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Dated: June 30, 2021

The Manager,
Bank of Baroda
Malabar Hill Branch

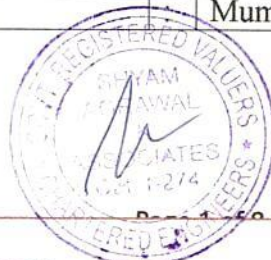
Lati : 18' 95'

Longi : 72° 82'

Sir,

Sub: Valuation Report for Tenement No. 106, 1st floor, "Girgaon Vishal Deep Co-op. Hsg. Soc. Ltd.", Rajiv Gandhi Nivara Prakalp Yojana's Urban Renewal Scheme, Boshhat Cross Lane, Bandu Gokhale Road, Kandewadi, Girgaon, Mumbai 400004, Maharashtra.

I. GENERAL	
1.	Purpose for which the valuation is made : Valuation is for Bank Loan. (Revaluation)
2.	a) Date of Inspection : 25.06.2021 (Property verified owner)
	b) Date on which the valuation is made : 30.06.2021
3.	List of documents produced for perusal :
	i) Agreement : Sale deed dated 04.01.1995.
	ii) Valuation report : Old Valuation report dated 29.12.2014 from banks record.
	iii) MHADA letter : MHADA letter dated 22.07.2010.
4.	Name of the owner(s) and his/their addresses with Phone No. (details of share of each owner in case of joint ownership) : Jitendra Tarachand Mehta (Single ownership)
5.	Brief description of the property : Tenement No. 106, 1 st floor, "Girgaon Vishal Deep Co-op. Hsg. Soc. Ltd.", Rajiv Gandhi Nivara Prakalp Yojana's Urban Renewal Scheme, Boshhat Cross Lane, Bandu Gokhale Road, Kandewadi, Girgaon, Mumbai 400004, Maharashtra. Flat is being used as office. It is Ground + 5 residential floors structure. There are 6 flat on each floor. It is at 1 km distance from Charni Road Railway Station via Khadilkar Road. Landmark: Near Prakash Coldrinks House.
6.	Location of Property : Girgaon
	a) Plot No. / Survey No. : Survey No. 173, 174, 175, 176
	b) Door No. : Tenement No. 106
	c) T.S. No. / Village : Girgaon
	d) Ward / Taluka :
	e) Mandal / District : Mumbai City

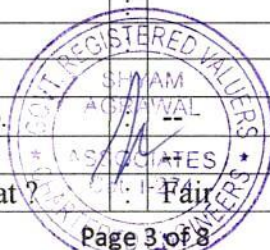


a) Date of issue and validity of layout of approved map/ plan	} Details not available
b) Approved map/plan issuing authority	
c) Whether genuiness or authenticity of approved map/ plan is verified	
d) Any other comments by our empanelled valuers on authenticity of approved plan	

7.	Postal Address of the Property	:	Tenement No. 106, 1 st floor, "Girgaon Vishal Deep Co-op. Hsg. Soc. Ltd.", Rajiv Gandhi Nivara Prakalp Yojana's Urban Renewal Scheme, Bosbhat Cross Lane, Bandu Gokhale Road, Kandewadi, Girgaon, Mumbai 400004, Maharashtra.	
8.	City / Town	:	Mumbai	
	Residential Area	:	Residential Area	
	Commercial Area	:		
	Industrial Area	:		
9.	Classification of the Area	:		
	i) High / Middle / Poor	:	Middle Class.	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
11.	Whether covered under any State / Central Govt. enactments (eg. Urban Land Ceiling Act) for notified under Agency Area / Schedule Area / Cantonment Area	:	Not applicable	
12.	Building boundaries	:	As per the Deed	
	North	:	Details not available	
	South	:		
	East	:		
	West	:		
13.	Dimension of the site	:	A	B
			Building boundaries as per inspection	Flat boundaries
	North		Khadilkar road	Open to air
	South		Krantiveer Rajguru marg	Lobby
	East		Bandu Gokhale road	Duct
West		Avdumbar building	Tenement No. 105	
14.	Extent of this site	:	A	B
			As per deed	Actual
			Carpet area 182 sq.ft. as per MHADA letter	Carpet area 177 sq.ft. as per actual measurement.
14.1	Latitude, Longitude & Co-ordinates of	:	Latitude : 18° 95'	



	flat		Longi : 72° 82'
15.	Extent of the site considered for Valuation (least of 14 A & 14 B)	:	Built up area 218 sq.ft.
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 Apartment	:	Flat is 1 room & kitchen
2.	Location	:	Girgaon
	T.S. No.	:	Survey No. 173, 174, 175, 176
	Block No.	:	--
	Ward No.	:	--
	Village/Municipality/ Corporation	:	Girgaon
	Door No. Street or Road (Pin Code)	:	Tenement No. 106
3.	Description of the locality Residential/ Commercial / Mixed	:	Residential area
4.	Year of Construction	:	1993
5.	Number of Floors	:	It is Ground + 5 residential floors structure.
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	--
8.	Quality of Construction	:	Ordinary
9.	Appearance of the Building	:	Fair
10.	Maintenance of the Building	:	Fair
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No car parking for Tenement No. 106
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III Flat			
1	The floor on which the flat is situated		1 st floor
2	Door No. of the flat		Tenement No. 106
3	Specifications of the flat		
	Roof		RCC slab
	Flooring		Spartek tiles flooring
	Doors		Wooden
	Windows		Sliding
	Fittings		Ordinary
	Finishing		Ordinary
4	House Tax	:	Details not available
	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?	:	Fair



7	Agreement for sale executed in the name of	: Jitendra Tarachand Mehta
8	What is the undivided area of land as per Sale Deed?	: --
9	What is the plinth area of the flat ?	: Built up area 218 sq.ft.
10	What is the floor space index (app.)	: 1.0
11	What is the Carpet Area of the flat?	: Carpet area 182 sq.ft. as per MHADA letter
12	Is it Posh/ I class / Medium / Ordinary?	: Middle 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?	: If let out expected rent will be approx. ₹ 15,000 per month.
16	Whether the property is freehold or leasehold?	: Please refer search report
IV	MARKETABILITY	:
1	How is the marketability?	: Fair
2	What are the factors favouring for an extra Potential Value?	: St. Teresa High School is 800 m and Sir H. N. Reliance Foundation hospital is 650 m from site. All other civic amenities are located in vicinity.
3	Any negative factors are observed which affect the market value in general?	: None
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? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas	: Rates are obtained from market sources, company database, web sites and sale instances if available.
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 (give details).	: --
3	Break - up for the rate	Composite rate
	i) Building + Services	₹ 1,500
	ii) Land + Others	₹ 26,500
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹ 18,466 per sq. ft. of built up area
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	Depreciation is considered
	Replacement cost of gala with Services(v (3)i)	₹ 61,04,000
	Age of the building	28 years ✓
	Life of the building estimated	32 years
	Depreciation percentage assuming the salvage value as 10%	1.5% per year. (Considering total life of building at 60 years and salvage value at 10%)

	Depreciated Ratio of the building	--
b.	Total composite rate arrived for valuation	₹ 28,000 per sq. ft. of built up area
	Depreciated building rate VI (a)	₹ 1,500
	Rate for Land & other V (3)ii	₹ 26,500
	Total Composite Rate	₹ 28,000

Valuation

We have verified details of specifications, location of premises, connectivity with public transport, market in vicinity, developed residential area, prevailing cost of land, materials. In my opinion, it is deemed fair to consider built up rate of ₹ 28,000 per square foot for valuation.

Value of Tenement No. 106	= 218 x 28,000	=	₹ 61,04,000
Market Value in Our Opinion (Rounded off)		=	₹ 61,04,000
Realisable Value		=	₹ 54,93,000
Forced Sale Value		=	₹ 48,83,000
State Govt. Ready Reckoner Value for new construction		=	₹ 40,25,588
Cost of construction for insurance		=	₹ 3,27,000



DECLARATION:

I, hereby, declare that:

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. I have no direct or indirect interest in the property being valued;
3. The property was inspected on 25.06.2021
4. My registration with State Chief Commissioner of Income Tax is valid as on date.

Date: - 30.06.2021

Place: Mumbai.

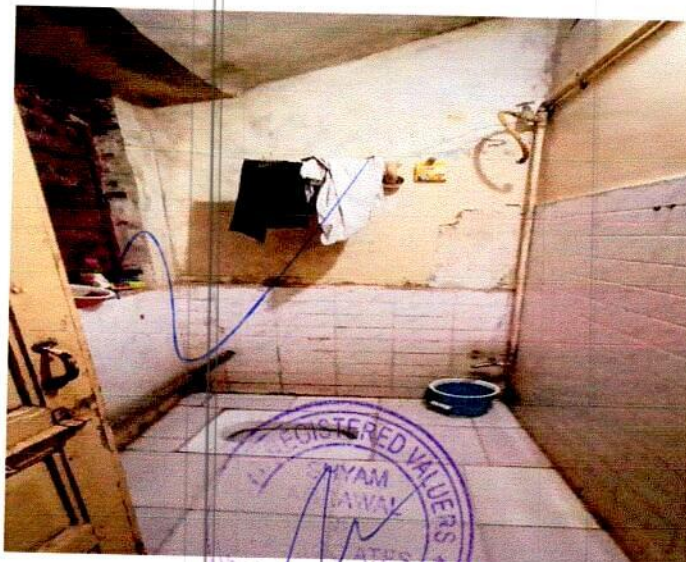
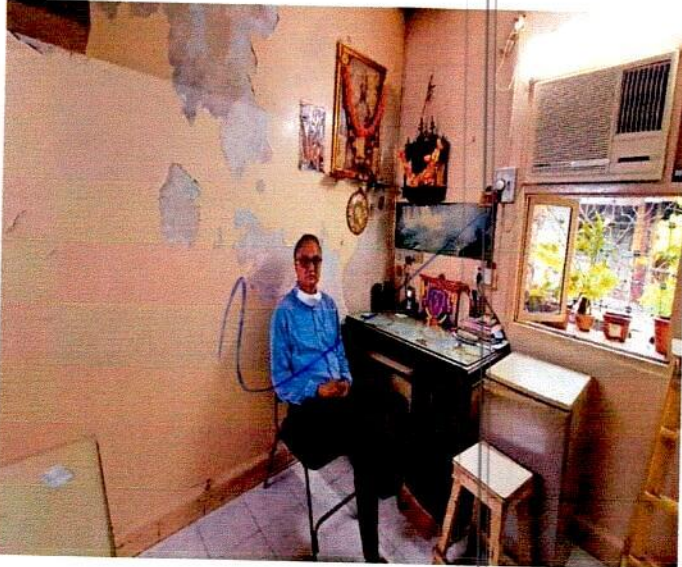
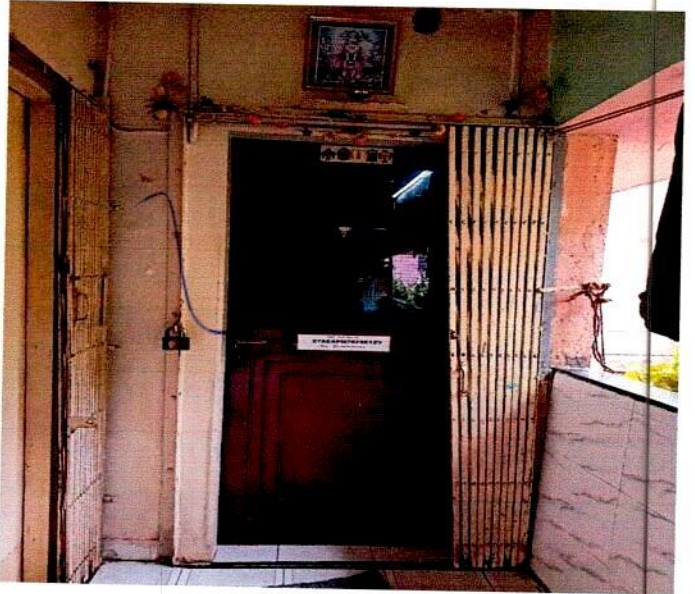
- This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.
- Valuation is based on our experience of similar valuations in this location & current market information gathered during inspection.
- This valuation is purely our opinion & has no legal or contractual obligation on our part.
- Our opinion on market value should also be taken if revaluation is carried out of this property.
- Abnormal market condition like change in govt. policies, natural calamity, pandemic etc. after the date of valuation are not applicable to the valuation report.

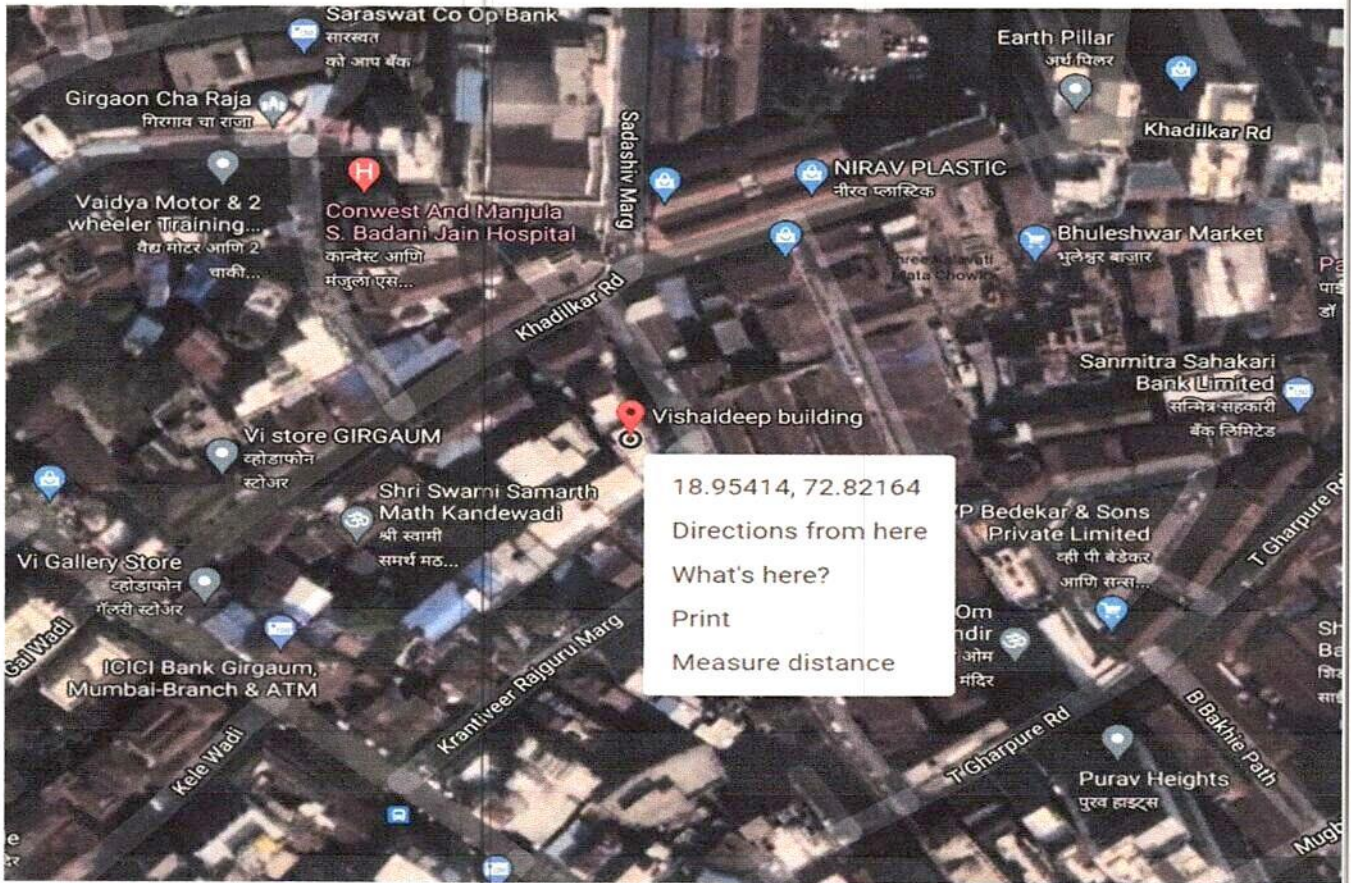
SHYAM AGRAWAL

SHYAM AGRAWAL & ASSOCIATES

ER. SHYAM AGRAWAL
Govt. Approved Valuer
Regn. No. Cat-1/274

Valuation of Tenement No. 106, 1st floor, "Girgaon Vishal Deep Co-op. Hsg. Soc. Ltd.", Rajiv Gandhi Nivara Prakalp Yojana's Urban Renewal Scheme, Boshhat Cross Lane, Bandu





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feedback			
Year	Annual Statement of Rates			Language			
20212022				English			
Selected District	मुंबई(मन)						
Select Village	गिरगांव दिव्हीजन						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	173	Search					
उपविभाग	बूली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/56-भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस व. जयकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पूर्वेस अद्वैशीर दाजी स्ट्रीट व नाथा माधव जेठ	98770	198770	256800	326100	198770	चौरस मीटर	सि.टी.एस. नंबर

