

T&D Valuers

IOV Registered Valuer

Bank of Baroda

Branch –IBB Branch Kandivali West Mumbai

Valuation Report of

Shop No.13,Mrud Kishore ,Near Gokul Shopping centre, Near
Dattapada Sub Way, plot No.19, S V Road ,Borivali west Mumbai
400092

ADDRESS

Of

Mr.Sunderlal Jain and Mr.Dinesh Sunderlal Jain

Valuation done by

Ms.Trisha Patel,T & D Valuers ,Shop no. 02 ,Daffodils CHSL kandarpada, link road,
Dahisar west Mumbai-400068 Tel: 9819180433 / 8451870239 Mail:tndvaluers@gmail.com



T&D Valuers

Office No. 02, Daffodils CHSL, Kandarpada, Off Link Road, Dharisar West, Mumbai 400068
Ph: 9819180433 / 8451870239 E-mail: tndvaluers@gmail.com
Ar. Trisha Patel :- Land & Building Valuer / Er. Dhawal Patel :- Plant & Machinery Valuer

Ref : TND/BOB/2021-22/93

Date : 13.01.2022

The Branch Manager,
Bank of Baroda
IBB Branch
Kandivali west
Mumbai

VALUATION CERTIFICATE

Valuation Report No.	TND/BOB/2021-22/93
Name of Owner of Property	Mr.Sunderlal Jain and Mr.Dinesh Sunderlal Jain
Location of Property	Shop No.13,Mrud Kishore ,Near Gokul Shopping centre, Near Dattapada Sub Way, plot No.19, S V Road ,Borivali west Mumbai 400092
Fair Market value as on date	Rs. 3,25,31,000
Realisable value as on date	Rs. 2,92,78,000
Forced/Distress Sale value as on date	Rs. 2,60,25,000
Guideline value as on date	Rs. 94,15,643
Value for Insurance of property	Rs. 8,81,000

Declaration: We hereby declare that

- We does not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge and belief.
- We confirmed that we have inspected right property for valuation
- We have not checked the legal title of the property
- This report is to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied
- Land area/Built-up area have been taken from copy of agreements/plans provided to us.

For T & D Valuers



(Trisha Patel)

Partner



VALUATION REPORT IN RESPECT OF SHOP

Ref : TND/BOB/2021-22/93

Date : 13.01.2022

S. No.	Particulars	Content
i.	General	
1	Name & address of the Valuer	Ar. Trisha Patel IOV Reg.No. 24412 Shop No 03 Daffodils CHSL Off Link Road Kandarpada Dahisar West Mumbai 400068
2	Purpose for which the valuation is made	To ascertain fair market value of commercial Property
3	a) Date of inspection/visit of site for valuation of IP	02.01.2022 Property identified by Mr Dinesh Jain Mob.no.9867427514
	b) Date on which the valuation is made	13.01.2022
	c) Valuation required for Bank/ Branch	Bank Of Baroda IBB Br Kandivali Mumbai
4	List of documents produced for perusal	
	I) Sale Agreement dated 06.01.2022 registered vide no.222/2022 favouring Sunderlal Aklinglal Jain and Dinesh sunderlal Jain II) Agreement for sale dated 25.07.2006 between Ghanshyam Developers and Vijay Naresh Jain and Dinesh Sunderlal Jain III) Deed of exchange dt. 02.06.2018 betwee Sunderlal Jain (HUF)and Dinesh Sunderlal Jain IV) Light Bill for Nov 2	
5	a) Name of the owner/owners of Property	Mr.Sunderlal Jain and Mr.Dinesh Sunderlal Jain Mob No.9867427514
5A	Name of the Loan account for which valuation done	M/S Swastik Constructions
	b) Property address with Phone no.	Shop No.13,Mrud Kishore ,Near Gokul Shopping centre, Near Dattapada Sub Way, plot No.19, S V Road ,Borivali west Mumbai 400092
	c)detail of property is under joint owner ship//co ownership share of each owner in case of joint ownership	Joint Name: Equal share
6	Brief description of the property	
	Type of Property	Commercial
	Uses of property	Commercial office
	The cited property is situated in predominantly residential area with medium class locality.it is at a distance of about 0 KM from Borivali railway station and 17KM from SME MMWR vile parle branch of Bank of Baroda. All the area is well developed and having basic infrastructure facilities & services like water, electricity, transportation like Buses ,Auto rickshaw and Taxies, telecommunications, sewage and storm water drainage system, street lighting and other public services. The area is well connected to all parts of Mumbai and other areas with good network of roads and railways.	



7	Location of property	
	a) Plot No. /Survey No.	CTS No.123,123/1 & 123/2
	b) Door No.	Shop no.13
	c) T.S. No / Village	Kanheri
	d) Ward / Taluka	Borivali
	e) Mandal / District	Mumbai
	f) Date of issue and validity of layout, approved map / plan	lay out plan has been sanctioned on 24.12.2000 vide no.E.B./CE/A-2633/BP(WS)/BS/A /AR IOD issued on 14.03.2000 vide no.E.B./CE/A-2633/BP(WS)/BS/A /AR CC issued on 31.01.2001 vide no.CHE/A-2633/BP(WS)/BS/AB /AR OC issued on 09.05.2003 vide no.CHE/A-2633/BP(WS)/AR. OC Issued so it implied that the building is constructed as per approved plan.
	g) Approved map / plan issuing authority	MCGM
	h) Whether genuineness or authenticity of approved map / planes verified	Society of building is formed in the name of MRUD Kishore Co-op Hsg.Soc. Ltd vide reg.no. MUM/WR/HSG/(TC)/12567/2004-05 on 12.07.2004
	i) Any other comments on authentic of approved plan	nil
8	Postal address of the property	Shop No.13,Mrud Kishore ,Near Gokul Shopping centre, Near Dattapada Sub Way, plot No.19, S V Road ,Borivali west Mumbai 400092
9	City / Town	City
	Property situated in Residential Area/ Commercial Area/ Industrial Area	Commercial cum Residential area
10	Classification of the area	
	I) High class / Middle class / poor class	Middle class
	II) Metro/Urban / semi Urban / Rural	urban
11	Coming under Corporation limit / Village Panchayat /Municipality	Corporation
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cantonment area	No
13	Boundaries of the Property	
	North	Road/Sky walker/Tej Prakash Building
	South	Bank of India



	East	Society Parking and Railway trac	
	West	Gokul shopping centre	
14	Dimensions of the site / shop	A	B
		As per deed	At Actuals
	North	NA	Datta pada subway
	South	-	Society Parking and passage
	East	-	Parking
	West	-	Shop no.12
15	Extent of the site	Plot area 3489 sq mt Shop Carpet area 314.50 sq ft +10 car parking =total area 900 sq ft built-up area 35.11 sq mt=377.40 sq ft	
15.1	Latitude, Longitude & Coordinates of flat	Latitude 19.223 , Longitude 72.885	
16	Extent of the site considered for valuation	Flat Carpet area 314.50 sq ft	
17	Whether occupied by the owner / tenant. If occupied by tenant since how long.	Owner occupied	

ii	APARTMENT BUILDING	
1	Name of the Apartment	Mrud Kishore
2	Description of the locality Residential / Commercial / Mixed	Commercial cum Residential
3	Year of Construction	2003
4	Number of floors	Gr + 7(Ground commercial and upper floor residences)
5	Type of structure	RCC
6	Number of Dwelling units on the floor	A & B Wing in building
7	Quality of Construction	Good
8	Appearance of the Building	Good
9	Maintenance of the Building	Good
10	Facilities Available	
	Lift	2 lift
	Protected water supply	Yes
	Underground sewerage	yes
	Car parking-open covered	Open 10 car parkings no.12 to 21
	Is compound wall existing?	yes
	Is pavement laid around the building	yes
iii	Shop/Office	



1	The floor on which the shop is situated	Ground
2	Door No. of the shop	Shop no.13
3	specification of the shop	
	Roof	RCC
	Flooring	Vitrified tiles
	Doors	Shutter and glass door
	Windows	No window
	Finishing	Good
4	House Tax	Paid by society
	Assessment No.	-
	Tax paid in the name of	To society
	Tax amount	2071 qtlly for oct qt
5	Electricity Service Connection no.	A/C No.153103465
	Meter Card is in the name of	Sunderlal Jain HUF and Dinesh Sunderlal Jain
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mr.Sunderlal Jain and Mr.Dinesh Sunderlal Jain
8	What is the undivided area of land as per Sale Deed?	Nil
9	What is the plinth area of the shop	377.88 sq ft 35.11 sq ft
10	What is the floor space index (app.)	1
11	What is the carpet Area of the shop	314.550 sq ft
12	Is it Posh / I class /Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	office
14	Is it Owner-occupied or let out?	Owner occupied
15	If rented, what is the name of tenant and monthly rent	NA

IV	MARKETABILITY	
1	How is the marketability?	Good locality so marketability shall be good
2	what are the factors favouring for an extra Potential Value?	Most of the facilities/amenities are available in the nearby area. shop/office is just attached to borivali railway station.
3	Any negative factors are observed which affect the market value in general?	none

V	RATE	
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1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specification in adjoining locality? - (Along with details/reference of at least two latest deals/ transaction with respect to adjacent properties in the areas	The rate prevailing in the area is from 50000/- to 90000/- per sq.ft (Carpet) We have inquired from local property agents and online search on various property trading sites. We have considered value of flat at the rate of 78000/- per sq.ft. carpet
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 factor with the flat under comparison (Give details).	In new flat construction cost comes to Rs. 2000 to Rs.3000 per sq.ft. +interiors. this is old construction so we have taken construction cost as Rs 4000/-
3	Break-up for the rate	
	I) Building Services	4000
	II) Land+Others	74000
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Area of shop 35.11 sq.mt Car parking area 585.5= 54.40 Guideline value Rs. 193300 per sq.mt Hence 35.11 X Rs.193300 =Rs.67,86,763 Car Parking 54.40x193300x25%=26.28.880 Total Rs.94,15,643

VI	COMPOSITE RATE ADOPTED AFTER DEPRICIATION	
a	Depreciated building rate	NA
	Replacement cost of shop with service (v(3)I)	Rs.3,04,43,000
	Age of the building	18
	Life of the building estimated	42
	Depreciation percentage assuming the salvage value as 10%	60-18/60x90%
	Depreciation Ratio of the building	30
b	Total composite rate arrived for valuation	
	Depriciated building rate V(a)	Rs.8,80,600
	Rate for Land & Other V(3)II	Rs.3,16,50,400
	Total composite rate	Rs.3,25,31,000



Detail of Valuation:

Area of the Shop No.13, Mrud Kishore, Near Gokul Shopping centre, Near Dattapada Sub Way, plot No.19, S V Road, Borivali west Mumbai 400092 is 314.5 sq.ft Carpet /Saleable Area with ten car parking Which will be in possession after completion of work Which was considered for valuation.

Sr. No	Description	Rate per unit Rs.	Estimated Value Rs.
2	Market value of the shop(incl. one car parking) Total Area of Premises X Market Rate adopted = 314.5 sq.ft Carpet Area X Rs.78000 per sq.ft = Rs. 2,45,31,000 10 car Parking@ 8,00,000 per parking =80,00,000 Total Value Rs.3,25,31,000	78,000	3,25,31,000
3	Realisable Value of property Fair Market Value as on date X 0.90 = Rs. 3,25,31,000X0.90 = Rs.2,92,77,900 say Rs.2,92,78,000		2,92,78,000
4	Forced/Distress Sale Value as on date Fair Market Value as on date X 0.80 = Rs. 3,25,31,000X 0.80 = Rs.2,60,24,800 say Rs.2,60,25,000		2,60,25,000
4	Guideline Value We have taken the guideline value from the stamp duty Ready Reckoner of 2021-22 As per Zone No 85 Sub Zone No 85/239 Guideline value = Area of shop 35.11 sq.mt Car parking area 585.5= 54.40 Guideline value Rs. 193300 per sq.mt Hence 35.11 X Rs.193300 =Rs.67,86,763 Car Parking 54.40x193300x25%=26.28.880 Total Rs.94,15,643		94,15,643
5	Value for Insurance Area X Cost of construction (Depreciated)		8,81,000

(Valuation: Here, the approved Valuer should discuss in details his approach to valuation of property and indicate hoe 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 purpose, sub merging & applicability of CRZ provisions (distance from sea-coast



/ tidal level must be incorporated) and their effect in i) salability II) likely rental value in future and III) and likely income it may generated may be discussed.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications in Rs.3,25,31,000 (Rupees Three crore twenty five lac thirty one thousand only). (Prevailing market rate along with details / reference of at least two latest deals / transactions with respect to adjacent property in the areas. The reference should be of properties/plots of similar size/area and some use as the land being valued).

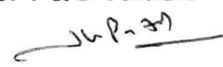
The other details are as under:

VII. Date of the purchase of immovable property	:	23.07.2006/06.01.2022
VIII. Purchase Price of immovable property	:	Rs.15,51,000/26,71,000
IX. Market value of immovable property	:	Rs. 3,25,31,000
X. Realizable Value of immovable property	:	Rs. 2,92,78,000
XI. Distress Sale value of immovable property	:	Rs. 2,60,25,000
XII. Guideline Value (value as per Circle Rates), Immovable property is situated	:	Rs. 94,15,643
XIII. Value for Insurance of Property	:	Rs. 8,81,000

Place: Mumbai

Date: 03.01.2022

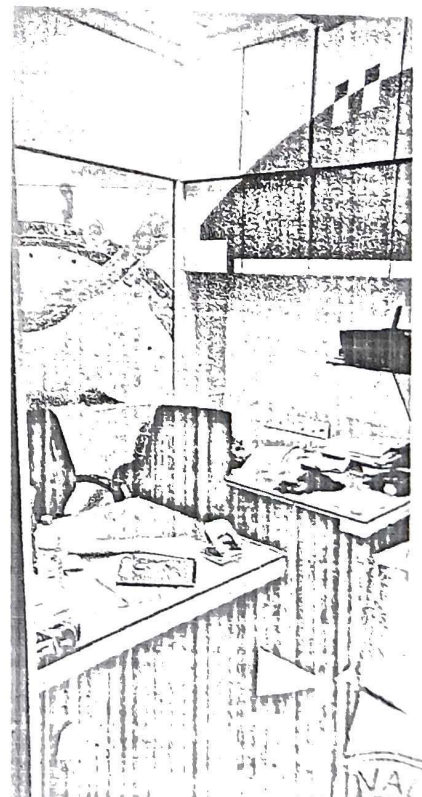
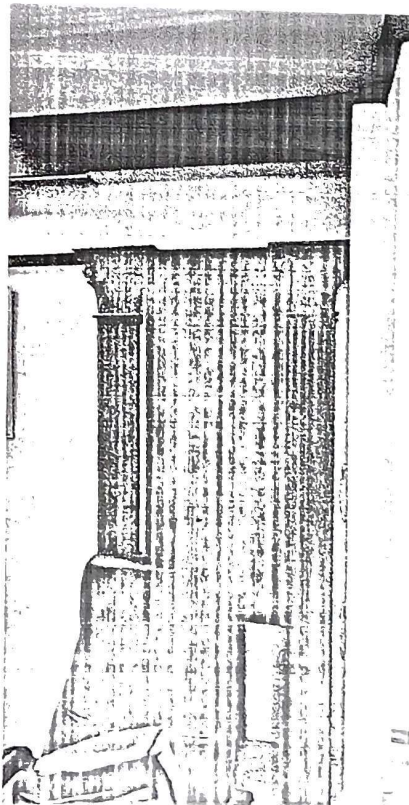
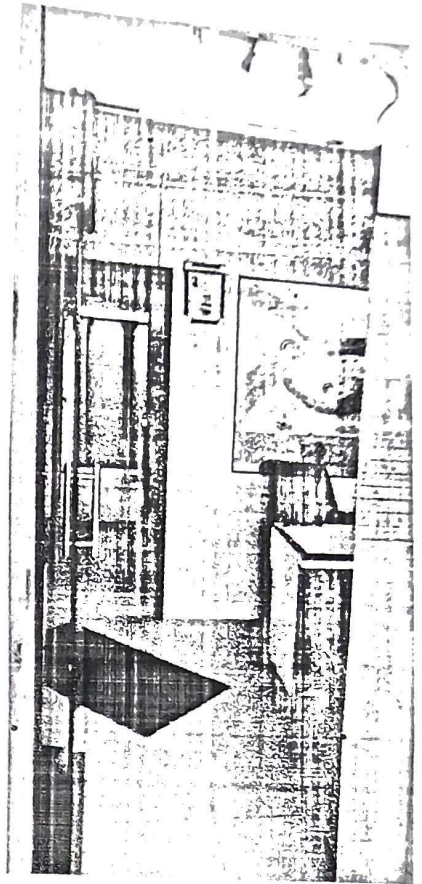
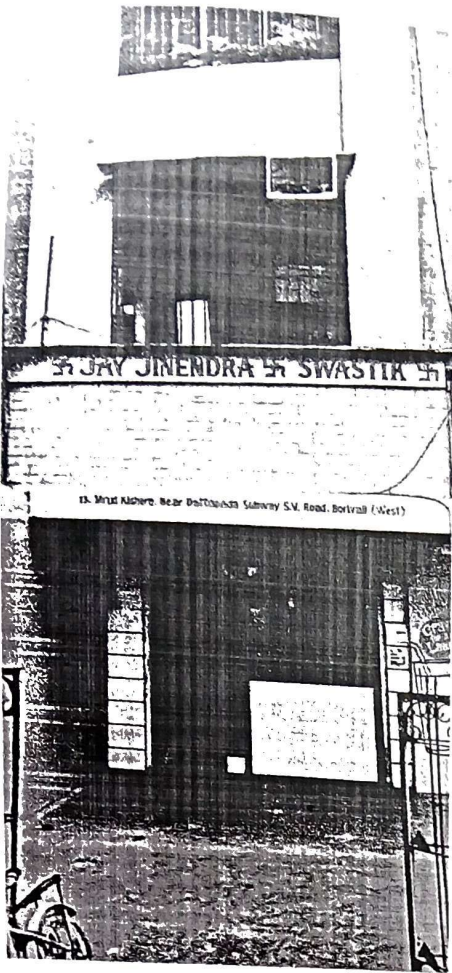
For T & D Valuers


(Ar. Trisha Patel)

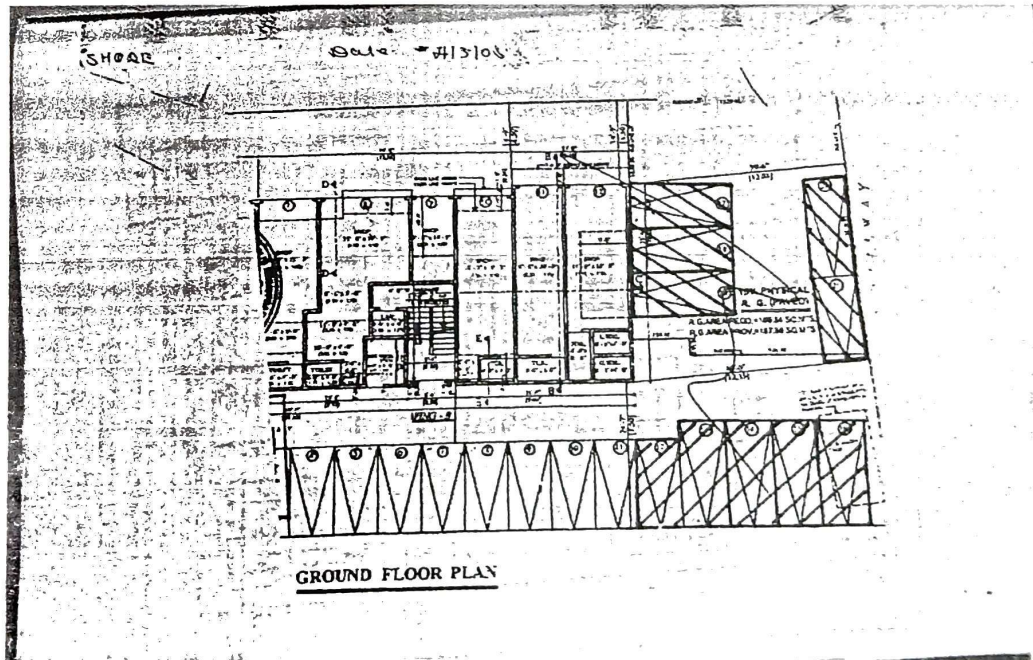
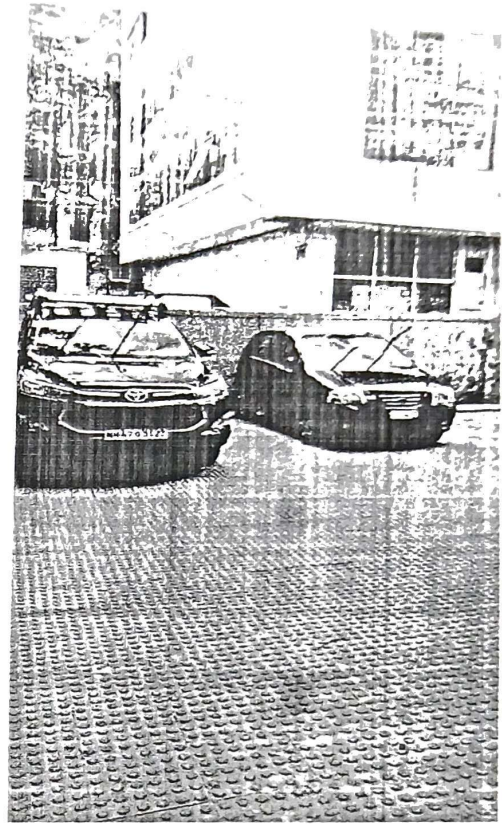
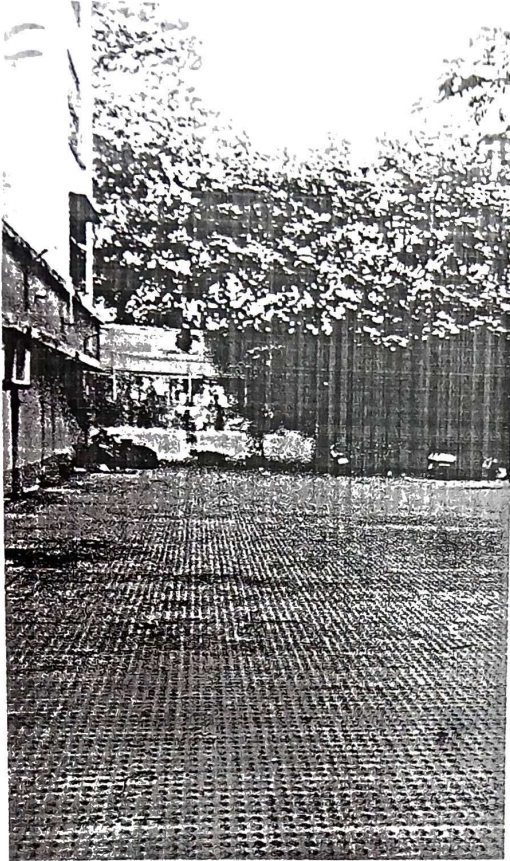
Partner



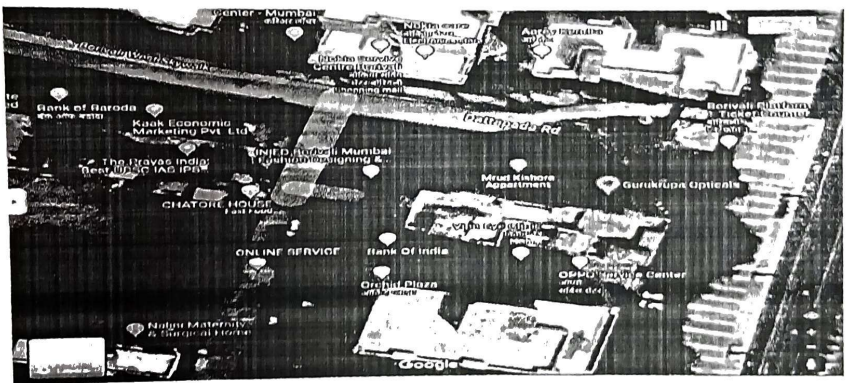
Sunderlal Jain
No.19, S V Road ,Borivali west Mumbai 400092



Mr.Sunderlal Jain and Mr.Dinesh Sunderlal Jain
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DIVISION / VILLAGE : KANHERI
 Commence From 1st April 2021 To 31st March 2022

Type of Area	Urban	Local Body Type	Corporation C.I.S.A			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Swami Vivekanand Road (S.V Road)					
			Rate of Land + Building in ₹ per sq. m. Built-Up			
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
85	85/379	61110	110110	145600	191400	110110

C. T. S. No. 94, 95, 96, 97, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Final Plot No. 26

