

Deepti & Associates

D. Amin Shaha Ji

M.B.A. (Movable Properties) (M.V.)

D.B.E. (Civil) / M.E. (C & EP) / M. B. Structures

M.B.A. (Real Estate) / M.D.A. (Finance) / M.F.D.

M.B.A. (E.O.) / M.T.S. (S.I.) / M.T.C. / M.C.E. / R.C.N.S.

Chartered Engineers

Govt. Regd. Valuers

Regd. Structural Auditors

Regd. Arbitrators

Sudhir Yerunkar

Associate Director

Mob: 91-9866798314

Kishor Solanki

Associate Director

Mob: 91-99664203010

Valuation of Immovable Properties, Plant Machinery & Vehicles, Marines & Planes Also.
Panel Valuers Of Income Tax Deptt & Financial Institutions.

To,
Union Bank Of India,
Bhaynder Branch

Deepti & Associates Report No. UBI/ Loan Point:01 Date : 07/01/2020

| I. GENERAL | | |
|------------|---|--|
| 1. | Purpose for which the valuation is made | To Ascertaining the fair market value of the property |
| 2. | a) Date of inspection | : 07/01/2020 |
| | b) Date on which the valuation is made | : 07/01/2020 |
| 3. | List of documents produced for perusal | |
| | i) Agreement | : Agreement copy Reg. Village Bhaynder |
| | ii) Commencement Certificate | : - |
| | iii) Occupancy Certificate | : - |
| | iv) Soc. Reg. No. | : - |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of | : Mr. Chandratan Malchand Agarwal Single Ownership |
| 5. | Brief description of the property | : Flat No. 102, First Floor, Shree Agarwal Bhawan CHSL, Plot No. 10, Modi Patel Road, Village Bhaynder (W), Thane 401 101. |
| 6. | Location of property | : Near D Mart |
| | a) Plot No. / Survey No. | : Sr. No. 15, & Hissa No. 3(pt) of Village Bhaynder |
| | b) Door No. | : N/A |
| | c) T.S. No. / Village | : Bhayander |
| | d) Ward / Taluka | : Thane |
| | e) Mandal / District | : Thane |
| 7. | Postal address of the property | : Thane |
| 8. | City / Town | : Bhyander |
| | Residential area | : Residential |
| | Commercial area | : - |
| | Industrial area | : - |
| 9. | Classification of the area | |
| | i) High / Middle / Poor | : Middle Class |
| | ii) Urban / Semi Urban / Rural | : Urban Area |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : MBMC |
| 11. | Whether covered under any State/ Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area | : No |

(Signature)
✓

Shop No C-1 Bldg No R III MMRDA, Hari Om Nagar, Off Eastern Express Highway Mulund (E)

Mumbai 400 081. Ph No 022 - 25327904 | E-mail: deeptiassociates44@gmail.com |

| | | | |
|-----|---|---|--|
| 12. | Boundaries of the property as on site | : | |
| | North | : | Paras CHSL |
| | South | : | Dev Darshan Apt |
| | East | : | Kundan CHSL |
| | West | : | Chandanbale Apt. |
| 13. | Boundaries of the property as per agreement | : | A |
| | | : | B |
| | North | : | Not mentioned in the said agreement |
| | South | : | Not mentioned in the said agreement |
| | East | : | Not mentioned in the said agreement |
| | West | : | Not mentioned in the said agreement |
| 14. | Extent of the site | : | - |
| 15. | Extent of the site considered for valuation (least of 13a & 13b) | : | 575 sq ft BUA as per previous report |
| 16. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month | : | Tenant Occupied Rs. 13,000/- per month Rent |
| II. | APARTMENT BUILDING | | |

| Sr. No. | Description | : | Remarks |
|---------|--|---|---|
| 1. | Nature of the apartment | : | Residential |
| 2. | Location | : | Bhanynder |
| | T.S. No. | : | - |
| | Block No. | : | Sr. No. 15, & Hissa No. 3(pt) of Village Bhaynder |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | : | MBMC |
| | Door No. Street or Road (Pin Code) | : | 401 101 |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 1980 |
| 5. | Number of floors | : | Ground + 4 th upper floors |
| 6. | Type of structure | : | R.C.C. framed structure |
| 7. | Unit Details | : | 01 BHK |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities available | : | |
| | Lift | : | Lifts is not Provided |
| | Protected Water Supply | : | MBMC |
| | Underground Sewerage | : | - |
| | Car Parking - Open / Covered | : | Yes |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building? | : | |

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| II | | FLAT | |
|-----|---|---------------|--|
| 1. | The floor in which the flat is situated | : | First Floor, |
| 2. | Door No. of the flat | : | Flat No. 102, First Floor |
| 3. | Specifications of the flat | : | |
| | Roof | : | R.C.C. |
| | Flooring | : | N/A |
| | Doors | : | Teakwood Doors |
| | Windows | : | P/C aluminium sliding windows |
| | Fittings | : | Good |
| | Finishing | : | Good |
| 4. | House Tax | : | - |
| | Assessment No. | : | - |
| | Tax paid in the name of | : | - |
| | Tax amount | : | - |
| 5. | Electricity Service connection No. | : | - |
| | 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. Chandratan Malchand Agarwal |
| 8. | What is the undivided area of land as per Sale Deed? | : | - |
| 9. | What is the plinth area of the flat? | : | - |
| 10. | What is the floor space index (app.) | : | - |
| 11. | What is the Carpet & BUA area of the flat? | : | 575 sq ft BUA as per previous report 497 sq ft as per Measurement |
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13. | Is it being used for Residential or Commercial purpose? | : | Residential |
| 14. | Is it Owner -occupied or let out? | : | Tenant -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 flat with same specifications in the adjoining locality? | : | Rs. 9,000/- to Rs. 10,000/- per sq ft |
| 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. 9,600/- per sq ft |

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| | | | |
|----|--|---|--|
| 3. | Break - up for the rate | | |
| | i) Building + Services | : | Rs. 4,000/- per sq ft of (Reproduction Cost) |
| | ii) Land + others | : | Rs. 5,600/- per sq ft |
| 4. | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | Rs. 5,471/- |
| 5. | Distress sale value of the flat | : | Rs. 49,68,000/- |
| 6. | Realizable sale value of the flat | : | Rs. 44,16,000/- |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | Rs. 4,000/- per sq ft |
| | Replacement cost of flat with Services (v (3) i) | : | Rs. 23,00,000 /- |
| | Age of the building | : | 40 Years |
| | Life of the building estimated | : | Life of the BLDG estimated total life of the BLDG is 40 years & residual life of the BLDG is 20-years at present |
| | Depreciation percentage assuming the salvage value as 10% | : | Consider in market value |
| | 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 | : | Rs. 9,600/- per sq ft |

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ils of valuation:

| Sr. | Description | Qty. | Rate per unit Rs. | Estimated value Rs. |
|-----|--|-----------|-------------------|---------------------|
| 1. | Present value of the flat (car parking, if provided) | 575 sq ft | Rs. 9,600/- | Rs. 55,20,000/- |
| 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 | - | - | - |
| 10. | Car Parking | - | - | - |
| | Total | | | Rs. 55,20,000/- |

Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions (distance from the sea coast / tidal level must be incorporated) and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate 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 the prevailing condition with aforesaid specifications is Rs. 55,20,000/-.

(Rupees Fifty Five Lakhs Twenty Two Thousand Only).

and the distress value Rs. 49,68,000/-.

(Rupees Forty Nine Lakhs Sixty Eight Thousand Only).

and the realizable Rs. 44,16,000/-.

(Rupees Forty Four Lakhs Sixteenth Thousand Only).

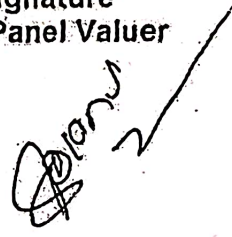
Date : 07/01/2020

The undersigned has inspected the property detailed in the Valuation Report dated 07/01/2020 on

We are satisfied that the fair and reasonable market value of the property is Rs. 55,20,000/-.

(Rupees Fifty Five Lakhs Twenty Two Thousand Only).

Signature
Panel Valuer




REMARKS :

- 1) Valuation given on previous report BJA.

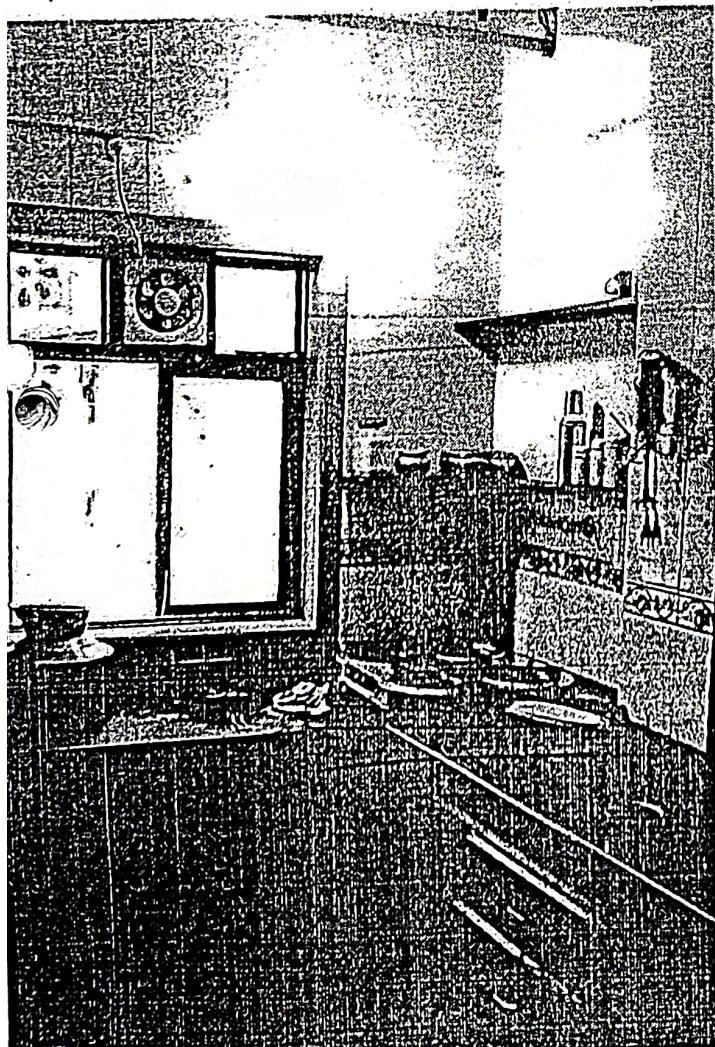
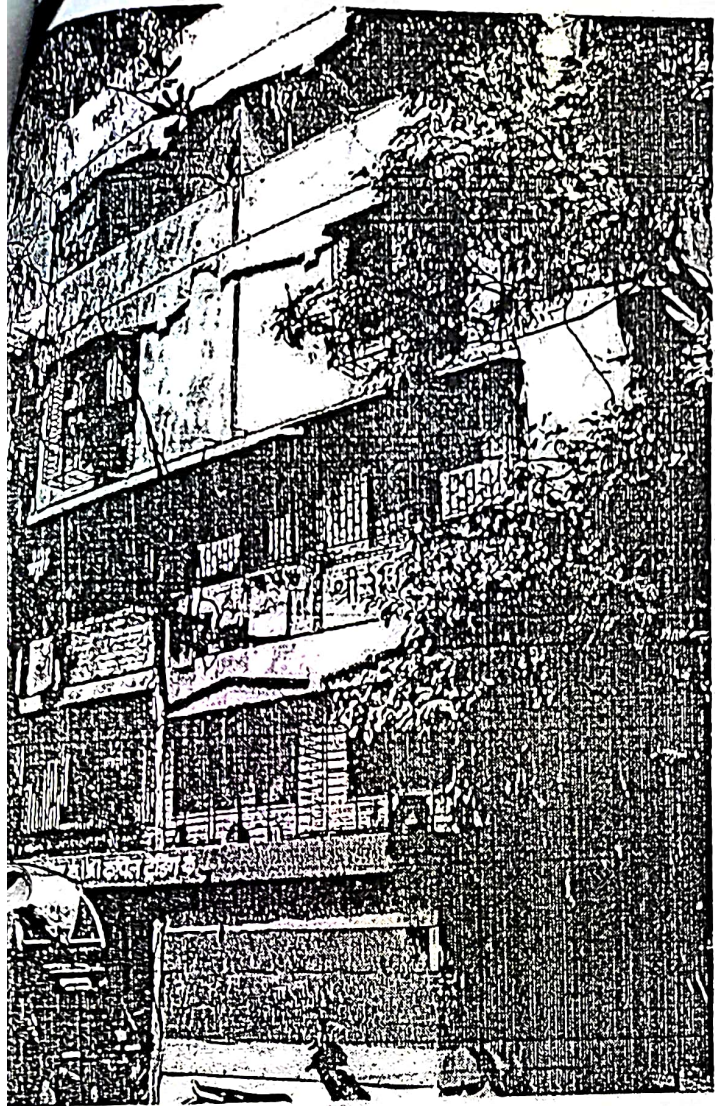
The undersigned have inspected the above property detailed in valuation report Dated : 07/01/2020 of Chandratan Malchand Agarwal purchased address Flat No. 102, First Floor, Shree Agarwal Bhawan CHSL, Plot No. 10, Modi Patel Road, Village Bhaynder (W), Thane 401 101. We have satisfied that the fair & reasonable value of the property Rs. - The said property is inspected by me on date 07/01/2020.

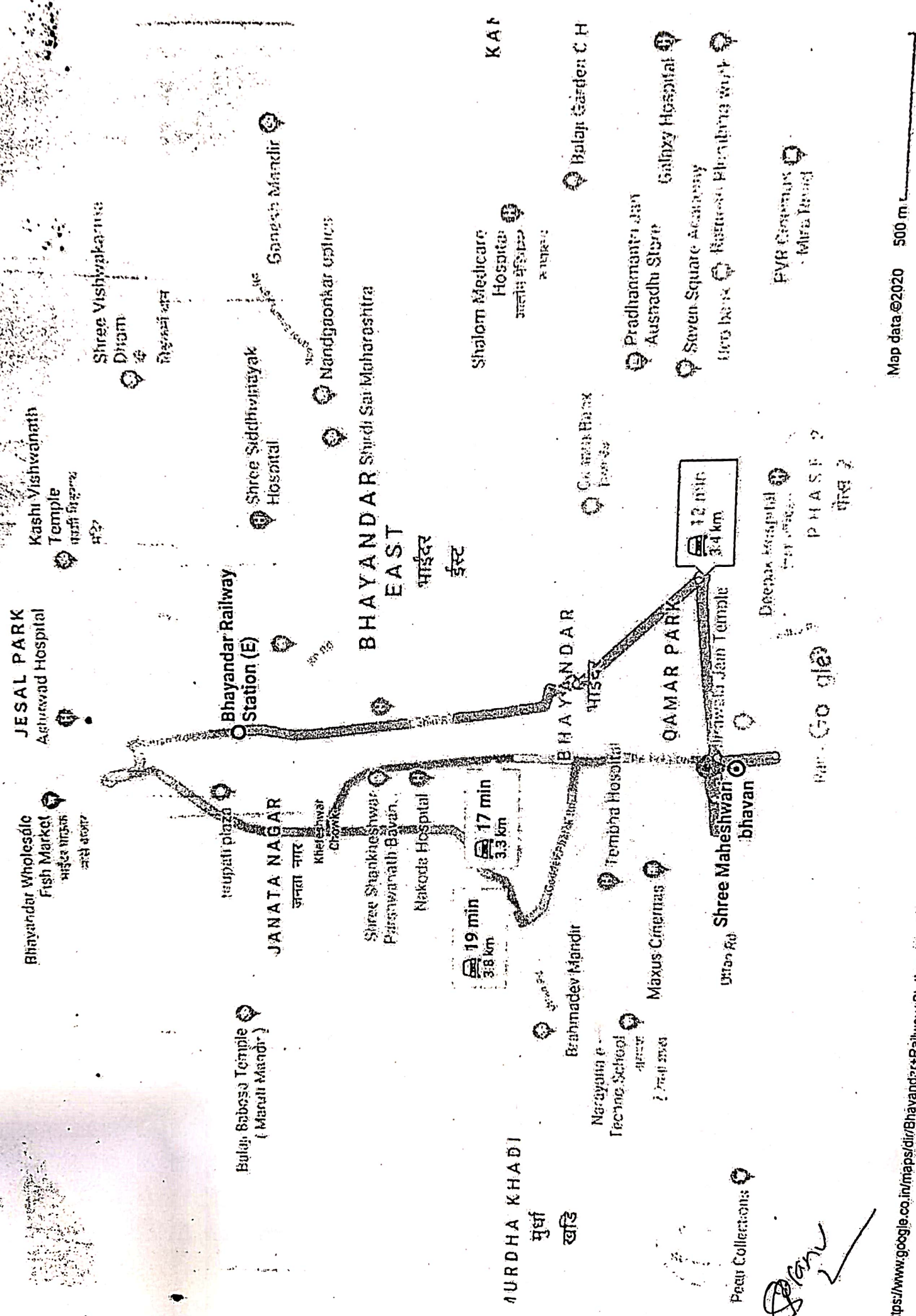
55.20 Lakh


Union Bank Of India
Bhaynder Branch

SIGNATURE OF INSPECTING OFFICIAL

Date : 07/01/2020





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Department of Registration & Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20192020

Language

English

VALUATION STATEMENT OF PLOTS

Select District ठाणे

Select Taluka ठाणे

Select Village मौजे [गांव] भाईदर

Search By Survey No Location

Enter Survey No 15

Search

दक्षिण

1/2-बी) टिका नंबर: 15 रस्ता विभाग भाईदर रेल्वे स्टेशनचे दक्षिणेकडील रेल्वे लेव्हल क्रॉसिंग पासून पश्चिम बाजूस भाईदर गावठाणाचे पश्चिम टोकापर्यंतचा भाईदर उततान रोडचा भाग रस्त्याच्या दोन्ही वाजुकडील दर्शनी भाग असलेल्या मिळकती

1/5-ई) टिका नंबर :15 शु-विभाग हद्दी-पुर्वेकडे रेल्वेलाईन दक्षिणेकडे मिरा-उत्तनरोड पश्चिम व उत्तरेकडे भाईदर स्टेशन रोड या मधील वरील "अे" "बी" "सी" "डी" भागातील मिळकती वगळता इतर सर्व मिळकती

1/5-ई) टिका नंबर :15 शु-विभाग हद्दी-पुर्वेकडे रेल्वेलाईन दक्षिणेकडे मिरा-उत्तनरोड पश्चिम व उत्तरेकडे भाईदर स्टेशन रोड या मधील वरील "अे" "बी" "सी" "डी" भागातील मिळकती वगळता इतर सर्व मिळकती

1/8-जी) टिका नंबर :15 शुभाग - भाईदर गावातील " वी " भागातील मिळकती वगळता उर्वरित मिठी सर्व झालेल्या मिळकती [सिटीसर्वे हद्दीपर्यंत] दक्षिणेपर्यंतच्या सर्व मिळकती

| शुद्धी मिळकती | सर्वेक्षण क्रमांक | मूल्य | चौ. मीटर | सि.टी.एस. नंबर |
|---------------|-------------------|-------|----------|----------------|
| 20100 | 48700 | 61300 | 91600 | 61300 |
| 16590 | 53000 | 54300 | 71900 | 54300 |
| 16590 | 53000 | 54300 | 71900 | 54300 |
| 18200 | 60900 | 68000 | 95300 | 68000 |

Signature