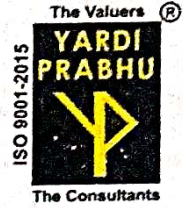


YARDI PRABHU
CONSULTANTS & VALUERS PVT. LTD.
ISO 9001-2015 CERTIFIED & CRISIL RATED
CORPORATE VALUERS AND CHARTERED ENGINEERS



CENTRAL BANK OF INDIA

MALAD (W) BRANCH

VALUATION REPORT OF

**Flat No. 901, 9th Floor, B-Wing, Bhoomi Legends Co-Op.
Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off
Western Express Highway, Akurli Road,
Kandivali (East), Mumbai 400101.**

**MR. MADHUSINGH JOGISINGH RAJPUROHIT,
MRS. SHEETAL MADHUSINGH RAJPUROHIT &
MR. VISHWAJEET MADHUSINGH RAJPUROHIT**

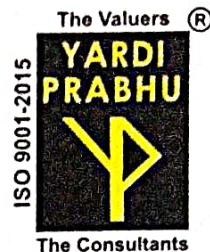
REGD. OFFICE :

3, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069. CIN : U74140MH1999PTC122244.
Tel. : 022-67970100 upto 199 • Mob. : 7045903247 • E-mail : info@valuersindia.in

CORPORATE OFFICE :

7/8, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069.
Tel. : 022-61435200 upto 298 • Fax : 022-61435299 • Mob. : 7045903249
E-mail : ypcvl@valuersindia.in / yp@valuersindia.in
Website : www.valuersindia.in

YARDI PRABHU
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ISO 9001-2015 CERTIFIED & CRISIL RATED
CORPORATE VALUERS AND CHARTERED ENGINEERS



CERTIFICATE

we hereby certify that the present fair market value of --

Address of the Property	Flat No. 901, 9 th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai 400101.
Area	Carpet area is 38.20 sq. mtrs. i.e. 411 sq. ft.
Owner	Mr. Madhusingh Jogisingh Rajpurohit, Mrs. Sheetal Madhusingh Rajpurohit & Mr. Vishwajeet Madhusingh Rajpurohit
Fair Market Value (FMV)	Rs.87,00,000/-
Realizable Sale Value (RSV)	Rs.78,30,000/-
Distress Sale Value (DSV)	Rs.69,60,000/-

This valuation is done for ascertaining FMV as instructed by **Central Bank of India, Malad (W) Branch.**

we further declare that: --

- The information furnished in Part - I of this Report is true and correct to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We / our Engineers have personally inspected the right property on 20.12.2021.
- This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality.
- This report should be read with Notes & Disclaimers along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents is taken from the originals duly tested and verified by ultra violet lamp machine (UVL) about veracity.

Place: **Mumbai**
Dated: **23.12.2021**



For **YARDI PRABHU**
CONSULTANTS & VALUERS PVT. LTD.

DIRECTOR/ AUTH. SIGN.

(Approved valuer of Central Bank of India)

Central Bank of India
BRANCH: MALAD (W)
VALUATION REPORT
(IN RESPECT OF FLAT/ SHOP)

Yardi Prabhu Consultants & Valuers Pvt. Ltd.

7/8, 2nd Floor, Samadhan,
Agarkar Chowk, Andheri (E),
Mumbai - 400 069

Tel:- 022-61435200 upto 298 Telefax:- 26849966 Fax:
61435299 M.: 7045903249

E-mail: ypcvl@valuersindia.in / yp@valuersindia.in

Ref. No.

YPCVL/464/CBI/2021-22

I. GENERAL

1.	Purpose for which the valuation is made	To ascertain present FMV of Flat for Central Bank of India, Malad (W) Branch
	Fresh valuation/ Revaluation	Fresh Valuation for YPCVL
2.	a) Date of Inspection	20.12.2021
	b) Date on which the valuation is made	23.12.2021
3.	List of documents produced for perusal	

We referred to the Xerox copy of following documents provided to us :

1. Copy of Deed of Rectification dated 09.09.2020 between Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak, Mr. Nagesh Krishna Nayak (The Rectifiers/Transferors) And Mr. Vishwajeet Madhusingh Rajpurohit, Mrs. Sheetal Madhusingh Rajpurohit, Mr. Madhusingh Jogsingh Rajpurohit (The Transferees).
2. Copy of Agreement dated 18.03.2020 between Mr. Ganesh Nagesh Nayak, Mrs. Dipika Nagesh Nayak, Mr. Nagesh Krishna Nayak (The Transferors) And Mr. Vishwajeet Madhusingh Rajpurohit, Mrs. Sheetal Madhusingh Rajpurohit, Mr. Madhusingh Jogsingh Rajpurohit (The Transferees).
3. Copy of Maintenance Bill No. 377 dated 15.12.2021 in the name of Mr. Ganesh Nagesh Nayak issued by Bhoomi Legends Co-Op. Hsg. Soc. Ltd. against Flat No. B-901.
4. Copy of Electricity Bill for the month of December-2021 in the name of Ganesh Nagesh Nayak issued by Adani Electricity.
5. Copy of Commencement Certificate No. SRA/ENG/1847/RS/ML/AP dated 23.05.2007 issued by Slum Rehabilitation Authority.



6. Copy of Occupancy Certificate No. SRA/ENG/1847/RS/ML/GL/AP dated 01.03.2017 issued by Slum Rehabilitation Authority.

7. Our engineers Mr.Rajesh Kambali visited the property on 20.12.2021 and have taken few photographs as allowed to us at the time of visit and they are enclosed herewith for your perusal, verification and records.

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).	Mr. Madhusingh Jogisingh Rajpurohit & Mrs. Sheetal Madhusingh Rajpurohit & Mr. Vishwajeet Madhusingh Rajpurohit
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5. Brief Description of the property

Address of the Property :

Flat No. 901, 9th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai 400101.

Brief Description :

The residential property Flat No. 901, 9th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., situated at the above address. It is about 1.5 kms. away from Kandivali (East) railway station. All the civic amenities are nearby and within easy reach.

The building is of Basement + Part Stilt / Part Ground + 13 upper floors. It is a R.C.C. framed structure of R.C.C. beams, columns, slabs and R.C.C. Staircase and 2 lifts provided for access to the upper floors.

Nearest Landmark: 1) Samata Nagar Police Station

About: Kandivali (East)

Kandivali is a suburb of Mumbai of Maharashtra, India. It is also the name of the railway station in Kandivali suburb, on the Western Railway (India) line of the Mumbai suburban railway.

Kandivali East: Samata Nagar is one of the oldest colonies of Kandivali. Like all other Mumbai neighbourhoods, Kandivali is split by a train station into Western and Eastern areas. Notable areas of Kandivali include Thakur complex, Thakur Village, Lokhandwala Township, Samata Nagar and Damu Nagar on the eastern side and Dahanukar Wadi, Mohite Wadi, Tualskar Wadi, Irani Wadi, Mahavir Nagar, Charkop and Poisar on the western side. The Mahindra & Mahindra plant occupies a 63-acre (250,000 m²) built-up area and employs over 3,000. Industrial complexes such as Akurli Industrial Estate, Kandivali(Charkop) Industrial estate, Gundecha Industrial Estate, Balaji Industrial Estate and Jai Bonanza Industrial Estate are home to small and medium-sized industries. Kandivali is also home to The Times of India printing press.

The Sports Authority of India has a huge training ground for the popular football team Mahindra United. Football Teams like FC Greens, F United also practice here regularly. Athletics, a very famous handball team and also an American football team are also located in Kandivali.

Close to Mahindra and Mahindra is Thakur Village. This locality has developed at a fast pace and

houses some of the tallest towers in Kandivali besides cinemas, restaurants and parks. Mineralz - the Wellness Shop, an exclusive outlet of Naturo Healthplus is located in Viceroy Court in Thakur Village. It is a pioneer in bringing the benefits of Himalayan rocksalt in the form of rocksalt lamps, bath salts, pain relief-crystals, etc. to India. Thakur Village also has a lot of good schools, a marriage hall and branded retail outlets.

Another area adjacent to Mahindra and Mahindra is Lokhandwala township. It has developed in last twenty years as a populated area inhabited by many residential complexes, schools, banks, grocery stores, chemist and restaurants. One of the key highlights of the township is the natural walking track behind the Lokhandwala Foundation school.

Raghuleela Megamall, Growel's 101 and Poisar Gymkhana are some of the favorite hang outs. There are several malls, movie theatres, eateries and cafes in Thakur Village, Lokhandwala and Thakur Complex areas. These areas also attract a lot of youngsters as it has several colleges and educational institutes.

Two lines of Mumbai Metro (Line 2 and Line 7) will pass through the neighbourhood once operational. Line 2 will pass through Link Road on the western part and Line 7 will pass through the main arterial Western Urban road on the eastern side of the neighbourhood.

Line 7, once operational will be fully elevated and will run from Dahisar (East) to Andheri (East). Bandongri and Mahindra & Mahindra will be the two halts in Kandivali for the metro.

The Kandivali (East) post office (Pin Code 400101) was initially located at Fonseca Compound on Akurli road near Kandivali railway station on the eastern side. It later got shifted to Samata Nagar. There are a couple of government hospitals in Kandivali (East). The Akurli Road Municipal Maternity Home (run by Brihan mumbai Municipal Corporation) is a two-storey hospital on Akurli Road opposite Dena Bank. There is an Employees State Insurance Scheme (ESIS) hospital as well. Both are within 5 minutes walking distance from the railway station. In Kandivali East, Pal Rajendra High School and Pal Rajendra B.Ed and D.Ed College are major institutions for teaching courses. There are several junior and degree colleges in the neighbourhood. Thakur College of Engineering and Technology and Kandivali Education Society are the important ones. The Phoenix Archery Academy is also located here.

Amenities of the property :

Vitrified tiles flooring in all Rooms, Hall, Powder coated aluminum sliding windows, Laminated wooden flush doors, Granite Kitchen Platform with steel Sink, 2 European WC and Bath with ceramic tiles flooring, Concealed wiring & plumbing etc.,

Accommodations :

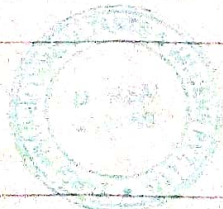
Accommodation provided in Flat No. 901 on 9th floor consists of 1 Hall, 1 kitchen, 1 Bedroom, with attached 2 bath & WC (i.e. 1BHK)

Areas :

As per our physical measurement Carpet area is 382.50 sq. ft. & F.B. 70 sq. ft.



		Kandivali (East), Mumbai 400101.	
a) Plot No./ Survey No.		CTS No. 163/A	
b) Door No.		Flat No. 901, B Wing	
c) T. S. No/ Village		Village - Akurli	
d) Ward/ Taluka		Taluka - Borivali	
e) Mandal/ District		Mumbai Suburban District	
7.	Postal address of the property	Flat No. 901, 9 th Floor, B-Wing, Shoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai 400101.	
8.	City/ Town	Mumbai	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial Area	No	
9.	Classification of Area	-	
	i) High/ Middle/ Poor	Middle class	
	ii) Urban/ Semi - Urban/ Rural	Urban area	
10.	Coming under Corporation limit/ Village Panchayant / Municipality.	Within the limits of M.C.G.M.	
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.	Boundaries of the property	-	
	North	Samarth Krupa Co-Operative Housing Society Ltd.	
	South	Akurli Road	
	East	Municipal School	
	West	Slum Area	
13.	Dimensions of the site	A. As per the Deed	B. Actual
14.	Extent of the site	Carpet area is 38.20 sq. mtrs. i.e. 411 sq. ft. - As Per Agreement	Carpet area is 382.50 sq. ft. & F.B. 70 sq. ft. - As Per Measurement



15.	Extent of the site considered for Valuation (least of 13a & 13b)	Carpet area is 38.20 sq. mtrs. i.e. 411 sq. ft. - As Per Agreement
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied

II. APARTMENT BUILDING

1.	Nature of the Apartment	Residential
2.	Location	Flat No. 901, 9 th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai 400101.
	T. S. No.	CTS No-163/A
	Block No.	-
	Ward No.	-
	Village/ Municipality/ Corporation	Village- Akurli - M.C.G.M
	Door No. Street or Road (Pin Code)	Flat No. 901, Akurli Road, Mumbai 400 101.
3.	Description of the Locality Residential/ Commercial/ Mixed.	Residential
4.	Year of Construction	Year 2012-13 Age of Building 9 Years
5.	Number of floors	Basement + Part Stilt / Part Ground + 13 upper floors
6.	Type of structure	RCC framed structure
7.	Number of Dwelling Units in the Building.	04 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	Yes
	Underground Sewerage	Yes
	Car Parking—Open/ Covered	Basement & Stilt
	Is Compound wall existing?	Yes



	Is pavement laid around the Building?	Yes
III. FLAT		
1.	The floor in which the flat is situated	9 th floor, B Wing
2.	Door No. of the Flat	Flat No. 901
3.	Specifications of the Flat	-
	Roof	R. C. C Flat Slab
	Flooring	Vitrified tiles
	Doors	Laminated flush door
	Windows	Powder coated sliding windows
	Fittings	Superior
	Finishing	Acrylic painted walls
4.	House Tax	Details not Available
	Assessment No.	Details not Available
	Tax paid in the name of	Details not Available
	Tax amount	Details not Available
5.	Electricity Service Connection No.	A/c no. 152865213
	Meter Card is in the name of	Ganesh Nagesh Nayak
6.	How is the maintenance of the Flat?	Good
7.	Sale Deed executed in the name of	Mr. Vishwajeet Madhusingh Rajpurohit Mrs. Sheetal Madhusingh Rajpurohit Mr. Madhusingh Jogisingh Rajpurohit
8.	What is the undivided area of land as per Sale Deed?	Details Not Available
9.	What is the plinth area of the flat?	-
10.	What is the Floor Space Index (Approx).	As per norms
11.	What is the Carpet area of the Flat?	38.20 sq. mtrs. i.e. 411 sq. ft.
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?	Owner occupied
15.	If rented, what is the monthly rent?	-



IV. MARKETABILITY

1.	How is the marketability?	Good
2.	What are the factors favouring for an extra Potential Value?	Nrt W.E. Highway
3.	Any negative factors are observed which affect the market value in general?	Surrounded by slum area

V. RATE

1.	After Analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	Rs. 20000/- to Rs. 23000/- per sq. ft. on Carpet area
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. 22900/- per sq. ft.
3.	Break - up for the Rate:	-
	i) Building + Services	Rs. 2000/- per sq. ft.
	ii) Land + Others	Rs. 19500/- per sq. ft.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	-

VI. COMPOSITE RATE ADOPTED: AFTER DEPRECIATION

a.	Depreciated Building Rate	-
	Replacement cost of flat with Services [v (3) I]	Rs. 2000/- per sq. ft.
	Present Age of building	Year 2013 Age of Building 9 Years
	Residual Life of Building	51 Years (Subject to proper and regular maintenance and repairs of the building)
	Depreciation percentage assuming the salvage value as 10%	Depreciation by S.L. Method assuming total life of building is 60 years salvage @10% and 09 years age $2000 - (2000 \times 09/60 \times 0.9) = \text{Rs. } 1730/-$
	Depreciated Ratio of the Building	Rs. 1700/- per sq.ft.
b.	Total Composite Rate arrived for valuation.	-
	Depreciated Building Rate VI (a)	Rs. 1700/- per sq.ft.
	Rate of Land and Other V (3) ii	Rs. 19500/- per sq.ft.

Total Composite Rate

Rs. 21200/- per sq. ft. on Carpet area (Dep. rate)

DETAILS OF VALUATION

Factors considered for valuation :

1. Prevailing market value is a result of demand / supply, merits / demerits of properties and various locational, social, economical, political factors and circumstances. Prevailing market value can be estimated through market survey, through dependable data / sale instances, local estate developers / brokers, our database, real estate portal enquiries and verbal enquiries in neighbourhood area.
2. The value of furniture, fixtures, movable items are not considered in our valuation.
3. The dues towards maintenance, taxes are not disclosed to us and we have not considered the same in our valuation.
4. The Fair value of the properties and the Rental Income has come down after implementation of MAHA RERA, GST, Post demonetization. The FMV of the immovable properties has come down in most of the parts of Mumbai.

Sl. No.	Description	Quantity	Rate per unit (Rs)	Estimated Value (Rs)
1.	Present value of the property (Car parking, if provided)	Carpet area is 38.20 sq. mtrs. i.e. 411 sq. ft.	Rs. 21200/- per sq. ft.	Rs. 87,13,200/-
2.	Wardrobes	-	-	-
3.	Showcases/ almirahs	-	-	-
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.	Open Terrace area	-	-	-
TOTAL			Rs.87,13,200/-	
SAY			Rs.87,00,000/-	

IN WORDS:

Value of the property at which it can be sold in the open market at a particular time free from forced value or

sentimental value. The market value need not be the same as the present value. Market value may be less than the present value. Market value of the any property gets affected at least by the ten factors: Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the most important factor 'Demand'.

Rs.87,00,000/- (Rupees Eighty Seven Lakhs Only)

REALIZABLE SALE VALUE:

To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.

Rs.78,30,000/- (Rupees Seventy Eight Lakhs Thirty Thousand Only)

DISTRESS SALE VALUE:

When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc. When a borrower becomes a defaulter to the bank and when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the bank) and

Rs.69,60,000/- (Rupees Sixty Nine Lakhs Sixty Thousand Only)

VALUE FOR INSURANCE (STRUCTURES):

We have considered the cost of structure only for our insurance value and land is excluded.

Rs. 12,33,000/- (Rupees Twelve Lakhs Thirty Three Thousand Only)

GOVT./ STAMP DUTY READY RECKONER RATE/ CIRCLE RATE:

Residential flat - Rs. 1,32,430/- per sq. mtr. i.e. Rs 12,303 /- per sq. ft. on Carpet area

Place: Mumbai

Dated: 23.12.2021

For YARDI PRABHU
CONSULTANTS & VALUERS PVT. LTD.



DIRECTOR/ AUTH. SIGN.

(Approved Valuer of Central Bank of India)



The undersigned have inspected the property detailed in the Valuation Report dated 23.12.2021 visited on 20.12.2021. We have gone through the report and are satisfied to the best of our knowledge that the value of the property stated at Rs. 87,00,000/- by the Approved Valuer is realistic.



Branch Manager/

Officer in charge of Advance Department

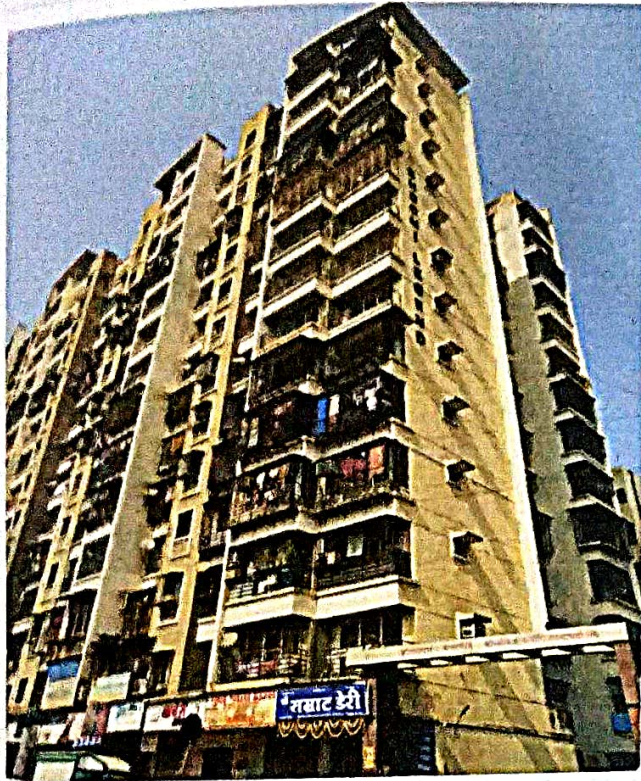
Date: 29/12/2021

Ref #. 464/2021-22

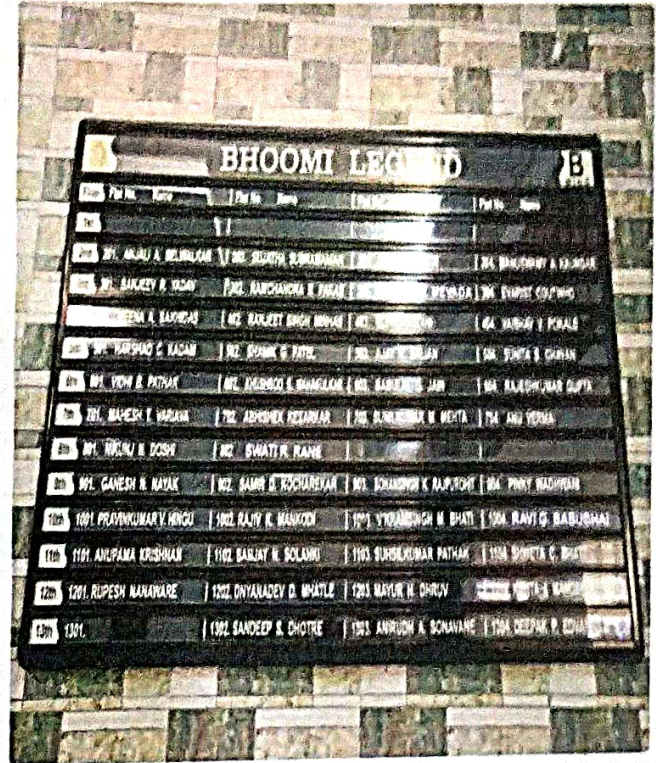
Central Bank of India - Malad (W)

Mr. Madhusingh Joglisingh Rajpurohit & Mrs. Sheetal Madhusingh Rajpurohit & Mr. Vishwajeet Madhusingh Rajpurohit

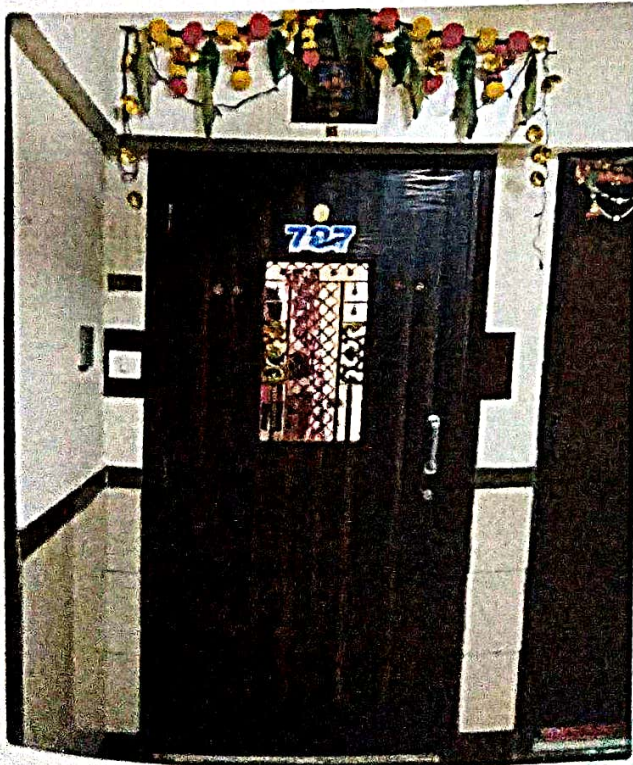
Flat No. 901, 9th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurli Road, Kandivali (East), Mumbai 400101.
Visit Date: 20-12-2021



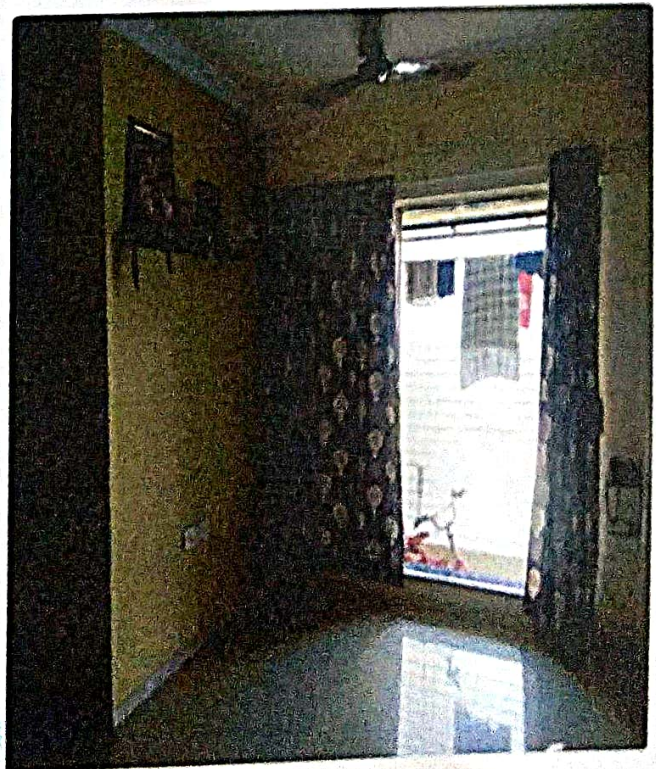
01 External view of the building



02 Society Name Board



03 Main Door



04 Hall



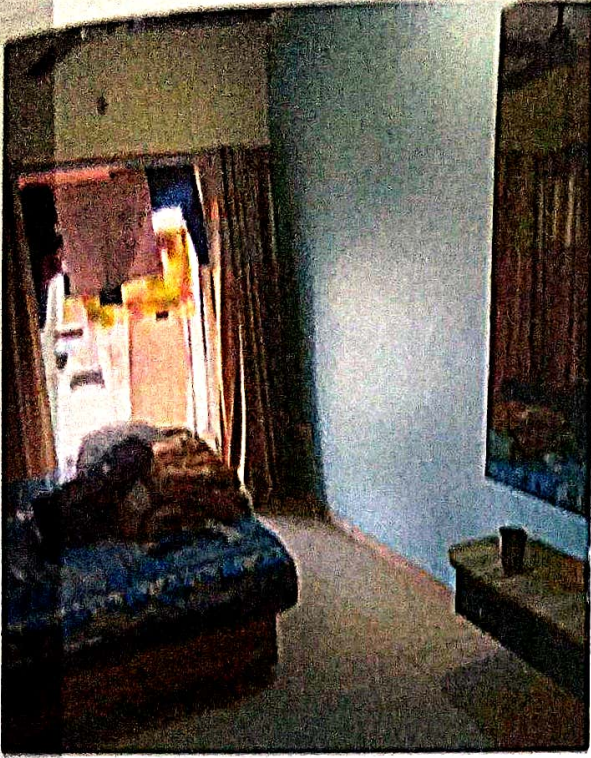
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Central Bank of India - Malad (W)

Mr. Madhusingh Jogisingh Rajpurohit & Mrs. Sheetal Madhusingh Rajpurohit & Mr. Vishwajeet Madhusingh Rajpurohit

Flat No. 001, 9th Floor, B-Wing, Bhoomi Legends Co-Op. Hsg. Soc. Ltd., Opp. Samata Nagar Police Station, Off Western Express Highway, Akurdi Road, Kandivali (East), Mumbai 400101.

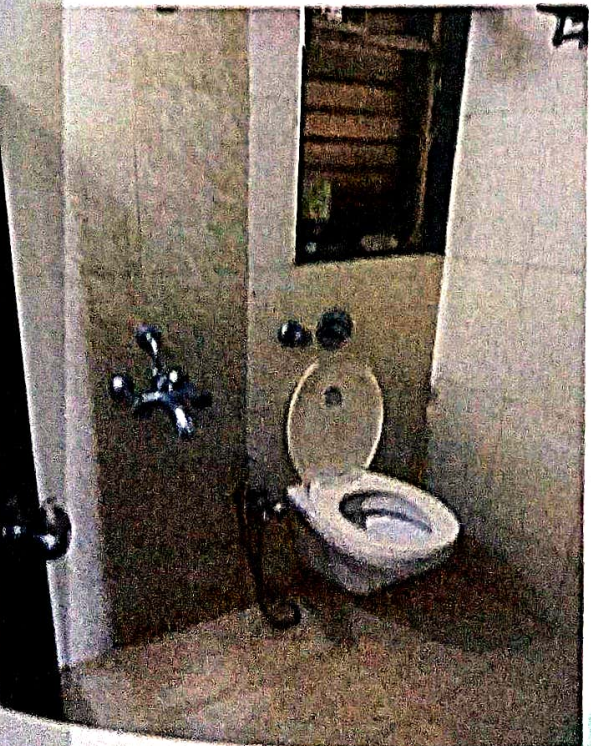
Visit Date: 20-12-2021



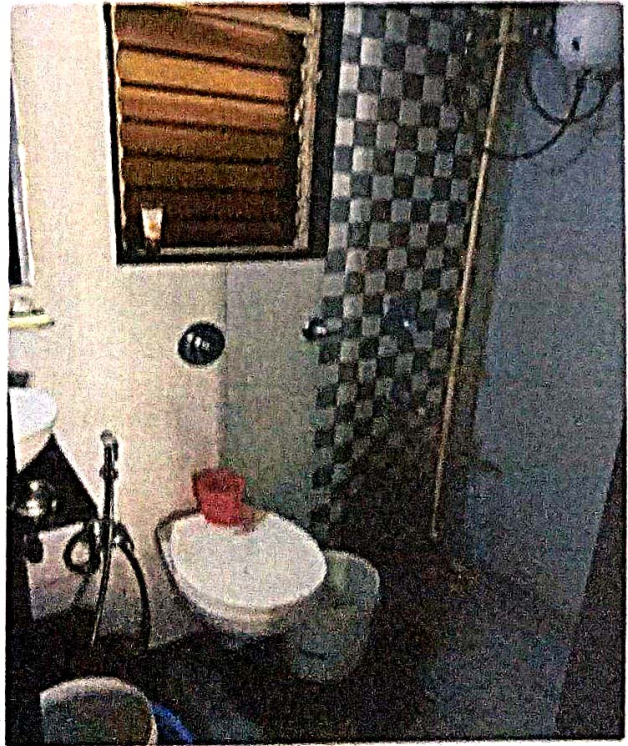
05 Bedroom



Owner



Toilet



Toilet

