



VALUATION REPORT	
Subject : Valuation of property for - IndusInd Bank	
Ref. No. : ____/LF/02/06/2021	DATED : 02/06/2021
A	General details
1	Name of the customer M/s. Ankit Gems Pvt.Ltd
2	Request received from Indusind Bank, Elphinstone Branch, through Me. Venkatesh Iyer
3	Name of document holder Mr. Pravinbhai Shah
4	Property address (as per request) Flat No.2902, 29 th Floor, East Wing, World Crest, (CTS No.443,444,445(Pt),446 Of Lower Parle Division, Senapati Bapat Marg, Shreeniwas cotton Mill Compound, Lower Parel (West), Mumbai - 400 013
5	Property address (on-site inspection) Refer Remark
6	Property Legal address (as per bank) Flat No.2902, 29 th Floor, Lodha Place, The World Towers, World Crest, Senapati Bapat Marg, Upper Worli, Mumbai
7	Landmark Near Lodha Park Garden
8	Date of inspection NA
B	Surrounding locality details
1	Ward no./Municipal land no/ CTS No CTS No.443,444,445(Pt),446 Of Lower Parle Division
2	Vicinity Refer Remark
3	Classification of locality High End
4	Proximity to civic amenities
1	Nearest railway station : 1.0 Kms From Lower Parel Railway Station
2	Nearest bus stop : 130 Mts From Kamala City Gate No.2 Bus Stop
3	Nearest hospital : 600 Mts From Tata Memorial Hospital
5	Condition of approach road Refer Remark
6	Plot demarcated at site (are boundaries matching as per legal document) North : NA South : NA East : NA West: NA
7	Property identified through Refer Remark
C	Property details
1	Description of property Refer Remark
2	Type of property Refer Remark
3	Type of usage of entire property Not Known (Refer Remark)
4	Accommodation details
5	Additional amenities NA
6	Area of property (actual) NA
7	Carpet Area As Per (Measurement) NA
8	Built up 2056 Sq.ft
9	Area of property (permitted as per approved plan/building byelaws)
	B'ment NA Sq. ft NA
	GF NA Sq.ft NA
	FF NA Sq.ft NA
	SF NA Sq.ft NA
	Total 2056 Sq.ft. BUA
10	Area as per documents BUA - 2056 Sq.ft.



11	Adherence to sanction plan	Not known						
12	Deviation from sanction plan/building byelaws (if any)	Not known						
	Floor	Actual area	%	Permissible area	%	Excess coverage	%	
	GF	-	-	- Sq. ft	-	-	-	
	FF	-	-	- Sq. ft	-	-	-	
	SF	-	-	- Sq. ft	-	-	-	
	TF	-	-	- Sq. ft	-	-	-	
13	Risk of demolition (valuers views) (Low/High/Medium)	Low						
14	Property currently occupied by (owner/self/tenant/vacant)	Refer Remark						
15	If occupied, then since	--						
D	<u>Subject property details</u>							
1	Land freehold or leasehold	Freehold						
2	Approval for drawings from Mun.authorities/occupation certificate. ULC clearance/FSI available and balance for future use/FSI from TDR	NA						
3	Name of the co-operative housing society:	NA						
4	Registration no. of society:	NA						
5	No. of shares held and certificate no.:	NA						
6	Outgoes per month :	NA						
E	<u>Structural details</u>							
1	Type of structure	RCC						
2	No. of floors	NA						
3	No. of wings	Refer Remark						
4	No. Of flats on each floor	NA						
5	No. Of lifts in each wing	NA						
6	Age of the property	4 -5 Years (Approx)						
7	Estimated future life (considering 60 yrs Building life)	45 Years						
	Quality of construction							
A	Exteriors							
1	Beam & column structure	--						
2	Appearance of the building	--						
3	Maintenance of the building	--						
4	Common areas remarks	Reception	:					--
		Staircase	:					--
		O/h water tank	:					--
		Sanitation	:					--
B	Interiors							
1	Flooring	Refer Remark						
2	Finishing	Refer Remark						
3	Roofing & terracing	Refer Remark						
F	<u>Unit details</u>							
1	Situated on floor no.	NA						
2	Internal composition	Refer Remark						



3	Flooring	Refer Remark	
4	Quality of fittings	Refer Remark	
5	Woodwork	Refer Remark	
G	Valuation		
1	Drawings and approvals	Not known	
2	Area considered for the purpose of valuation	2056 Sq.ft. BUA	
3	Age of the building & future life	Age : 4-5 Years (Approx) Future Life : 45 Years	
4	Present condition of property and structure	--	
6	Comments on specifications & amenities	NA	
7	Market Rental Rates of properties in the vicinity and surrounding area	Rs. 2.10 to 2.30 Lacs	
8	Inquiries made from	Brokers & Liases Foras Research	
9	Remarks (if any)	1) Subject valuation is desktop valuation. 2) Agreement For Sale dated 4 th Dec 2013 between M/s. Shreeniwas Cotton Mills Limited AND Mr. Pravinbhai Shah 3) This report is finalized on basis of Agreement for Sale provided by bank. 4) As per Agreement for Sale provided BUA of the subject property is 2056 Sq.ft. same has been considered for the purpose of the valuation. 5) Copy of full set of Agreement for Sale, Approved plan, CC and OC were not provided by bank. Kindly check the same prior to disbursement 6) Kindly check area with schedule page of the Agreement for Sale prior to disbursement. 7) Genuineness of original documents to be verified by bank authorities before disbursement.	
10	<u>Govt Guideline value (Ready Reckoner/Circle Rate/ Jantri rate as for Stamp Duty</u>	Rs. 6,25,74,360/-	
In view of the data available and basis for valuation, the valuation of the property under reference will as under :-			
(I) For land & building			
A	<u>Land area</u>	<u>Rate adopted</u>	<u>Land value</u>
	NA	NA	NA
B	<u>BUA</u>	<u>Rate adopted</u>	<u>Building value</u>
	NA	NA	NA
E	<u>Total value of property (A + B+ C+ D)</u>		
<u>Valuation in words :</u>		Rupees Eight Crore One Lacs Eighty Four Thousand Only.	
(II) For flat/shop/floor			
	<u>BUA</u>	<u>Rate adopted</u>	<u>Present value</u>
A	2056 Sq.ft.	Rs. 39000/-	Rs. 8,01,84,000/-
11	Construction estimate given by the customer	Nil	
12	Is the estimate given by the customer valid	NA	
13	Value of the property (i.e mortgage value)(as on date)(A+B)	Rs. 8,01,84,000/-	
14	Forced/distress sale value	Rs. 6,41,47,200/-	
15	Replacement value for insurance purposes	Rs. 61,68,000/-	
1	For sale		Good
2	For lease - estimated rental Income		Good



3	Volatility of property prices			Medium		
VII) Disclosure Statement						
1	Statements of facts are true and correct.					
2	Limiting conditions have been disclosed.					
3	We (valuer) have no interest (present or future) in the transaction or property.					
4	Compensation is not contingent upon rendering a specified value.					
5	We have complied with all of the real estate appraisal program requirements.					
6	An inspection of the property was performed by our site engineer.					
7	No support received.					
VIII) Declaration						
1	I have no direct or indirect interest in the property valued.					
2	Information furnished in the report is true and correct to the best of my knowledge and belief.					
3	Ownership papers/sale deeds may please be verified at your end to ascertain the right title & areas.					
4	Fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair, market value of such properties/localities may increase or decrease, depending on the future market conditions & scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.					
5	No structural survey was conducted by us.					
7	Validity of this report is for 45 days from date.					
8	Permissible area considered for valuation are as per bye laws					

Place : Mumbai

For Andheri

Date : 02/06/2021

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Photographs:

Geo Co-Ordinates

Lat. 19.002556314584687

Long. 72.82844839740342

