

MAHESH SHETTY CONSULTANTS & VALUERS

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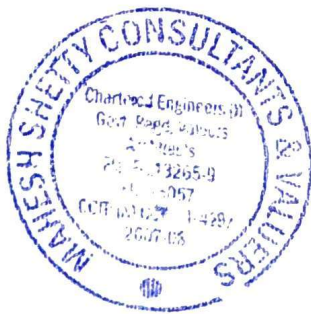
BILL NO.SBI / Thane / 373					15.10.2024
To, The Manager, State Bank of India, SME Vashi					
Dear sir,					
Professional services rendered for site visit, photographs and preparation of report etc. in respect of following properties					
Sr. No.	Name and Address of the customer	Val No.	Val. Date	Amount Rs.	
1	Mr. Suhas Shankar Kore Flat No. 2365, Ground Floor, Building No. 50, Building Known "Vijaydeep CHS.LTD.", Situating At Gandhi Nagar, Bandra (East), Mumbai - 400 051	517	15.10.2024	20,000.00	
2	Mr. Suhas Shankar Kore Industrial Land & Factory On Plot No. F - 9/1, Additional Patalganga Industrial Area, MIDC, Savroli - Kharpada Road, Village - Chavane, Taluka - Panvel, District Raigad - 410 200	518	15.10.2024	20,000.00	
				Amount	20,000.00
				GST @ 18%	3,600.00
				Total	23,600.00
Rupees: Twenty Three Thousand and Six Hundred Only.					
For Mahesh Shetty Consultants & Valuers LLP					
				Partner	
Note	Please note that the GST Tax charged is without any prejudice and subject to rules and regulations of GST tax as applicable from time to time				
For RTGS: MAHESH SHETTY CONSULTANTS & VALUERS STATE BANK OF INDIA CURRENT ACCOUNT NO: - 40855194607 IFSC CODE: - SBIN0071102 BRANCH :- NS PHADKE ANDHERI (EAST)					

ATE BAN
RANCH: SME VASHI

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VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

GENERAL	
Purpose for which the valuation is made	: To ascertain present FMV
a) Date of Inspection	: 10.10.2024
b) Date on which the valuation is made	: 15.10.2024
List of documents produced for perusal	: 1) Copy of Agreement of for Sale Dt. 22.05.2002 between Mr. Fernandes Joseph David (The Transferor) and Mr. Suhas Shankar Kore (The Purchaser). 2) Copy of Previous Valuation report Dated 19.07.2021 issued by V.S. Jadon & Co. Valuers LLP
Name of the owner (s) and his/ their address (es) with Phone No. (Details of share of each owner in case of joint ownership).	: Mr. Suhas Shankar Kore Flat No. 2365, Ground Floor, Building No. 50, Building Known "Vijaydeep CHS.LTD.", Situated At Gandhi Nagar, Bandra (East), Mumbai - 400 051
Brief Description of the property	: The Property Under Reference Flat No. 2365, Ground Floor, Building No. 50, Building Known "Vijaydeep CHS.LTD.", Situated at Above Address Is About 1 Km. from Bandra Railway Station. The Area Is Developed And Good Residential Location Having All Civic And Infrastructure Facilities Are Nearby And Within Easy Reach. The Location Is Well Connected by Roads & Railways to Mumbai Areas and Another Destination. The Residential Cum Commercial Building under reference is of Ground + 2 nd upper floors having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase to access upper floors.



: **Land Mark:** Opp. MIG Cricket Club, Bandra (East), Mumbai.

Property is bounded by:

North	:	Internal Road
South	:	Building No. 43
East	:	Siddhivinayak Chambers
West	:	Anand CHS.LTD.,

Accommodation:

Accommodation provided in Flat No. 2365, Ground Floor Consists of Working Area, Cubicle area, Cabins, Pantry & 2 Toilets i.e. (Residential Flat Used for Commercial Purpose)

Accommodation:

Vitrified tiles flooring, Granite Pantry platform, Ceramic with full dado ceramic in Toilets, Wooden Flush Door with MS Rolling Shutter & Aluminum Sliding Windows Provided.

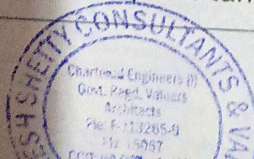
Area of Flat No. 2365:

As per measurement Carpet area is 938 sq.ft.

As per Agreement Built up Area is 225 Sq.Ft. which is considered for valuation.

Note: As per measurement area is 938 sq.ft. and as per Agreement Built area is 225 sq.ft.. we are considered area as per Agreement (Built up area of 225 sq.ft.) which is Lower side and Valued Accordingly.

ion of the property	:	
lot No./ Survey No.	:	C.T.S. No. 647
oor No./ Property No.	:	Flat No. 2365, Ground Floor
T. S. No/ Village	:	Bandra (East),
Vard/ Taluka	:	Mumbai
Mandal/ District	:	Mumbai Suburban District
Dated of issue and Validity of approved Map / Plan	:	It's a Revaluation Report. The approved plans were not provided and not verified



Particulars of the site	A As per Agreement	B Actuals
	--	Internal Road
	--	Building No. 43
	--	Siddhivinayak Chambers
	--	Anand CHS.LTD.,
Area of the site	Built up Area is 225 Sq.Ft.	Carpet area is 938 sq.ft.
Latitude, Longitude & Co-ordinates of flat	19° 03' 26.0"N	72° 50' 50.2"E
Area of the site considered for valuation	Built up Area is 225 Sq.Ft. Which is considered for valuation.	
Is the flat occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied	

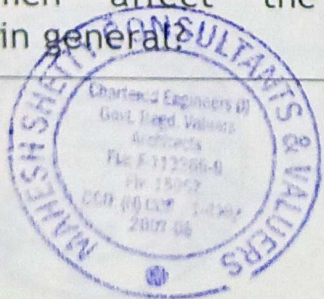
APARTMENT BUILDING

Use of the Apartment	Residential Cum Commercial	
Category		
Plot No.	N.A.	
Block No.	N.A.	
Flat No.	N.A.	
Authority/Municipality/Corporation	Municipal Corporation Of Greater Mumbai	
Address No. Street or Road (Pin)	Flat No. 2365, Ground Floor, Road No. 1, Pin code - 400 051.	
Classification of the Locality Residential/Commercial/	Residential Cum Commercial	
Year of Construction	1981. (Age - 43 Years)	



Tax amount	:	
Electricity Service Connection No.	:	Details not Provided
Meter Card is in the name of	:	
How is the maintenance of the property?	:	Averagely
Documents executed in the name of	:	Mr. Suhas Shankar Kore
What is the undivided area of land as per Sale Deed?	:	N.A.
What is the plinth area of the property?	:	Built up Area is 225 Sq.Ft. (As Per Agreement)
What is the Floor Space Index (Approx).	:	As per local norms
What is the Carpet area of the property?	:	Built up Area is 225 Sq.Ft. (As Per Agreement)
Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium
Is it being used for Residential or Commercial purpose?	:	Residential Flat Used by Commercial Purpose.
Is it owner occupied or let out?	:	Owner Occupied
If rented, what is the monthly rent?	:	Rs. 30,000/- Per Month Approx.

MARKETABILITY		
How is the marketability?	:	Good
What are the factors favouring for an extra Potential Value?	:	Good developed Residential area.
Any negative factors are observed which affect the market value in general?	:	No.



RATE

After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?

: Rs.53,000/- to Rs.55,000/- per sq. ft. on area depending upon location and amenities

Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).

: Rs.53,000/- to Rs.55,000/- per sq.ft. on area depending upon location and amenities

Break-up for the Rate:

i) Building + Services

: Rs. 2,000/- per sq.ft.

ii) Land + Others

: Rs. 51,000/- per sq.ft.

Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).

: Rs. 3,06,190/- per sq. Mtrs. i.e.

Rs. 28,446/- per sq.ft. as per Ready Reckoner.

Guideline Value of Subject the Property is Rs. 64,00,350/-

Insurance Value

:

Built up Area	225 sq.ft.
Cost of Construction	Rs. 2,000/- per sq. ft.
Value	Rs. 4,50,000/-

COMPOSITE RATE ADOPTED:

Depreciated Building Rate

: Rs. 1,400/- per sq.ft.

Replacement cost of property with Services [v(3)i]

: Rs. 2,000/- per sq.ft.

Age of building

: 43 Years (1981)

Life of the Building estimated

: 17 Years (Subjected to proper Regular Maintenance and Repairs of the Building)



Depreciation percentage assuming the salvage value as 10%	:	30%
Depreciated Ratio of the Building	:	N.A.
Total Composite Rate arrived for valuation.	:	Rs. 52,400/- per sq.ft.
Depreciated Building Rate VI(a)	:	Rs. 1,400/- per sq.ft.
Rate of Land and Other V(3)ii	:	Rs. 51,000/- per sq.ft.
Total Composite Rate	:	Rs. 52,400/- per sq.ft.

Declaration: - We hereby declare that:

- a) The Information furnished in our report Dt. 15.10.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) We have no direct or indirect interest in the property valued.
- c) We inspected the property through our Engineer Mr. Ajay Malkar on 10.10.2024.
- d) We have not been convicted of any offence and sentenced to a term of imprisonment
- e) We have not been found guilty of misconduct in our professional capacity.
- f) 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.
- g) 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.
- h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
- i) The rates are based on current market conditions and this may vary with time & status.
- j) This valuation report is given on the request of Bank officials.
- k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.
- n) The property is identified and shown by Mr. Rupesh Mane (Owner's Person)
- o) The present valuation report shall stand valid for the period of three years from the date of issuance. Further, thereafter expiry of period of three years the issuer shall not be responsible for any claims and/or objections of whatsoever in nature. After the expiry of period of three years the issuer shall not be prosecuted in any court of law.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI
DATED: 15.10.2024



M V Shetty
AUTH.SIGN.
(Approved valuer of State Bank of India)

DETAILS OF VALUATION

Description	Built up area (sq.ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
Present value of the property	225	52,400/-	1,17,90,000/-
Car parking space	--	--	
Wardrobes	--	--	--
Showcases/ almirahs	--	--	--
Value Rs.			1,17,90,000/-

uation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how 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 purposes, sub merging & applicability of RZ provisions (Distance from sea-coast/tidal level must be incorporated) and effect on i) salability ii) likely rental value in future and iii) any likely income they 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 existing condition with aforesaid specifications is Rs. 1,17,90,000/- (Rupees: One Lakh Seventeen Lac & Ninety Thousand Only).

NET SALE VALUE:

4,32,000/- (Rupees: Ninety-Four Lac & Thirty-Two Thousand Only).

RE: MUMBAI
15.10.2024



FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP

**DIRECTOR / AUTH.SIGN.
Approved Valuer of State Bank of India.**

undersigned have inspected the property detailed in the Valuation Report dated 15.10.2024 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____

Branch Manager/Officer-in-charge of Advance Department
Date: 15.10.2024