor
	c) T. S. No. / Village	: Kondwa Budruk
	d) Ward / Taluka	: Haveli
	e) Mandal / District	: Pune
7.	Postal address of the property	: As above
8.	City /Town	: Pune
	Residential Area	: Residential
	Commercial Area	: -
	Industrial Area	: -
9.	Classification of the area	
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Pune Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land	: No



	Ceiling Act) or notified under agency area / scheduled area / cantonment area	
12.	Boundaries of the Property	
	North	: Open Plot & Nana Nani Park
	South	: Open Plot
	East	: Gangadham Annexe Road
	West	: Club House & Open plot
13.	Dimensions of the site	: a b
		As per the Deed Actuals
		Built up area= 1297 sq.ft (Including Terrace area= 250 sq.ft) Built up area= 1297 sq.ft(Including Terrace area= 250 sq.ft)
14.	Extent of the Site	: As mentioned in 13 above.
15.	Extent of the site considered for valuation (least of 13a & 13b)	: Built up area= 1297 sq.ft(Including Terrace area= 250 sq.ft)
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	: Tenant 30000/- rent per month
II.	BUILDING	
Sr. No	Description	: Remarks
1.	Nature of the Flat	: Residential Flat
2.	Location	:
3.	T.S. No.	:
	Block No.	: Flat No.703. C -Wing, 7th Floor
	Ward No.	: -
	Village / Municipality/ Corporation	Pune Municipal Corporation
	Door No., Street or Road (Pin Code)	: Flat No.703. C -Wing, 7th Floor, Unnati Dham Co-operative Housing Society Ltd., Market Yard Annexe ,Gangadham Kondwa Road, Kondwa Budruk, Pune - 411048
	Description of the locality Residential/Commercial/Mixed.	: Residential
4.	Year of Construction	: 2011
5.	Number of floors	: Stilt + 11 Upper Floors
6.	Type of structure	: R.C.C. Frame structure
7.	Number of Dwelling Flats in the building	: 4 flats on each floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Available
	Underground Sewerage	: Available
	Car Parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III	UNIT	
1	The floor in which the Flat is situated	: 7 TH Floor



2	Door No. of the Flat	: Flat No.703. C -Wing
3	Specifications of the Tenement	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified
	Doors	: T.W doors
	Windows	: Aluminium Windows with Grill
	Fittings	: Good Quality
	Finishing	: Good Quality
4	House Tax	: Details not Available
	Assessment No.	: -
	Tax paid in the name of	: -
	Tax amount	: -
5	Electricity Service connection No.	: Details not Available
	Meter Card is in the name of	: -
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: -
8	What is the undivided area of land as per Sale Deed?	: -
9	What is in the plinth area of the Flat?	: 1297 sq.ft
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the Flat?	: -
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?	: Tenant Occupied
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?	: No
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar office with same specifications in the adjoining locality?	: On making inquiries with local estate agents and with magicbricks.com, 99 acres.com etc., the prevailing market value of similar Flat in the vicinity is ranging from Rs. 9000/- to Rs. 10000/- per sq. ft. We estimate Rs. 9500/- per sq.ft as fair and reasonable value of the property under reference
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	: Rs.10000/- per sq.ft
3	Break - up for the rate	: -
i)	Building + Services	: Not Applicable
ii)	Land + others	: Not Applicable
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 49870/- per sq.mt. (Rs. 4633/- per sq. ft.)
	Age of the building estimated	: 65 years subject to periodic maintenance



COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
VI a	Depreciated building rate : We have done the valuation by adopting comparable sale instances technique & we have not adopted the depreciation method
	Replacement cost of flat with services (v(3)i) :
	Age of the building : 10 Years
	Future Life of the building estimated : 55 years subject to periodic maintenance and structural audit
	Depreciation percentage assuming the salvage value of 10% : -
	Depreciated Ratio of the building : -
b	Total composite rate arrived for valuation : -
	Depreciated building rate VI (a) : -
	Rate for Land & other V (3) ii : -
	Total Composite Rate : -

Details of Valuation

Sr. No.	Description	Qty.	Rate per unit in Rs. & Saleable area of the Flat	Estimated value Rs.
1	Present value of the Flat (car parking, if provided)	1	Rs. 9500/- per sq. ft. X 1297 sq.ft	Rs. 1,23,21,500/-
2	Wardrobes			
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any		Nil	
10	Others		Nil	
	Total			Rs. 1,23,21,500/-

The Insurance value / Reinstatement Value of the Property shall be Rs. 23,34,600/- (Rupees Twenty Three Lacs Thirty Four Thousand Six Hundred Only)

Approach to Valuation: After making inquiries with local estate agents & Developers and also analyzing the rates in magickbricks.com & 99acres.com, we are the opinion that the fair market value of the property Rs. 1,23,21,500/- There is no threat of acquisition of the property by Govt. or any other agency. The CRZ provisions are not applicable.

As a result of my appraisal and analysis, it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,23,21,500/-



(Rupees One Crore Twenty Three Lacs Twenty One Thousand Five Hundred Only). The Realizable / Book Value of the above property is Rs. 1,10,89,350/- (Rupees One Crore Ten Lacs Eighty Nine Thousand Three Hundred Fifty Only). And the Distress value is Rs.98,57,200/- (Rupees Ninety Eight Lacs Fifty Seven Thousand Two Hundred Only).



Jatin Bhuta
Jatin Bhuta
Approved Valuer
Reg.No. CAT-I-F-1090

Place: Mumbai
Date: 23.03.2021

The undersigned has inspected the property detailed in the Valuation Report dated 23.03.2021 on 17. We are satisfied that the fair and reasonable market value of the property is Rs. 1,23,00,00 (Rupees One Crore Twenty Three Lacs only).



[Signature]
Signature
(Name of the Branch Manager)