

Ref. No. AVSA/UBI/28798/2022

Date : 01.09.2022

**Format-A**

To,  
**Union Bank of India, Vashi Branch, Navi Mumbai.**

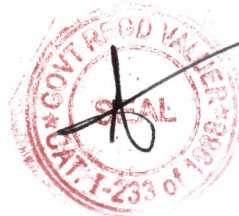
**VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**

<b>I. GENERAL</b>		
1.	Purpose for which the valuation is made	To assess the "Fair Market Value" of the said property for the purpose of Re-Assessing the value of the Assets of the owners under instructions from <b>Union Bank of India, Vashi Branch, Navi Mumbai.</b>
2.	a) Date of inspection	: 30.08.2022
	b) Date on which the valuation is made	: 01.09.2022
3.	List of documents produced for perusal	
	i)	Copy of Sale agreement dt. 15.02.1988 Copy of Deed of Confirmation dt. 23.03.1989 Copy of Gift Deed dt. 27.12.2001 Copy of Release Deed dt. 17.06.2009 Copy of Deed of Conveyance dt. 28.05.2020
	ii) Electricity Bill	: --
	iii) Gharpatti bill	: --
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)	: <b>Mrs. Hemlata Damji Dedhia (2/3<sup>rd</sup> share) jointly with Mr. Damji Khetsi Dedhia (balance 1/3<sup>rd</sup> share)</b> Refer annexure for more details
5.	Brief description of the property (Including leasehold/freehold etc)	: Row House Premises (Land & Structure) ) Freehold Land
6.	Location of property	
	a) Plot No. / Survey No.	: The said property comprises of Row House no. 2,
	b) Door No.	: 'Shree Tilak Complex' Co-op. Hg. Soc. Ltd., near Devki
	c) T. S. No. / Village	: Nagar, on land bearing CTS NO. 1500/A/2, Plot 'B', out
	d) Ward / Taluka	: of land bearing Survey no. 100, Hissa no. 9CTS no.
	e) Mandal / District	: 1500(pt) (portion of larger property), village Eksar, Borivali (West), Mumbai Suburban District. (Also see below) Freehold Land

All that piece and parcel of land or ground bearing admeasuring 1733.40 sq. mtrs., being C.T.S. No.1500/A/2, plot 'B' out of land bearing Survey No.100, Hissa No.9 corresponding to C.T.S. No.1500 admeasuring 7918.4 sq.mtrs., sub-plot 'B', a portion out of the larger property bearing S. No. 100/9, C.T.S. No. 1500(pt) delineated with yellow colour boundary lines on the plan marked as Annexure 'C' and the F.S.I. advantage of the area adm. 35.00 sq. mts. bearing C.T.S. No. 1500/B, handed over to M.C.G.M. by the Vendors situate lying and being at Village Eksar, Taluka Borivali, Mumbai-400 103.



7.	Postal address of the property		Row House no. 2, 'Shree Tilak Complex' Co-op. Hg. Soc. Ltd., near Devki Nagar, village Eksar, Borivali (West), Mumbai 400 103.
8.	City / Town	:	Eksar, Borivali (West), Mumbai 400 103.
	Residential Area	:	} Mixed Area
	Commercial Area	:	
	Industrial Area	:	
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Upper Middle class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai MCGM
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	--
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	
13	Boundaries of the property	:	
	North	:	by Bungalow
	South	:	by Shanti Darshan
	East	:	by Bungalow no. 3
	West	:	by Bungalow no.1
14.1	Dimensions of the site	:	A
			B
			As per the Deed
			Actuals
	North	:	Land Parcels (part of larger Plot) totally admeasuring about <b>1,733.40sqmt.</b>
	South	:	
	East	:	
	West	:	
14.2	Latitude, Longitude and Coordinates of the site	:	Co-ordinates : 19°14'29.22"N & 72°50'42.71"E Google Area Map attached
15	Extent of the site	:	Land Parcels (part of larger Plot) totally admeasuring about <b>1733.40sqmt.</b>
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owned by owners Presently vacant



II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Mixed Area located at about 2km - 3km distance from Borivali Railway station
2.	Development of surrounding areas	Good
3.	Possibility of frequent flooding / sub-merging	Not known
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	All civic amenities are available within 1km - 2km radius
	Level of land with topographical conditions	Flat land
6.	Shape of land	Irregular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	Details not available
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Motorable road Provided
12.	Type of road available at present	Road @ 20ft width provided by Local authorities
13.	Width of road – is it below 20 ft. or more than 20 ft.	
14.	Is it a land – locked land?	No
15.	Water potentiality	As per regulations of MCGM
16.	Underground sewerage system	As per regulations of MCGM
17.	Is power supply available at the site?	Yes. Details not available
18.	Advantage of the site	
	1.	--
	2.	--
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	N.A.
	1.	--
	2.	--

RR Rare for 2022 – 2023

Select	उपविभाग	शुची जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	87/394 -भुभाग: उत्तरेस व पुर्वेस गावाची सीमा, दक्षिणेस देवीदास मार्ग, पश्चिमेस लिक रोड.	70730	159700	183660	199630	159700	चौरस मीटर



Part – A (Valuation of land)		
1.	Size of plot	Land Parcels (part of larger Plot) totally admeasuring about <b>1733.40sqmt.</b>
	North & South	N.A.
	East & West	N.A.
2.	Total extent of the plot	N.A.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	@ ₹ 72,500/sqmt to ₹ 75,000/sqmt. (for land)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Village : Eksar, Taluka Borivali Mumbai Suburban District, Zone: 87/394 land : 70,730/sqmt Residential : @ ₹ 1,59,700/sqmt. BUA
5.	Assessed / adopted rate of valuation	₹ 65,000/sqmt. (for Land) Includes Site Development & Improvement etc.
6.	Estimated value of land	1,733.40sqmt @ ₹ 75,000/sqmt = ₹ 13,00,05,000/-
Part – B (Valuation of Building)		
1.	Technical details of the building	<p>R.C.C. framed Basement + Ground + 2 upper floor building having adequate floor height. Wooden frame flush laminated doors &amp; Aluminium frame glazed windows. Polished Marble Stone Flooring.</p> <p>Completed around 2000 (as per OC) Around 22years old &amp; estimated Residual life : about 40 years with proper maintenance</p> <p>R.C.C. framed Basement + Ground + 2 upper floor, building having adequate floor height totally admeasuring about <b>4,508sqft. (418.80sqmt.) Builtup Area</b> ( as per Architects Certificate – Copy attached)</p> <p>Good</p>
	a) Type of Building (Residential / Commercial / Industrial)	
	b) Type of construction (Load bearing / RCC / Steel Framed)	
	c) Year of construction	
	d) Number of floors and height of each floor including basement, if any	
	e) Plinth area floor-wise	
	f) Condition of the building:	
	i) Exterior – Excellent, Good, Normal, Poor	
	ii) Interior - Excellent, Good, Normal, Poor	
	g) Date of issue and validity of layout of approved map / plan	
h) Approved map / plan issuing authority	MCGM	
i) Whether genuineness or authenticity of approved map / plan is verified		
j) Any other comments by our empanelled valuers on authentic of approved plan	None	



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	RCC	
2.	Basement	No basement	
3.	Superstructure	R.C.C. framed Ground + 1 upper floor	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	along with Mezzanine Floor & allied structures having additional floor height. Brick / CC Block Masonry walls plastered & painted on both sides. MS Rolling Shutter & glazed windows. Part	
5.	RCC works		
6.	Plastering	Polished Kota Stone part Vitrified tiles	
7.	Flooring, Skirting, dadoing	Flooring.	
8.	Special finish as marble, granite, wooden paneling, grills, etc.	PCC Paving	
9.	Roofing including weather proof course	Flat RCC Roof	
10.	Drainage Connected	Connected to Public sewer line	
No.	Description	Ground floor	Other floors
2.	Compound wall	:	Masonry compound wall with MS gate Provided
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation		
	Type of wiring	:	Concealed
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	Provided adequately as required
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meter, taps, etc.	:	
	f) Any other fixtures	:	



Details of valuation

'A'	Freehold Land admeasuring about 1,733.40sqmt. (including Site Development & improvements.) @ ₹ 75,000/sqmt.	₹ 13,00,05,000/-
'B'	R.C.C. framed Basement + Ground + 2 upper floor, Building adequate floor height totally admeasuring about 4,508sqft.. @ ₹ 3,000/sqft.	₹ 1,35,24,000/-
	Total (A + B)	₹ 14,35,29,000/-

Part C- (Extra Items)

(Amount in ₹)

1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	00
5.	Extra steel/ collapsible gates	:	
	<b>Total</b>	:	

Part D- (Amenities)

(Amount in ₹)

1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	00
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	<b>Total</b>	:	

Part E- (Miscellaneous)

(Amount in ₹)

1.	Separate toilet room	:	
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	00
4.	Trees, gardening	:	
	<b>Total</b>	:	

Part F- (Services)

(Amount in ₹)

1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall	:	00
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	<b>Total</b>	:	

Total abstract of the entire property

Part- A	Land	:	₹ 13,00,05,000/-
Part- B	Building	:	₹ 1,35,24,000/-
Part- C	Extra Items	:	₹ 0,000/-
Part- D	Amenities	:	₹ 00/-
Part- E	Miscellaneous	:	₹ 0000/-
Part- F	Services	:	₹ 0000/-
	<b>Total</b>	:	₹ 14,35,29,000/-

