

# R. D. Ashtaputre & Associates

- ★ Govt. Approved Valuers
- ★ Lenders Engineer
- ★ Chartered Engineers
- ★ Project Consultants

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Branch Office : B - 8, Ground Floor, Prashant C.H.S. LTD., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.

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RDA(R)/UBI/0309/2020-21

05/09/2020

To,  
The Chief Manager  
Union Bank of India (erstwhile Corporation Bank)  
Goregaon (West) Branch,  
Opp. Filmistan Studio, S. V. Road,  
Goregaon - (West), Mumbai - 400 062.

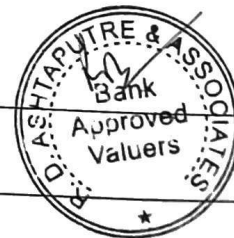
CVPOD

Canada Battery

## VALUATION REPORT

### I. GENERAL

1.	Purpose for which valuation is made	Bank Loan
2.	a). Date of inspection of visit b). Date on which valuation is made	03/09/2020 05/09/2020
3.	List of documents produced for perusal	Copy of our Previous Valuation Report dated 26/10/2016
4.	Name of the Owner Address with phone Nos.	Mr. Subhash Krishnan Flat No. 301, 3 <sup>rd</sup> Floor, Plot No. 7-A, Premswaroop Coop. Hsg. Soc. Ltd., Shreenagar Estate, Off M. G. Road, Goregaon - (West), Mumbai - 400 062.
5.	Brief description of the property	This Property is located Behind City Centre, Near Jain Temple, Off M. G. Road & at a walking distance of @ 10 minutes from Goregaon Railway Station.
6.	Location of property - a). Plot No./Survey No./C.T.S No. b). Door No. c). Village d). Taluka e). District	C.T.S. No. 281A, 301 Village - Pahadi, Goregaon Mumbai Suburban
7.	Postal address of the Property	Flat No. 301, 3 <sup>rd</sup> Floor, Plot No. 7-A, Premswaroop Coop. Hsg. Soc. Ltd., Shreenagar Estate, Off M. G. Road, Goregaon - (West), Mumbai - 400 062.
8.	a). City/Town b). Residential Area c). Commercial Area d). Industrial Area	City Yes -- --
9.	i). High / Middle / Poor ii). Urban / Semi Urban / Rural	Middle Urban



10.	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area	Not known
12.	Boundaries of the Property a). North b). South c). East d). West	By Plot No. 18 & 9-A By Property of Sir Byramjee Jeejibhoy By 20' wide Road By Property of Sir Bynarjee Jeejibhoy
13.	Dimensions of the Site a). North b). South c). East d). West	(a) As per Deed      (b) Actuals Not known      By Plot No. 18 & 9-A By Property of Sir Byramjee Jeejibhoy By 20' wide Road By Property of Sir Byramjee Jeejibhoy
14.	Extent of the Site	--
15.	Latitude & Longitude	19.1620° N, 72.8441° E
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	Owners Occupied

**II. APARTMENT BUILDING**

1.	Nature of Apartment	Residential
2.	Location : a). C.T.S. No. & Village b). Taluka & District c). Municipal Corporation	C.T.S. No. 281A & Village - Pahadi, Goregaon & Mumbai Suburb Municipal Corporation of Greater Mumbai
3.	Description of Locality : Residential / Commercial / Mixed	Residential
4.	Year of Construction	2014 (Full Occupation Certificate dated 16/09/2014 is received through MCGM.
5.	Number of floors	Stilt + 8 Storied R.C.C. Structure with 2 Nos. of Lifts.
6.	Type of Structure	R.C.C.
7.	No. of dwelling units in the building	--
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good
11.	a). Lift b). Protected Water Supply c). Underground Sewerage d). Car Parking - Open/Covered e). If compound wall existing? f). If paving laid around the building?	2 Nos. Yes Yes Yes Yes Yes



**III. FLAT**

1.	The floor in which the flat is situated	3 <sup>rd</sup> Floor
2.	Door No. of the flat	Flat No. 301
3.	Specifications of the flat a). Roof b). Flooring c). Doors d). Windows e). Fittings f). Finishing	R.C.C. Marbonate Type Teakwood Door Powder Coated Windows Concealed Type Good
4.	House Tax a). Assessment No. b). Tax paid in the name of c). Tax Amount	Not known
5.	a). Electrical Service connection No. b). 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. Subhash Krishnan
8.	What is undivided area of land as per Sale Deed?	--
9.	What is the Plinth area of the flat?	Details given separately
10.	What is the floor Space Index (app.)	--
11.	What is the Carpet Area of the flat?	Carpet Area = 917.00 Sq.ft.
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class
13.	Is it being used for Residential or Commercial purpose?	Residential purpose
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 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 Unit with same specifications in the adjoining locality?	Rates of Residential Properties in Goregaon (West) are in the Range of Rs. 13,365/- to Rs. 20,270/- Sq.ft. (Source :- magicbricks.com)
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 Unit under comparison	Rs. 16,500/- Sq.ft.
3.	Break-up for the rate i). Building + Services ii). Land + Others	Rs. 3,000/- Sq.ft. Rs. 13,500 /- Sq.ft.
4.	Guideline rate obtained from the registrar's office	Rs. 1,42,500/- Sq.mtrs = Rs. 13,239/- Sq.ft. (As per stamp duty ready reckoner)

**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

1.	Depreciated building rate :	
a.	Replacement cost of unit with services	Rs. 33,00,000/-
b.	Age of the building	06 Years
c.	Life of the building estimated	44 years with periodic structural audit & regular maintenance adopting full life of 50 years
d.	Depreciated percentage assuming the salvage value as 10%	Rs. 54/- year
e.	Depreciated ratio of the building	--
2.	Total composite rate arrived for valuation	
a.	Depreciated building rate	--
b.	Rate for Land & Other	--
c.	Total composite Rate	Rs. 16,500/- Sq.ft.

This Residential Building is Stilt + 8 Storied R.C.C. Structure with 2 lifts.  
Flat No. 301 located on 3<sup>rd</sup> Floor is Three Bedroom, Hall, Kitchen Flat  
Marbonate Flooring & Concealed Type Electrical Wiring is provided in the entire flat.  
Stilt Car Parking (1 No.) is also allotted along with the Flat.

**Room wise Measurements of the Flat are as under :-**

1.	Hall with Dining Area	20'00" x 10'01" + 10'10" x 07'10"	286.40 Sq.ft.
2.	Kitchen	14'00" x 07'05"	103.88 Sq.ft.
3.	Master Bedroom	14'07" x 09'11" + 07'07" x 03'09"	173.06 Sq.ft.
4.	Master Bedroom	14'00" x 10'00" + 07'05" x 03'11"	169.09 Sq.ft.
5.	Bedroom	13'03" x 09'11"	131.44 Sq.ft.
6.	Common Toilet	07'05" x 03'11"	29.09 Sq.ft.
7.	Passage	08'02" x 02'11"	23.86 Sq.ft.
	<b>Carpet Area</b>		<b>916.82 Sq.ft.</b>
	<b>Say</b>		<b>917.00 Sq.ft.</b>

**Carpet Area (as per agreement) = 917.00 Sq.ft.**  
**Built up Area (as per Agreement) = 1100.00 Sq.ft.**  
**Say = 1100.00 Sq.ft. which is taken into consideration for valuation purpose.**



**VALUATION**

Considering Location of the Property, Age of the Building, Specification of the Property & Present Market Trends, Unit Rate of Rs. 16,500/- Sq.ft. of Built-up Area & lumpsum amount of Rs. 5,00,000/- is adopted for valuation of the flat.

**Valuation** : I. For Flat 1100 x 16,500/- = Rs. 1,81,50,000/-  
II. Stilt Car Parking (1 No.) = Rs. 5,00,000/-  
**Total** = Rs. 1,86,50,000/-

- 1). **Fair Market Value** = Rs. 1,86,50,000/-  
( Rs. One Crore Eighty Six Lakhs & Fifty Thousand Only. )
- 2). **Realizable Sale Value** = Rs. 1,68,00,000/- ( Rs. One Crore & Sixty Eight Lakhs Only. )
- 3). **Distress Sale Value** = Rs. 1,51,00,000/- ( Rs. One Crore & Fifty One Lakhs Only. )
- 4). **Value of Insurance Purpose** = Rs. 33,00,000/- ( Rs. Thirty Three Lakhs Only. )
- 5). **Value as per Stamp Duty Ready Reckoner** = 1100 x 13,239/- = Rs. 1,45,62,900  
**Say** = Rs. 1,46,00,000/- ( Rs. One Crore & Forty Six Lakhs Only. )

- I. I / our representative have personally inspected asset under valuation.
- II. We have no direct / indirect interest in the above valuation.
- III. This valuation report should be read along with disclaimers & caveats annexed herewith.

Place : Mumbai  
Date : 05/09/2020



  
R. D. ASHTAPUTRE  
For *R. D. Ashtaputre & Associates*

## Disclaimers & Caveats

1. Valuation is based on our experience and knowledge and this is only an opinion and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
2. 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 and subject to adequacy of engineering/structural design.
3. As regards to the Authenticity/Genuineness/Verification of documents, the onus lies with the lenders. Our report is valid subject to the said Property legally cleared by the lender's Panel Advocate.
4. Encumbrances of Loan, Government and other dues, Stamp Duty, Registration Charges, Transfer Charges etc. if any, are not considered in the valuation. We have assumed that the Assets are free from encumbrances.
5. Our report should be read along with disclaimers and caveats. The value given in our report is only an opinion on the Fair Market Value as on date. If there is any opinion from others / Valuers about increase or decrease in the value of the Assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of '**BUYERS BEWARE**' is applicable in case of any sale/purchase of Assets.
6. This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
7. Values can go down in case of forced sale. However, it is possible to fetch a higher price in case needy buyer is found.
8. The Valuation is based on the site visit and the information given by the Bank/Client.
9. The valuation is subject to clear and marketable title of the property.
10. Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property and is based on market rate.
11. This report is issued on actual inspection to the best of our knowledge and ability and is without prejudice.
12. The documents provided to us are assumed to be the latest and that no changes have taken place with respect to the said Property. ( including change of ownership, approvals etc. )



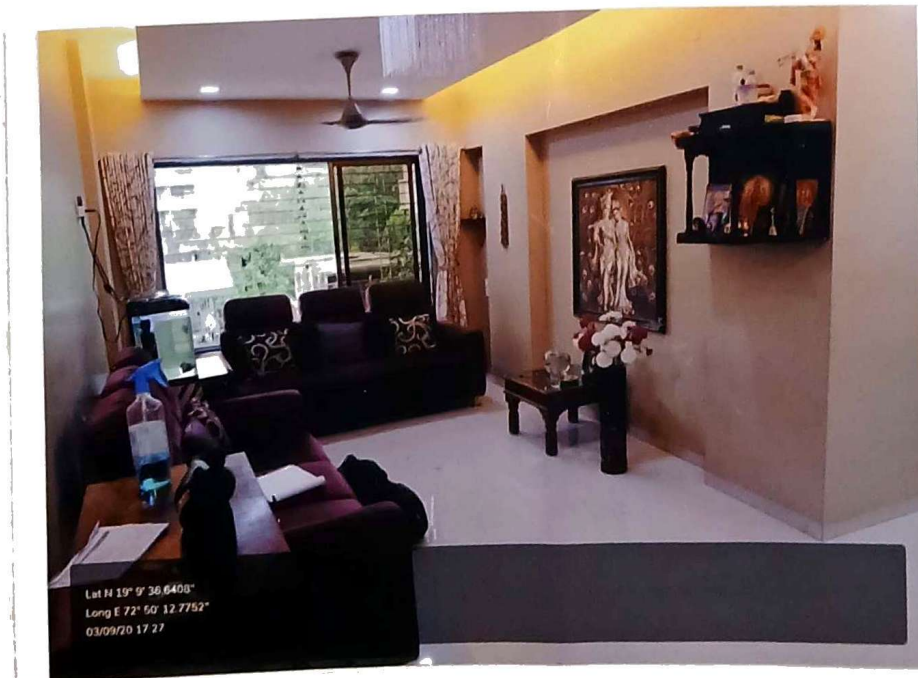
  
R. D. ASHTAPUTRE

For R. D. Ashtaputre & Associates

FLAT NO. 301, 3<sup>rd</sup> FLOOR, PLOT NO. 7-A  
PREMSWAROOP. C.H.S.-LTD  
SHREENAGAR ESTATE, OFF. M.G. ROAD  
COREGAON (WEST) MUMBAI-62



VIEW OF  
BUILDING

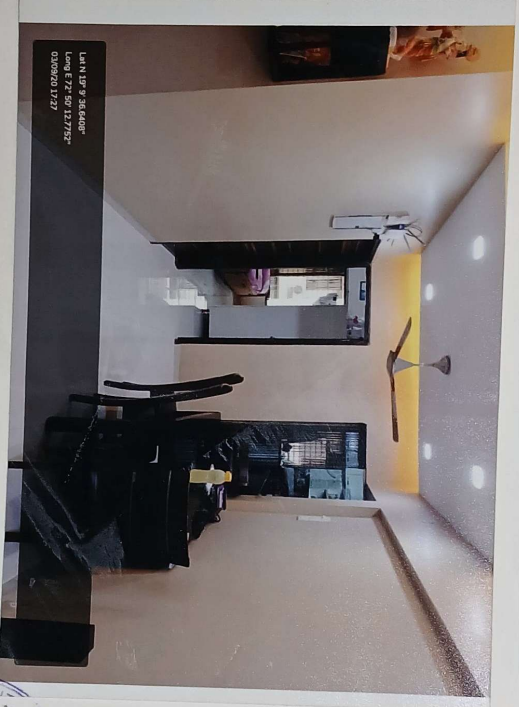


HALL

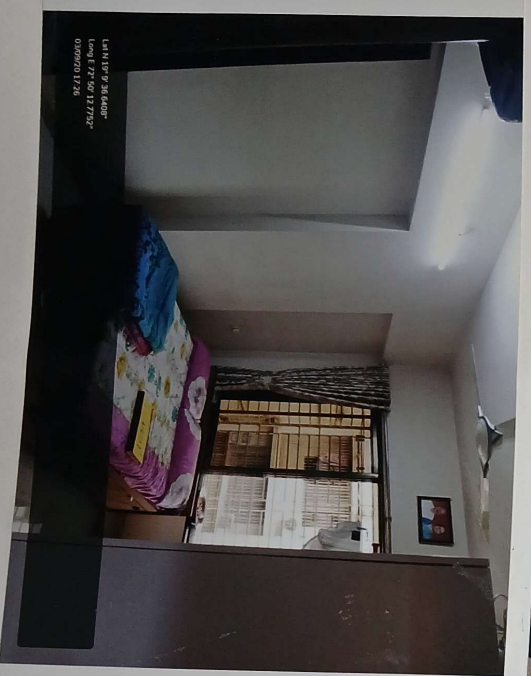
F. No. 15  
 43/1713, "Shramik", D. N. Nagar, Opp. Y.M.C.A., Juhu Link Road, Andheri (W), Mumbai - 400 053.  
 B. E. MVAL (R.E.) PGDBM  
 Mob : 9769 1010 49  
 Ground Floor, Prashant C.H.S. LTD., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.  
 Contact Details : Tel : 2825 1412 • Email : rdavaluere@yahoo.co.in / rohanashilapure@yahoo.in  
 05/09/2020  
 409/2020-21



BED ROOM



DINING AREA



— 11 —

R. U. ASSOCIATES  
 Approved Valuers  
 Bank

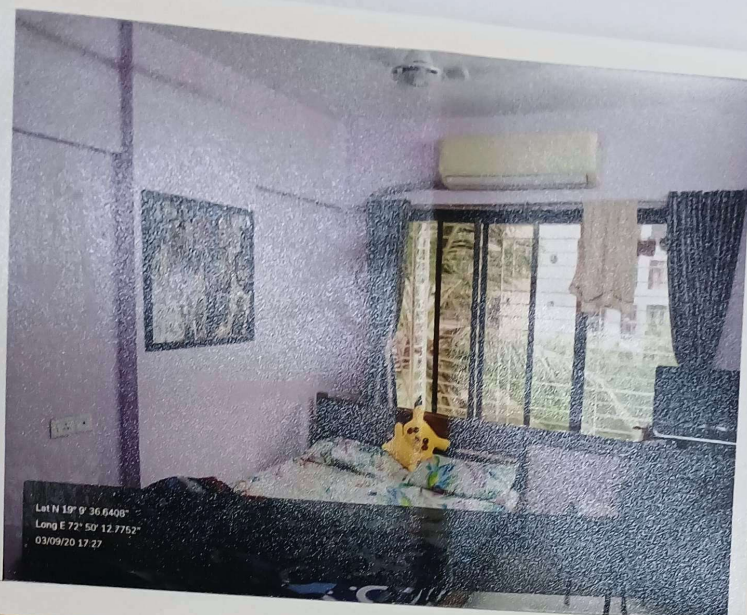
Hon. Secretary \_\_\_\_\_  
 Hon. Chairman \_\_\_\_\_  
 Managing Committee Member \_\_\_\_\_  
 NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



43/1713, "Shramik", D. N. Nagar, Opp. Y.M.C.A., Juhu Link Road, Andheri (W), Mumbai - 400 053.  
Ground Floor, Prashant C.H.S. LTD., Near Gayatri Temple, Om Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.  
Contact Details : Tel. : 2625 1412 • E-mail : rdavaluer@yahoo.co.in / rohanashlaputre@yahoo.in

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05/09/2020



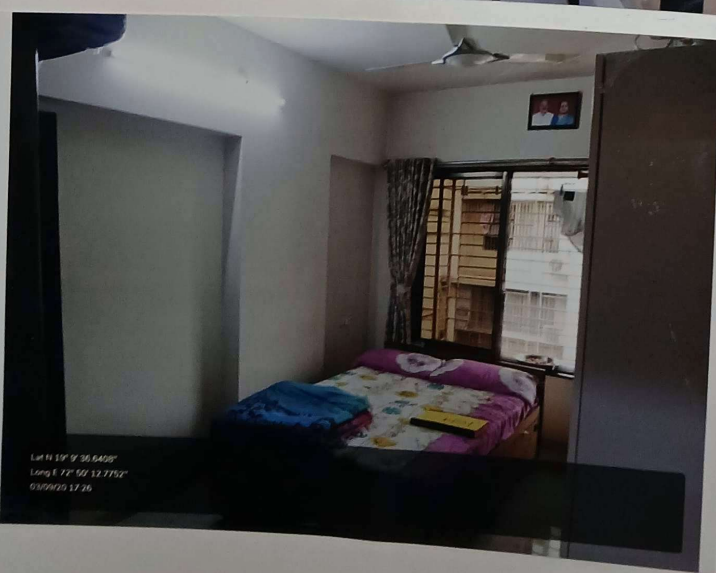
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BED ROOM



Lat N 19° 9' 36.6408"  
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DINING AREA



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— II —



NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

Hon. Chairman

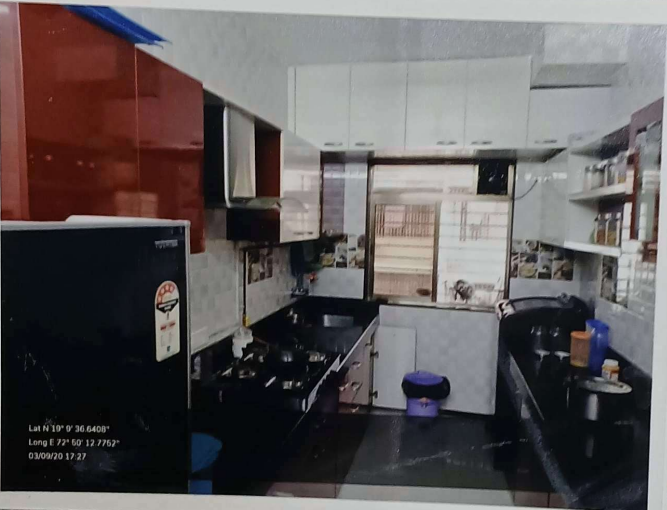
Hon. Secretary

Managing Committee Member



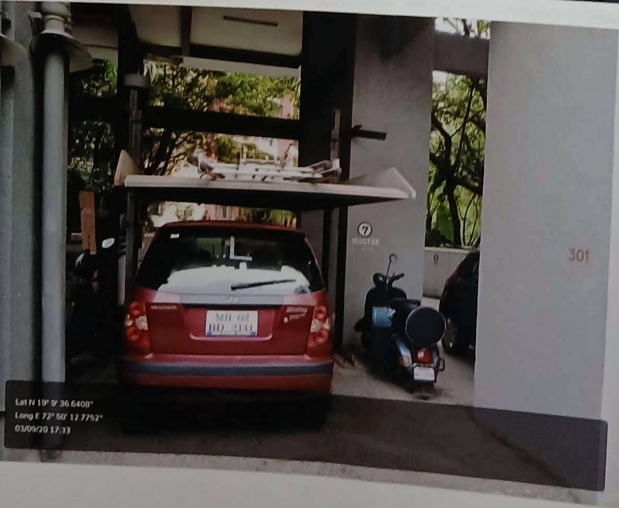
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BEDROOM



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KITCHEN



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PA



Hon. Chairman  
Managing Committee Member  
No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.