

Synergy Valuers & Project Consultants Pvt. Ltd.

Flat No 502, 5th Floor, Atharv Classic, CTS No 179/5,
Near Dashbhuj Ganapati Temple,
Karve Road, Erandwane, Pune 411004

Tel: 020 25469816, 25468030, 9665818000

Email:synergycl@gmail.com, info@synergyvaluers.com

Reference No: 2023080794

Date: 04-Sep-2023

To,
The Branch Manager,
Janata Sahakari Bank Ltd, Dadar Branch, Mumbai

Subject: - Valuation Report of property of the applicant M/s. Unica Knits

Dear Sir/ Madam,

According to the communication the subject property was physically inspected for valuation purpose. On the basis of physical inspection & verification of documents, valuation report of the subject property is enclosed herewith. The subject valuation report as understood is for Bank Mortgage purpose.

(Encl: Detailed Valuation Report containing 9 No. of pages.)

| Sr. No. | Particulars |
|--|---|
| 1. Date of Valuation | 01-Sep-2023 |
| 2. Detail Address of Property : including survey no and prominent land mark | Flat No. B-105,Third Floor, Laxminarayan Premises Co.Operative Housing Society Limited, Wing No. B, Plot No. 39, CTS No. G-106, 107, 108, T.P.S II, Village/City: Bandra, Taluka: Andheri District: Mumbai, Pincode: 400054 The property is situated near Shree Kunthunath Shwetambar Jain Temple, abutting Tagore Road, Santacruz (W), in Bandra area |
| 3. Type of Property (Residential plot/ NA Plot/ Residential Building/ Commercial Building/ Agri Land etc to be specified) | Approved Usage:Residential, Property Type: Flat |
| 4. GPS Co-ordinates | Latitude No 19.0808130000 Longitude No 72.8359870000 |
| 5. Name of the Owner | Mr. Karan Nitin Mehta |
| 6. Total Area in Sqm & Sqft. | As mentioned below. |

Construction Area as per Agreement (Index II)

Built up Area:
87.33 Sq.M. (940.00 Sq.Ft.) - Unit

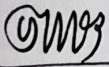
Case Ref No 2023080794



| | |
|---|---|
| 7. Total Constructed Area and Cost of Construction Per Sq. Ft. | N/A |
| 8. Composite rate for Land and building per Sq.M./Sq.Ft. | Rs. 34,000.00 per Sq.Ft. |
| 9. Market Value | Rs. 3,19,60,000.00 In Words Rs. Three Crore Nineteen Lac Sixty Thousand only |
| 10. Net Realizable Value (Considered at 90 % of FMV). | Rs. 2,87,64,000.00 In Words Rs. Two Crore Eighty Seven Lac Sixty Four Thousand only |
| 11. Distress/force sale value (Considered at 70 % of FMV). | Rs. 2,23,72,000.00 In Words Rs. Two Crore Twenty Three Lac Seventy Two Thousand only |
| 12. Government Value (Ready Recknor) including Depreciation | Rs. 2,48,85,137.62 In Words Rs. Two Crore Forty Eight Lac Eighty Five Thousand One Hundred Thirty Seven and Sixty Two paise only |
| 13. Insurance Value | 940.00 Sq.Ft. X Rs. 3,000.00 per Sq.Ft. = Rs. 28,20,000.00 |
| 14. Overall Opinion about Property (Mortgageability, Location, access, Resale Possibility etc) | Approved plan from competent authority was not available for verification. It is assumed that subject property is as per approved plan. The subject property was inspected in the presence of Mr. Manoj Vaidya from Janata Sahakari Bank Ltd., Dadar, Mumbai Branch. Details & built up area mentioned in the report above are taken from our previous report submitted by us with Ref. No. 2020030002. |
| 15. Other Specific (Other than land building, if any machinery/ furniture/ interior included in valuation? Its valuation) | Refer Valuation |

Thanking you.

Yours Faithfully,



Jitendra Paithankar
Chartered Engineer
Govt. Regd. Valuer



Technical Report

| | |
|---|--|
| 1. Name of the Owner | Mr. Karan Nitin Mehta |
| 2. Address of Property | Flat No. B-105, Third Floor, Laxminarayan Premises Co. Operative Housing Society Limited, Wing No. B, Plot No. 39, CTS No. G-106, 107, 108, T.P.S II, Village/City: Bandra, Taluka: Andheri, District: Mumbai, Pincode: 400054 |
| 3. Type of ownership | Single |
| 4. Property Documents | 1. GIFT DEED No: 10631/2018 dated 28/09/2018 issued by Sub Registrar Bandra No. 09 |
| 5. Type of surrounding area | Residential & Commercial |
| 6. Classification of surrounding area | Higher middle class society |
| 7. Brief description of the property | Flat No. B-105, Third Floor: As per physical inspection subject property consists of total four numbers of rooms. i.e. (Living + Kitchen + Two Bedrooms), one common toilet, one attached toilet, & one attached balcony. |
| | The boundaries of the property are as follows: - |
| | On or towards East - Flat No. B-101 |
| | On or towards South - Open Space |
| | On or towards West - Flat No. B-101 |
| | On or towards North - Lift/Staircase |
| | GPS Coordinates |
| | Latitude No 19.0808130000 |
| | Longitude No 72.8359870000 |
| 8. Proximity to civic amenities | Civic amenities like schools, hospitals, banks are available within a distance of approx. 1.00 Km. |
| 9. Modes of Transport to Property | Both public and private transports are available at a distance of approx. 0.50 Km |
| 10. Details of Land | NA |
| 11. Details of the building | It is a building with residential flats. |
| 12. Year of construction | Approx. 1979 |
| 13. Age of the building | 44 years old (As informed by owner) |
| 14. Anticipated future life of building | 16 years (Theoretical life with regular maintenance & repair) |
| 15. Present condition of the building | Apparently the building is free from any major defects, damages & repairs. |
| 16. Type of Construction | R.C.C. framed |
| 17. No of Floors | Parking + Stilt Floor + 7 Floors |



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| | |
|---|---|
| 18. Plaster and Painting | Internal Plaster: Luster Paint External Plaster: Cement Paint |
| 19. Door and Windows | Doors: Flush doors with wooden door frames Windows: Powder coated aluminum sliding windows with M.S. grills |
| 20. Type of flooring | Vitrified tiles |
| 21. Details of toilets | Yes, One common & one attached toilet with full height glazed tiles dado |
| 22. Plumbing line & sanitary fittings | Concealed |
| 23. Electrical installation | Concealed |
| 24. Details of lift facility | 1 lift provided |
| 25. Water supply system | From Brihanmumbai Municipal Corporation |
| 26. Flooring in open space | Parking Area: Chequered Tiles Side Margin Area: Chequered Tiles |
| 27. Parking space | Common |
| 28. Building elevation | Common |
| 29. Compound wall gates & security | No compound wall |
| 30. Any special amenities provided | Nil. |
| 31. General comments on specifications | Medium specifications with fair quality of construction. |
| 32. Details of the drawings available approved from concerned authorities | Approved plan from competent authority of the property was not available for verification. It is assumed that the applicant's property is as per the approved plan. |
| 33. Details of Terrace/ Garden | No. |
| 34. Present condition of the property | The above mentioned property is rented at present. Overall the property is in fair condition. |

Basis of valuation and Computation

Basis of valuation:

- 1 The market rates for the new residential flats in the surrounding location with standard specifications range between Rs. 31000.00 to Rs. 35000.00 per Sft. depending upon their location, road facing, amenities, specifications, etc.
- 2 The age of the building & proportionate depreciation.
- 3 The specifications used & the quality of construction of the flat as well as the building.
- 4 The flat is situated on the third floor in the building with the facility of the lift.
- 5 Overall the flat as well as the building has fair quality maintenance.
- 6 The property is situated near Shree Kunthunath Shwetambar Jain Temple, abutting Tagore Road, in Santacruz (W), Bandra area with higher middle class society in the vicinity.
- 7 All the civic amenities like schools, colleges, hospitals, banks, etc. are available within a close distance of approx. 1.00 Km. All the public & private transport are available at approx. 0.50 Km distance.



8 Sale transactions in the nearby vicinity -

1) Property details - Flat No. 1802, 17th Floor, Wing No. D1, Rustamjee Seasons, Bandra (E).

Registration details - Sr. No. 2954/2023, dated 24/02/2023, issued by Jt. Sub Registrar, Andheri No. 6

Carpet area - 106.00 Sq. M. i.e. 1140.98 Sft. with two parking spaces.

Built up area considering 40% loading - 1597.37 Sft.

Consideration - Rs. 54100000/-

Rate per Sft. of Built up area - Rs. 33242.00

considering Rs. 500000/- per parking space.

2) Property details - Flat No. B-4, 1st Floor, Mohan Mahal of Durga Mohan CHSL, Khar (W).

Registration details - Sr. No. 2954/2023, dated 24/02/2023, issued by Jt. Sub Registrar, Andheri No. 6

Carpet area - 375.00 Sft.

Built up area considering 40% loading - 525.00Sft.

Consideration - Rs. 17700000/-

Rate per Sft. of Built up area - Rs. 33714.00.

COMPUTATION

| | | | |
|--------------------------------------|-------|------------|-----------------------|
| Builtup Value (Area/Rate in Sq.M.) | 87.33 | 284,955.20 | 2,48,85,137.62 |
| Govt. Value of the Unit in Rs | | | 2,48,85,137.62 |

| A) Fair Market Value | Area (Built-up) | Estimated Fair Market Rate | Estimated Fair Market Value (Rs) |
|--------------------------------------|--------------------|-------------------------------|-------------------------------------|
| Flat No. B-105 (Area/Rate in Sq.Ft.) | 940.00 | 34,000.00 | 3,19,60,000.00 |

Say Value in Rs.

3,19,60,000.00

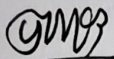
In Words Rs. Three Crore Nineteen Lac Sixty Thousand only

B) Net Realizable value of the property considered @ 90.00% of the fair market value 2,87,64,000.00

In Words Rs. Two Crore Eighty Seven Lac Sixty Four Thousand only

C) Distress value of the property considered @ 70.00% of the fair market value 2,23,72,000.00

In Words Rs. Two Crore Twenty Three Lac Seventy Two Thousand only



Jitendra Paithankar
Chartered Engineer
Govt. Regd. Valuer

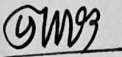


Date: 04-Sep-2023

Pune

Declaration

- ◆ This valuation is based on the information & documents provided by the representative/owner of the property.
- ◆ The information provided above is true & correct to the best of my knowledge & belief.
- ◆ I have no direct or indirect interest in the property valued.
- ◆ I have not checked the legal title of the property. This valuation is based on the assumption that the property has clear & marketable title
- ◆ This valuation is valid only for the purpose mentioned in the report.
- ◆ **Fair Market Value** mentioned above is defined as the estimated amount for which a property or a space within a property should exchange on the date of valuation between a willing buyer & a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently & without compulsion.
- ◆ **Distress Sale value** is defined as the amount which may reasonably be received from the sale of the property within a time frame too short to meet the marketing time frame of the market value definition & also involve an unwilling seller & a buyer or a buyer who buy with a knowledge of the disadvantage of the seller.
- ◆ The fair market value mentioned above is based on the present market rates of the properties in the area. Market value may change in future depending on the trends in national & international market, demand & supply, change in Govt. policies, development in the surrounding area, etc. Hence the basis of valuation mentioned above is justifiable for present market situation.



Jitendra Paithankar
Chartered Engineer
Govt. Regd. Valuer

Date: 04-Sep-2023
Pune



Property Photographs



External : Photo 1



External : Photo 2



Internal : Photo 1



Internal : Photo 2



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: 2023/2024 Language: English

Selected District: मुंबई (उपनगर) Select Village: वांद्रा - जी (अंधेरी)

Search By: Survey No Location

Enter Survey No: 106 Search

| उपविभाग | पूरी खतीब | नियामी व्यवस्था | खंडीय दुकाने | शेडोफिड (Ru.) | एकक (Ru.) | Attribute |
|---|--------------|--------------------|-----------------|------------------|--------------|--------------------------------------|
| 26/158A-रस्ता.विठ्ठलभाई फतेल रोड (मिडिय रोड)- रामकृष्ण मिशन रोड (नारायण चौक)ने उत्तरेकडील बुद्रू रोड वरील (अर्धे समाज चौक)वांना जोडणारा रस्ता.- T.P.S.Santaacruz no IV | 203630 | 382570 | 439960 | 478210 | 382570 | चौरस मीटर अर्जीम प्लॉट नेबर |
| 26/168-भूभाग. उत्तरेस गाबाची सीमा, पूर्वेस एस व्ही रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गाबाची सीमा. | 183640 | 364560 | 419250 | 455710 | 364560 | चौरस मीटर मि टी एस. नेबर |

External : Annual Statement of Rates

| Valuation Table as per ASR Guidelines | | |
|---------------------------------------|---|-------------|
| A | Market Rate for New Residential Flat as per ASR 2022-23 (Rs. Per Sq. M.) | 364560.00 |
| B | Adjustments for Market Rate of New Residential Flat | |
| | Rate After Adjustment for Flat/Row House/Duplex Flat/Bungalow as per Rules No. 5 from Group Housing Project & 47(if applicable) | 364560.00 |
| | Rate After adjustment for Lift Facility (As per Rule No. 18 / 19) (If applicable) | 364560.00 |
| C | Adjusted Rate after Depreciation as per Rule No. 3 | |
| | 1) Market Rate for Open Plot or Free land as per ASR | 183640.00 |
| | 2) Difference Between Adjusted Market Rate & Land Rate as per ASR | 180920.00 |
| | 3) % After Depreciation as per Rule No. 3 | 56% |
| D | Depreciated Market Rate as per ASR Guidelines | 284955.20 |
| E | Valuation as per ASR Guidelines | |
| | Value of Flat Built up area at 100% of Depreciated Market Rate as per ASR (87.33 Sq. M. x 284955.2 x 100%) | 24885137.62 |
| | Total Value as per ASR Guidelines | 24885137.62 |
| F | Saleable Area as per Valuation Report (Sq. M.) | 87.33 |
| G | Rate on Saleable Area as per Valuation Report (Rs. Per Sq. M.) | 284955.2 |

External : Annexure Image

