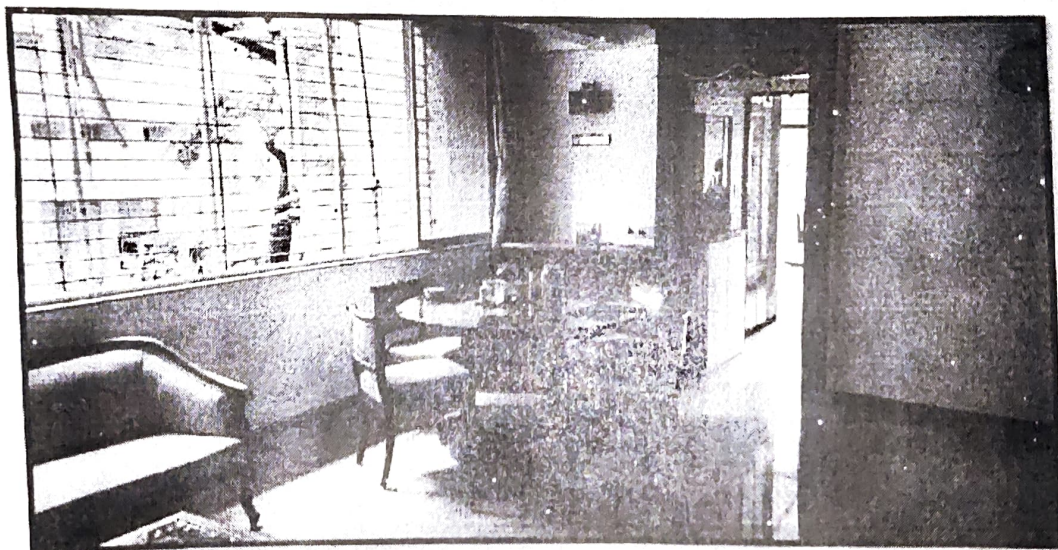
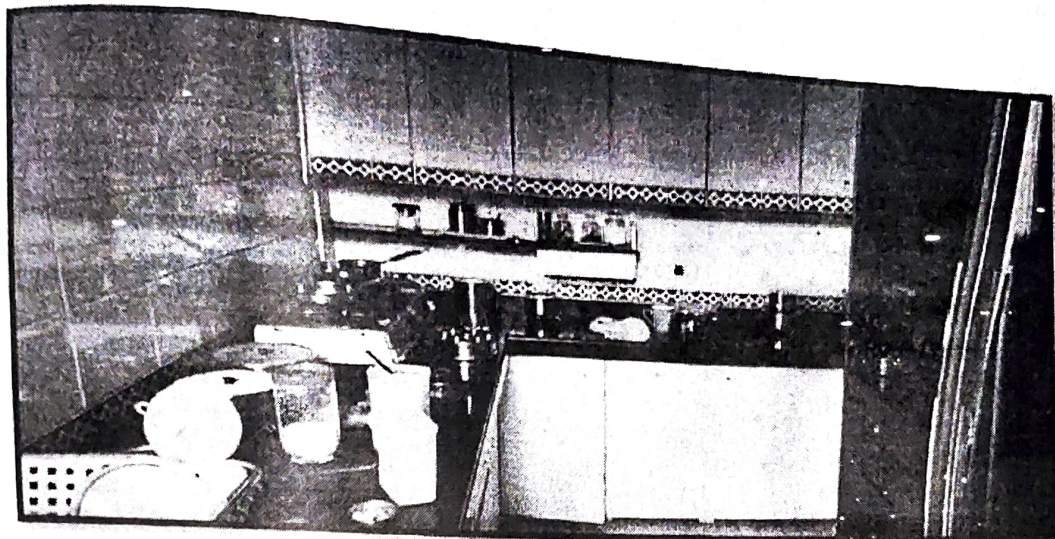
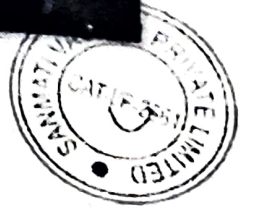
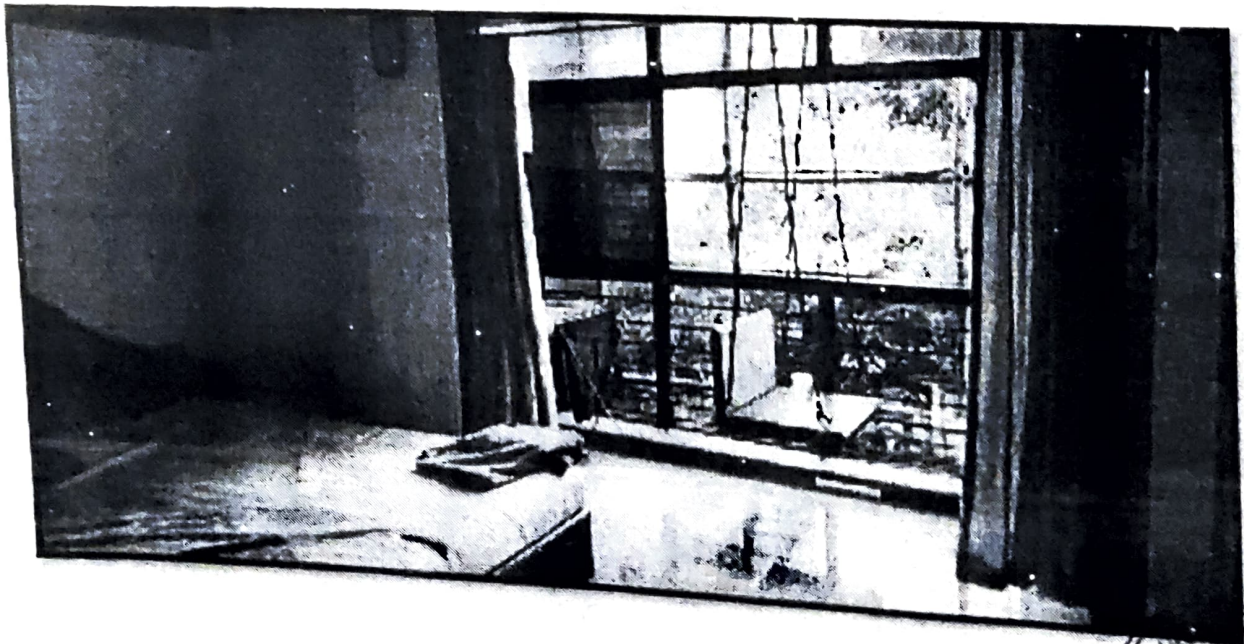
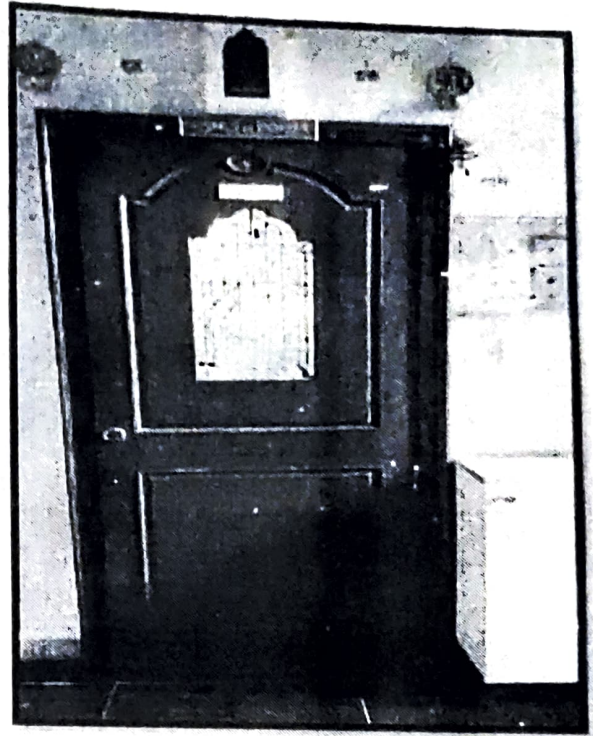


IMAGES





11
Flat No- 16, 4th Floor, "Dadar Pratima CHSL", Situated at Hindu Colony, Dadar East,
Mumbai 400 014

A	Fair Market Value (FMV) (As per above)	Rs. 2,64,50,000/-
B	Realizable Value 90% of FMV	Rs. 2,38,05,000/-
C	Distress value 80% of FMV	Rs. 2,11,60,000/-
D	Insurance Value	CA X Construction Rate 529 Sq. Ft. X Rs. 2500/- Sq. Ft. Rs. 13,22,500/-
E	Government Value (Ready Reckoner 2020-21)	Rs. 224590/- per sqmt BUA
F	Rent per month	-

REMARKS:

- 1- Due to current lockdown in the country the property rates have been impacted. Hence we adopted rates accordingly & done the valuation.
- 2- we have considered carpet area as per old valuation report.
- 3- Flat no. 15 is internally merged with flat no.16 having single entry door from flat no.16. (as per mentioned in old valuation report).
- 4- We have been provided with other Valuer report which is referred wherever needed.
- 1- It is assumed that there is no Legal dispute as regards to ownership of the Property.
- 2- It is assumed that no disputed government dues are pending against the said property.
- 3- It is presumed that the Xerox of documents referred to in our attached report are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity.
- 4- The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that bank/Institution has got the same verified through its legal counsel. We do not certify the veracity of the documents.
- 5- This report does not certify valid or legal or marketable title of any of the parties over the property as our report does not cover verification of ownership, title clearance, or legality.



IX. RATE

Market rate for this property is arrived at, based on rates quoted by various Brokers, rates quoted on Internet, ready reckoner rates prescribed by the Government and through general enquiry

Rates quoted by Real Estate Broker's:

Sr. No.	Name	Cost in Rs./ Rate Per Sq. Ft.
1	---	---

Rates quoted on Internet & Instances Obtained from Government official Site

Sr.No	Date of Posting	Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Total Cost (Rs.)	Carpet Area Rate per Sq. Ft. (Rs.)	Built-up Area Rate per Sq. Ft. (Rs.)	Distance from Subject Property(M)	Source of Information
1	24-Feb-21	583	700	2,75,00,000	47,170	39,286	160M	No Broker
2	03-Jun-21	1250	1500	6,00,00,000	48,000	40,000	130M	No Broker
3	date not mentioned	765	918	3,75,00,000	49,020	40,850	Near by	99 acres
4	26-May-21	770	924	3,45,00,000	44,805	37,338	Near by	99 acres
5	12-Feb-21	655	786	3,30,00,000	50,382	41,985	Near by	No Broker
6	13-Apr-21	702	842	3,50,00,000	49,858	41,548	400M	99 acres

Prevalent Market Rate (based on above):
Rs. 47,000/- to Rs. 50,300/- Per Sq. Ft. CA

Rate adopted for Valuation:

Rs. 50,000/- Per Sq. Ft. CA

Basis for adoption of Rate:

- 1- The Location, Internal condition of the Property & age of the building, current demand and supply, etc.
- 2- In view of this, when we are giving an opinion regarding The Value of the Property, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the security and not on the "Built Up Area" or "Super Built Up Area" etc. Hence as per square feet rate is judiciously adopted keeping in mind the rate of the similar Property in the same building/Locality.

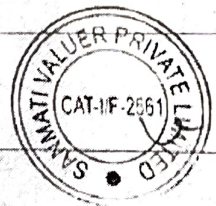


VI. DESCRIPTION OF THE PROPERTY - PART B

1.	The floor in which the Property is situated	4 th Floor
2.	Flat No.	Flat No. 16
3.	Accommodation	2BHK
4.	Single Property/ merged Property / Independent Property	Single
5.	Specifications	
5(a)	Exterior	Exterior painting / Maintenance work in progress
5(b)	Interior	Average
5(c)	Furnished / Unfurnished	Furnished
5(d)	Flooring	Marble
5(e)	Doors	Wooden
5(f)	Windows	Aluminum
5(g)	Fittings	Concealed
5(h)	Kitchen Platform	Granite
6.	Violations	-

VII. MARKETABILITY

1.	How is the Marketability?	The Marketability of the property is Good based on following factors- <ul style="list-style-type: none"> • Transportation facilities such as Buses, Rickshaw are available. • Education Institute, Hospitals, Malls, Departmental Store are nearby to this property.
2.	What are the factors favoring for an extra Potential Value?	<ul style="list-style-type: none"> • The property in this area is well connected to all parts of Mumbai, Thane, Navi Mumbai by good network of roads & railways.
3.	Any negative factors are observed which affect the market value in gene	<ul style="list-style-type: none"> • Nil



V. DESCRIPTION OF THE PROPERTY - PART A

1.	Completed/ under construction	Completed	
2.	% of completion	100%	
3.	Type Of Property	Residential Flat	
4.	Usage	Residential	
5.	Type of Structure	RCC Frame Structure	
6.	Number of Wings	Stand alone	
7.	Number of floors	Stilt +7 th upper floors	
8.	Society Registration Number	--	
9.	Flats per floor / Position	02 flats on each floor	
10.	Maintenance of the Building	Exterior painting / Maintenance work in progress	
11.	Year of construction	1995 as per old valuation report	
12.	Age of the building	26 years	
13.	Life of the building estimated	34 Years with Periodic Maintenance	
14.	% Depreciation	30%	
	Facilities Available		
15.	Lift	2 lifts	
	CCTV/ Firefighting	Firefighting available	
	Amenities (Gym / Swimming Pool/ Club house / Garden / Others)	Not available	
16.	Car Parking - Open/Covered	Open	
17.	Protected Water Supply	Yes	
18.	Underground Sewerage	Yes	
19.	Does Compound wall exist?	Yes	
20.	Is pavement laid around the Building?	-	
21.	Boundaries of the property	As per documents	As per site inspection
	North	NA	Road
	South	NA	Govind Sadan
	East	NA	Bang CHS
	West	NA	Shreyas CHS
23.	What is the undivided area of land as per Conveyance Deed?	--	



PART II - VALUATION

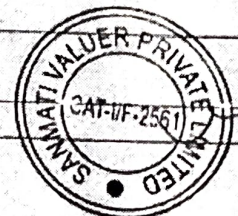
VIII. DETAILS OF VALUATION

A. Value by Comparison Method (INR)

1	Carpet/Built Up Area as per Agreement	528.50 sqft Carpet area i.e 529 sqft carpet
2	Carpet area as per approved plan	-
3	Carpet area as per physical measurement	Not allowed
4	Carpet Area Consider For valuation	529 sqft carpet
5	Loading	-
6	Built up area for valuation	-
7	Rate per sq. ft. adopted	Rs. 50,000/-
8	Value by Comparison Method (INR)	Rs. 2,64,50,000/-
9	Nos Of Covered Car parking	-
10	Value of Car parking (Rs)	-
11	Other one-time cost	-
12	Final Value by Comparison Method INR	Rs. 2,64,50,000/-

B. Value by Comparison Method (INR) For Land & Building

I	Valuation by Land	NA
1	Land Area as per Agreement	NA
2	Land area As per approved plan	NA
3	Land Area Consider For valuation	NA
4	Land Rate	NA
5	Land value (INR)	NA
II	Valuation of construction Area	NA
1	Constructed area As per Agreement	NA
2	Constructed area as per Plan	NA
3	Constructed area as per Physical measurement	NA
4	Construction Area (Built up) Consider for valuation	NA
5	Construction Rate per sq ft Built up	NA
6	Construction Value	NA
7	Total Value by Land & Building Method (INR) (I+II)	NA



**VALUATION REPORT
PART I - QUESTIONNAIRE**

Ref. No: SVPL/BOB/OTH/2021-
22/06/07

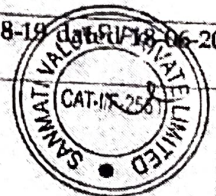
Date: 09-06-2021

I. WORK ASSIGNMENT DETAILS

01	Assigned By	Branch Manager
02	Representative of	Bank of Baroda Wadala Branch
03	Assigned on date	05-06-2021
04	Date of Inspection	06-06-2021
	Document Received	06-06-2021
05	Date on which valuation is made	09-06-2021
06	Fresh Valuation/ Revaluation	Fresh Valuation
07	Purpose of Valuation	To ascertain fair market value
08	Applicant Name	Mr. Rushabh Vikram Shah
09	Contact Details	9819057090
10	Address Of the Property	Flat No- 16, 4 th Floor, " Dadar Pratima CHSL", Situated at Hindu Colony, Dadar East, Mumbai 400 014
11	Landmarks	Near Vaidya Udyan
12	S. No./CTS No./ Plot No	Plot No-121 Ne CTS No- 120/10 of Matunga Division
13	Ward Name & No.	-
14	Pin Code	400 014

II. DOCUMENTS

01	Name Of the Customer / Owner as per Documents	Mr. Rushabh Vikram Shah
02	Documents Provided	
2(a)	Copy Of Agreement / Title Deed	Not provided
2(b)	Index II	Not provided
2(c)	Share Certificate	Not provided
2(d)	If property is joint ownership then share of each owner	No
2(e)	Occupancy Certificate/BCC	Not provided
2(f)	Commencement Certificate	Not provided
2(g)	Approved Building Plan	Not provided
2(h)	RERA No.	Nil
2(i)	Other Documents	Nil
2(j)	Land Holding Type (Leasehold / Freehold/ Gaothan/others)	Old valuation report ref no- VAI/BOB/1914/2018-19 dated 09-06-2018 issued by Valuer India LLP





SANMATI
VALUER
PRIVATE
LIMITED

SVPL

The Branch Manager,
Bank of Baroda Wadala Branch

Subject : Valuation Report for Fair Market Value of the Property.

Client Name : Mr. Rushabh Vikram Shah

Dear Sir,

Please find enclosed herewith the valuation Report of the subject property.

Location of the Property	Flat No- 16, 4 th Floor, "Dadar Pratima CHSL", Situated at Hindu Colony, Dadar East, Mumbai 400 014
Flat Area	: 529 sqft carpet
Fair Market Value	: Rs. 2,64,50,000/-
Realizable Value	: Rs. 2,38,05,000/-
Distress Value	: Rs. 2,11,60,000/-
Government Value (Ready Reckoner 2020-21)	: Rs. 224590/- per sqmt BUA
Insurance Value	: Rs. 13,22,500/-

This report Contains 13 Pages (Including Photographs)
Kindly Acknowledge

Thanking You,

For SANMATI VALUER PRIVATE LIMITED



(Director)

PLACE : MUMBAI

DATED: 09-06-2021

III. CUSTOMER RELATED SITE VISIT REPORT

01	Name of the Person met at site	
02	Contact no. of person met at site	Mr. Rushabh Vikram Shah
03	Relationship of person met at site with the Customer	9819057090 Applicant
04	Property occupied / vacant	
05	Name of the Occupant	Occupied
06	Relationship of the Occupant with the Customer	Mr. Rushabh Vikram Shah Self
07	Occupied since	Last 24 years
08	Name displayed on Door	--
09	Name displayed on society board	--

IV. DESCRIPTION OF THE LOCALITY

1 Proximity to civic amenities-
Distance from nearest:

	Distance (in Kms)	From (specify name)
School/College	0.15	Pr. B.N.Vaidya Sabhagriha
Hospital	0.17	Dr. B.N. Mitra
Railway Station / Bus Stop	0.90	Dadar Railway Station
2 Residential Area/ Commercial/ Industrial	Residential	
3. Classification of Area	Middle Class	
i) High/Middle/Poor	Developed	
ii) Developed / Developing / Gaothan		
4. Coming under Corporation limit/ Village Panchayat/ Municipality.	MCGM	
5. Infrastructure Surrounding Area	Good	
6. Condition & Width of Approach Road	Average	
7. Whether covered under any State/Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	NA	
8. In Case it is an agriculture land, any conversion to house site plots is contemplated.	NA	
9 Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification	NA	



ANNEXURE

ANNEXURE 2: Ready Reckoner



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year

2017-18

Annual Statement of Rates

Language

English

Selected District

मुंबई (मह)

Select Village

नाटुंगी विल्डींग

Search By

Survey No Location

Enter Survey No

120

Search

सर्वेक्षण क्र.	विल्डींग	एरिया (चौर)	वॉल्यूम (घन)	मूल्य (₹)	एरिया (चौर)	मूल्य (₹/चौर)	Attribute
15/1107	मुंबई, पश्चिम भाग रेल्व स्टेशन, तलाप देवदंड सारंग, पुर्वेला शासनाधीन अडोडकर रस्ता, रजिस्ट्रेशन वर्डींगची दक्षिण हर	100.00	2.00	1,14,600	11.17	10,24,590	बोर नीर
15/1110	मुंबई, दक्षिण भाग, पुर्वे व रजिस्ट्रेशन विभागाच्या वॉल्यूम, पश्चिम अडोडकर सारंग रेल्व स्टेशन व विभागाच्या वॉल्यूम	100.00	2.00	1,14,600	11.17	10,24,590	बोर नीर