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Resi./ Off. : 2, 'Swavalamban', MamledarWadi, 6<sup>th</sup> Road, Malad ( West), Mumbai. - 400 064.

**D.T.PATIL**

G.D. Arch., A.R.I.B.A. F.I.I.A.

Chartered Architect

& Govt. Registered Valuer

**PNB Nallasopara (East Branch)**

**Pramod Bharat Singh. /5472**

**DATE: 02/02/2023**

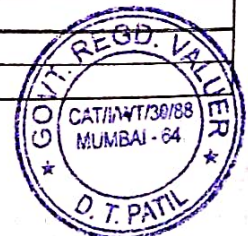
To,  
The Manager,  
Punjab National Bank,  
Nallasopara (East) Branch,  
Palghar

**VALUATION REPORT**

**Appendix-I**

I	GENERAL	
1.	Name & address of the valuer	D. T. Patil Chartered Architect & Govt. Regd. Valuer 2 Swavalamban, Mamledar Wadi, 6 <sup>th</sup> Road, Malad (West), Mumbai. 400 064. Mobile: 9323690708
2.	Purpose of Valuation	For assessment of fair market value of the property for Bank Purpose.
3.	a. Date of Inspection	01/02/2023
	b. Date of Valuation	02/02/2023
4.	Document produced for perusal	a) Old Valuation Report Dated: 30/12/2019 b) Maintenance Bill No.508 Dated 31/12/2022. ( On the name of Pramod Bharat Singh) c) Electricity Bill Consumer No. 001610024170 In the month of January 2023 ( On the name of Owner)
5.	Name of the Purchaser/owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	<b>Pramod Bharat Singh. (Applicant/Owner)</b>  <u>Contact Person</u>  Single Ownership
6.	Brief description of the property	<b>Valuation of Unit No. 20 on Ground Floor, Building known as "Dewan &amp; Sons Industrial Estate No. 6 Premises Co. Op. Hsg. Soc. Ltd.", Situated at Survey No. 31, 34 (Pt.), 36, Final Plot No. 171, 172, 173, 174 &amp; 175 of Village Navghar, Opp. Ambika Complex, Vasai Road (East), Taluka Vasai District Palghar 401202.</b>  <b>Situated at Survey No. 31, 34 (Pt.), 36, Final Plot No. 171, 172, 173, 174 &amp; 175 of Village Navghar, Opp. Ambika Complex, Vasai Road (East), Taluka Vasai District Palghar 401202.</b>
7.	Location of the property	
	a. Plot No./Survey No.	Survey No. 31, 34 (Pt.), 36, Final Plot No. 171, 172, 173, 174 & 175
	b. Door No.	Unit No. 20
	c. C.T.S. No./Village	Village Navghar
	d. Ward/Taluka	Vasai
	e. Mandal/District	Palghar

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	f. Date of issue and validity of layout of approved map/plan	Details not available	
	g. Approved map/plan issuing authority	Details not available	
	h. Whether genuineness or authenticity of approved map/plan is verified	Details not available	
	i. Any other comments by our empanelled Valuers on authentic of approved plan	Details not available	
8.	Postal Address of the property	Valuation of Unit No. 20 on Ground +1st Storied Structure, Building known as "Dewan & Sons Industrial Estate No. 6 Premises Co. Op. Hsg. Soc. Ltd.", Situated at Survey No. 31, 34 (Pt.), 36, Final Plot No. 171, 172, 173, 174 & 175 of Village Navghar, Opp. Ambika Complex, Vasai Road (East), Taluka Vasai District Palghar 401202.  Situated at Survey No. 31, 34 (Pt.), 36, Final Plot No. 171, 172, 173, 174 & 175 of Village Navghar, Opp. Ambika Complex, Vasai Road (East), Taluka Vasai District Palghar 401202.	
9.	City/Town	City	
	Residential Area	-	
	Commercial Area	-	
	Industrial Area	Yes.	
10.	Classification of the area		
	High/Middle/Poor	Middle Class Locality.	
	Urban/Semi Urban/Rural	Urban.	
11.	Coming under Corporation limit/Village Panchayat/Municipality	-	
12.	Whether covered under any State / Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area cantonment area	No.	
13.	Boundaries of the property	As per site	As per Documents
	North	N.A.	Road
	South	N.A.	Road
	East	N.A.	Complex Road / Pares Building
	West	N.A.	Road
14.	Dimensions of the site	N.A. as per property under consideration is a Residential Unit in the residential building.	
		As per site	As per Documents
	North	N.A.	Road
	South	N.A.	Road
	East	N.A.	Complex Road / Pares Building
	West	N.A.	Road
15.	Extent of the site	a) Carpet area is about 505 Sq. Ft. (46.91 Sq. Mt.) As per Measurement taken on site. b) Built up area is 597 Sq. Ft. (55.46 Sq. Mt.) is considered for valuation.	



16.	Latitude, Longitude & Co-ordinates of Unit	Latitude = 19°23'06.1" N Longitude = 72°50'01.7" E
17.	Extent of the site considered for valuation	Built up area is 597 Sq. Ft. (55.46 Sq. Mt.) is considered for valuation.
18.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? rent received per month.	Owner Occupied Unit
<b>II APARTMENT BUILDING:</b>		
1.	Nature of Apartment	Industrial Unit Situated on Ground floor
2.	Description of the locality Residential / Commercial / Mixed	Industrial / Commercial Locality.
3.	Year of Construction	About 1985
4.	Number of Floors	Ground + 1st Stori ed Structure
5.	Type of Structure	R.C.C. framed structure.
6.	Number of Dwelling units in the building	Ground + 1st Stori ed Structure
7.	Quality of Construction	Satisfactory.
8.	Appearance of the Building	Satisfactory
9.	Maintenance of the Building	Satisfactory
10.	Facilities Available	
	Lift	N.A.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage.
	Car Parking - Open/ Covered	Yes, Open Parking Space Provided.
	Is Compound wall existing?	Yes.
	Is pavement laid around the Building	Yes.
<b>III. Unit</b>		
1.	The floor in which the unit is situated	Ground Floor
2.	Door number of the Unit	Unit No. 20
3.	Specification of the Unit	
	Roof	R.C.C Slab Roof.
	Flooring	Cement Concrete Coba.
	Doors	M S Rolling Shutter.
	Windows	Aluminum Sliding Windows.
	Fittings	Open
	Finishing	Open.
4.	House Tax	Details not available.



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	Assessment No.	Details not available.
	Tax amount	Details not available.
	Tax paid in the name of	Details not available.
5.	Electricity service connection number	001610024170
	Meter Card is in the name of	Pramod Bharat Singh.
6.	How is the maintenance of the Unit?	Satisfactory
7.	Sale Deed executed in the name of (As per available documents)	Details not available
8.	What is the undivided area of land as per sale deed?	N.A.
9.	What is the Built area of the Unit	Built up area is 597 Sq. Ft. (55.46 Sq. Mt.) is considered for valuation.
10.	What is the floor space index (Approx.)?	As per Rules & Regulation.
11.	What is the carpet area of the Unit?	Carpet area is about 505 Sq. Ft. (46.91 Sq. Mt.) As per Measurement taken on site.
12.	Is it Posh/I Class/Medium/Ordinary	Medium Class.
13.	Is it being used for residential or commercial?	Residential Area.
14.	Is it owner occupied or tenanted	Owner Occupied Unit
15.	If tenanted, what is the monthly rent?	N.A.
<b>A</b>	<b>GENERAL:</b>	
1.	How is the marketability	Good
2.	What are the factors favouring for an extra potential value?	Well-developed Industrial locality.
3.	Any negative factors observed which affect the market value in general	No
	<b>RATE</b>	
1.	After analysing the comparable sale instances, what is the composite rate for a similar unit with same specifications in the adjoining locality? (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 6,500/- per Sq. Ft. of Built up area.
	<b>Remarks</b>	
	As per site inspection, Carpet area is 505 Sq. Ft. (46.91 Sq. Mt.) As per measurement taken on site & Built up area is 597 Sq. Ft. (55.46 Sq. Mt.) is considered for valuation. Hence to give proper weightage to the value of the property, higher rate i.e. Rs. 6,500/- per Sq. Ft. of Built up area is considered.	
2.	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (Give details)	Rs. 6,500/- per Sq. Ft. of Built up area.
3.	<b>BREAK UP FOR THE RATE</b>	
	i) Building + Services	Rs. 2,000/- per Sq. Ft.
	ii) Land + others	Rs. 4,500/- per Sq. Ft.

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4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	BUA is 597 Sq. Ft. X Rs.4069/- per Sq. Ft. = Rs. 24,29,193/-		
<b>B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:</b>				
a.	Depreciated Building Rate	Comparable Sale method		
	Replacement cost of unit with Services (v(3)i)	Rs. 6,500/- per Sq. Ft.		
	Age of the building	37 Years		
	Life of the building estimated	23 Years. (with proper & regular maintenance & repair)		
	Depreciation percentage assuming the salvage value as 10%	N.A		
	Depreciated Ratio of the building	N.A		
b.	Total Composite rate arrived for Valuation			
	Depreciated Building rate V(a)	Rs. 2,000/- per Sq. Ft. (Building + Services)		
	Rate for Land & other V(3) ii	Rs. 4,500/- per Sq. Ft. (Land & other)		
	Total Composite Rate	Rs. 6,500/- per Sq. Ft. (Composite Rate)		
<b>C. VALUATION DETAILS:</b>				
Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Fair Market Value	Built up area is 597 Sq. Ft.	Rs. 6,500/- Per Sq. Ft.	Rs. 38,80,500/- Say...Rs. 38,81,000/-

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold comparable properties, also known as comparable, or comps. must share certain features with the property in questions. Some of these include physical features such as square footage, number of rooms, condition, and age of the building, however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Unit, where there are typically many comparable available to analyze. As the property is a Residential Unit, we have adopted Sale Comparison Approach Method for the purpose valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. Rs. 6,000/- to Rs. 7,000/- on Built up area. Considering the rate with attached report, current market conditions demand and supply position, Residential Unitsize, location, upswing in real estate prices, sustained demand for Residential Unit, all round development of residential application in the locality etc. We estimate Rs. 6,500/- per Sq. Ft. on Built up area for valuation.

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## JUSTIFICATION FOR PRICE/RATE


### DECLARATION-CUM-UNDERTAKING

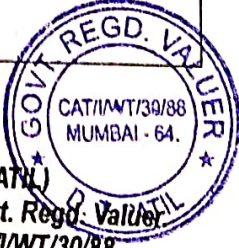
I, **D.T. Patil** Son of **Shri.** Do hereby solemnly affirm and state that.

- a) The information furnished in my valuation report dated **02/02/2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) Our Representative inspected the Right property on **02/02/2023**. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

S. N.	Particulars	Valuer comment
1.	background information of the asset being valued	Industrial Unit.
2.	Purpose of valuation and appointing authority	Assess Fair Market Value.
3.	identity of the valuer and any other experts involved in the valuation;	D.T. Patil Govt. Regd. & Bank Panel Valuer
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	Site Visit Dated: 02/02/2023. Report Dated: 02/02/2023.
6.	Inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Bank Purpose for Specified Bank Branch.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	N.A.

Place: **Mumbai.**  
Date: **02/02/2023**

  
(D.T.PATIL)  
Architect and Govt. Regd. Valuer  
Reg. No. CAT//WT/30/88  
CA/75/1111.



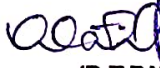
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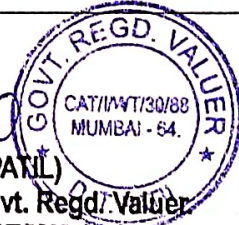
As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

i)	Date of purchase of immovable property	19/01/2013.
ii)	Purchase Price of immovable property:	Rs.25,70,000/-
iii)	Fair Market value of immovable property:	Rs. 38,81,000/-
iv)	Realizable Value of immovable property: (90% of FMV)	Rs. 34,92,900/-
v)	Distress Sale Value of immovable property: (80% of FMV)	Rs. 31,04,800/-
vi)	Insurance Value of immovable property:	Rs. 11,94,000/-
vi)	Guideline Value (value as per Circle Rates)	Rs. 24,29,193/-

Place : Mumbai.

Date: 02/02/2023

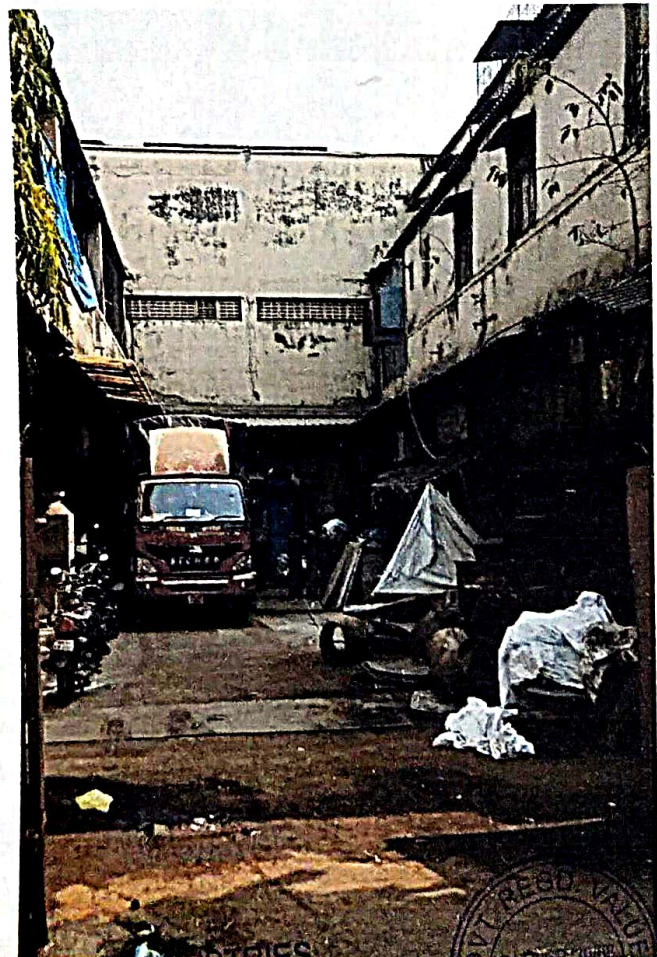
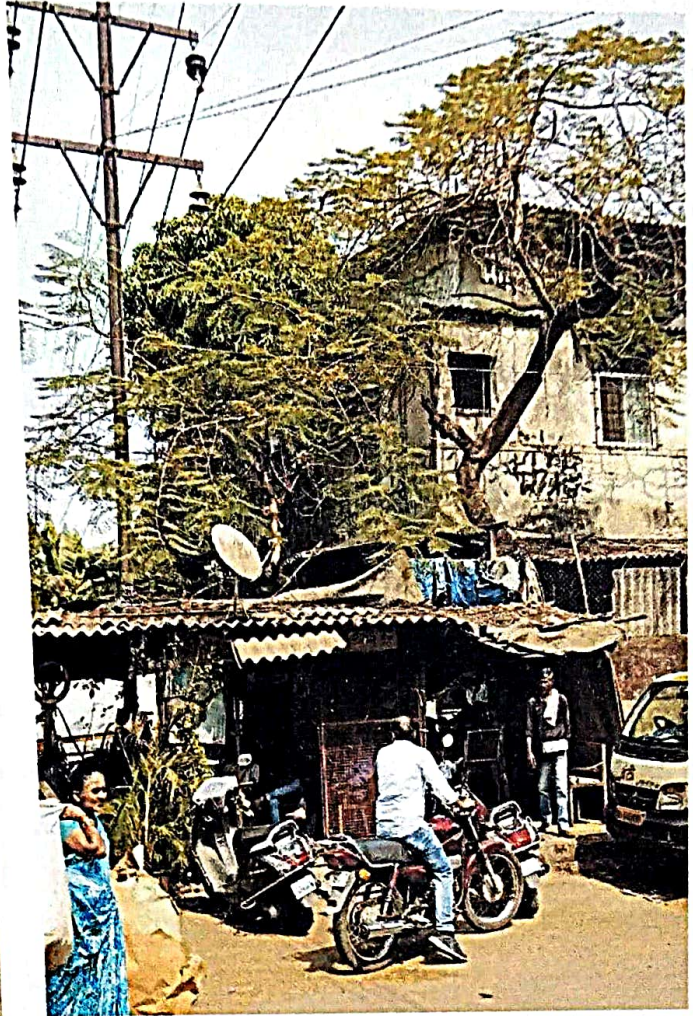
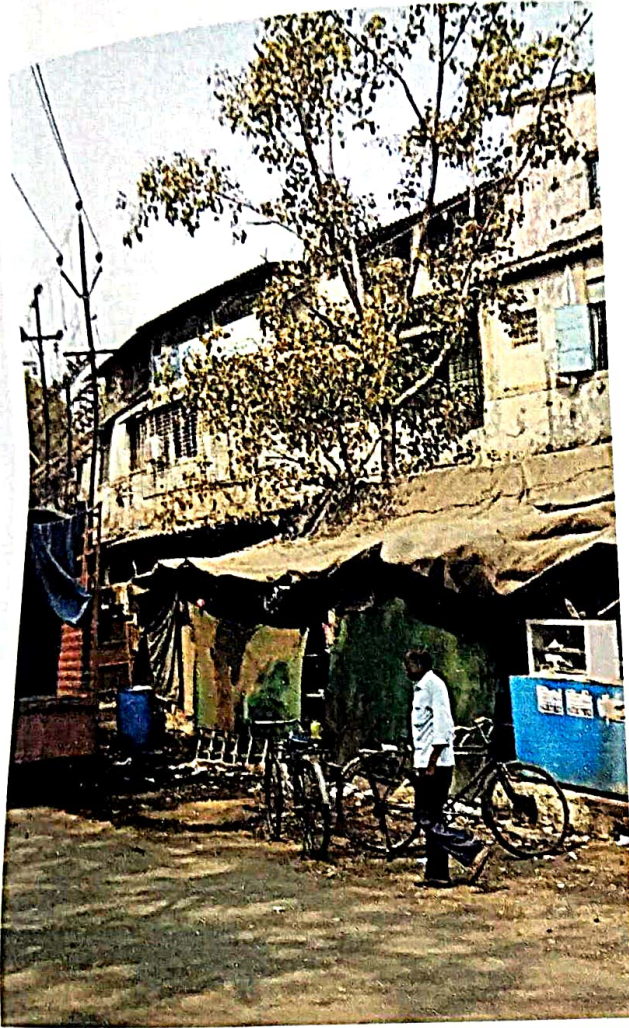
  
(D.T.PATIL)  
Architect and Govt. Regd. Valuer  
Reg. No. CAT/I/WT/30/88  
CA/75/1111.



**Enclosed**

1. Declaration from the valuer
2. Model Code of conduct for valuer
3. Photograph of owner with the property in the background
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc.
5. Any other relevant documents/extracts

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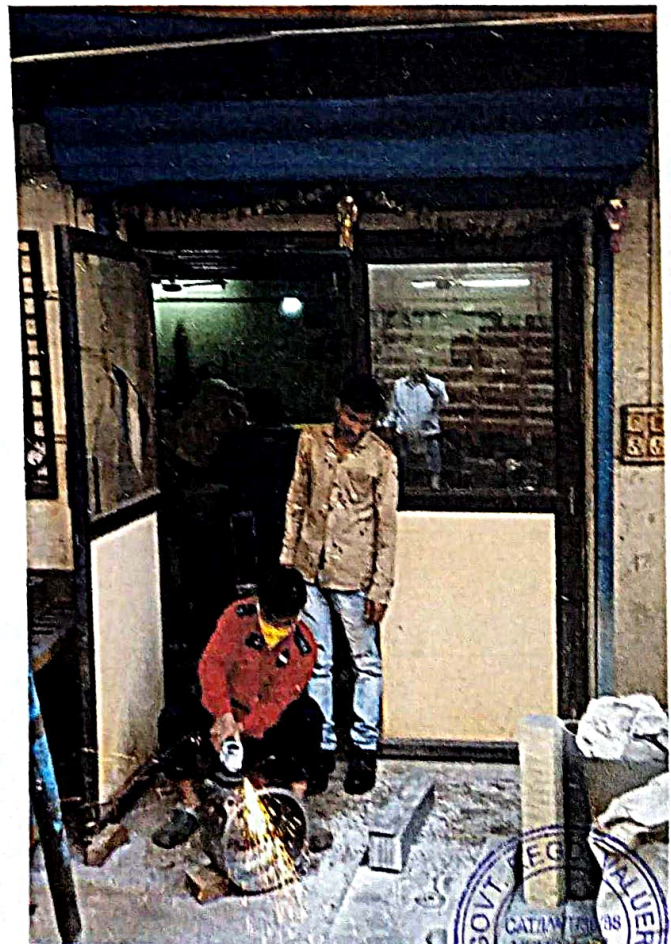
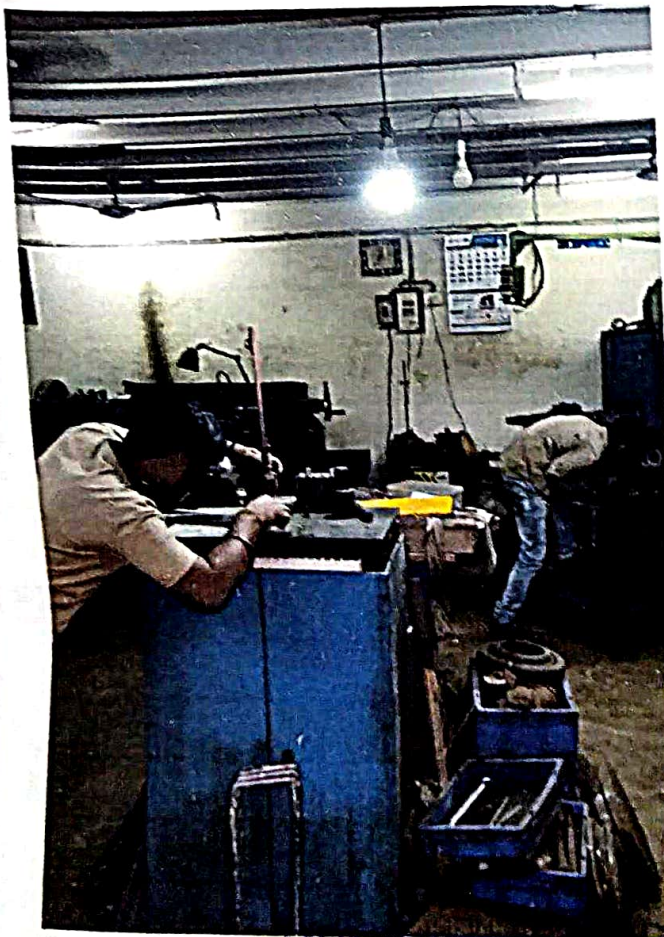
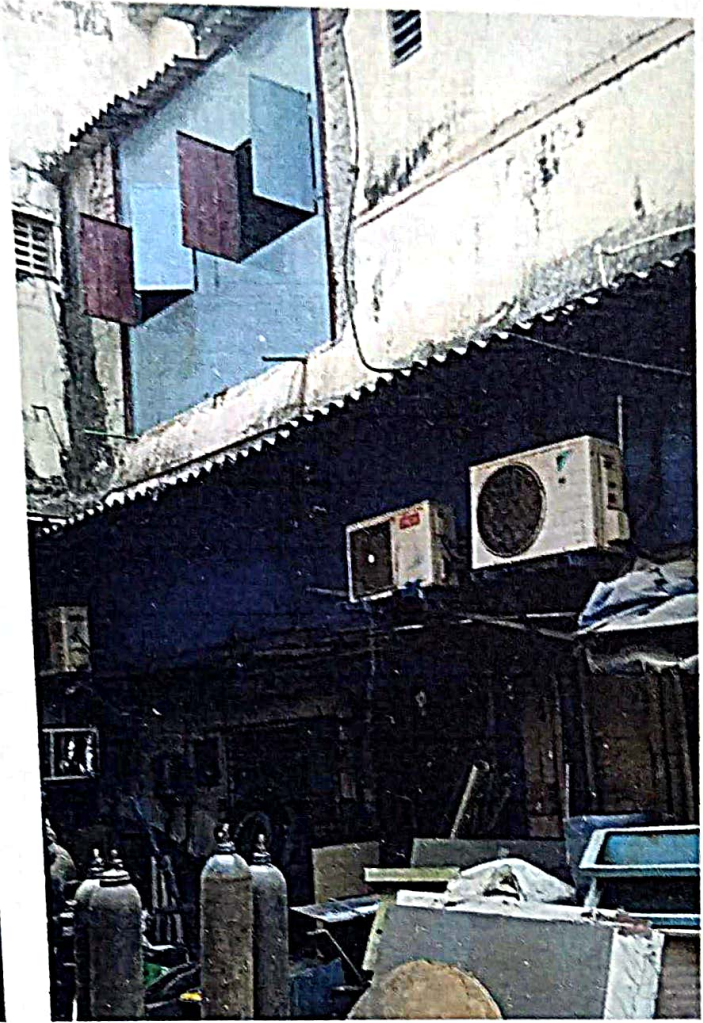
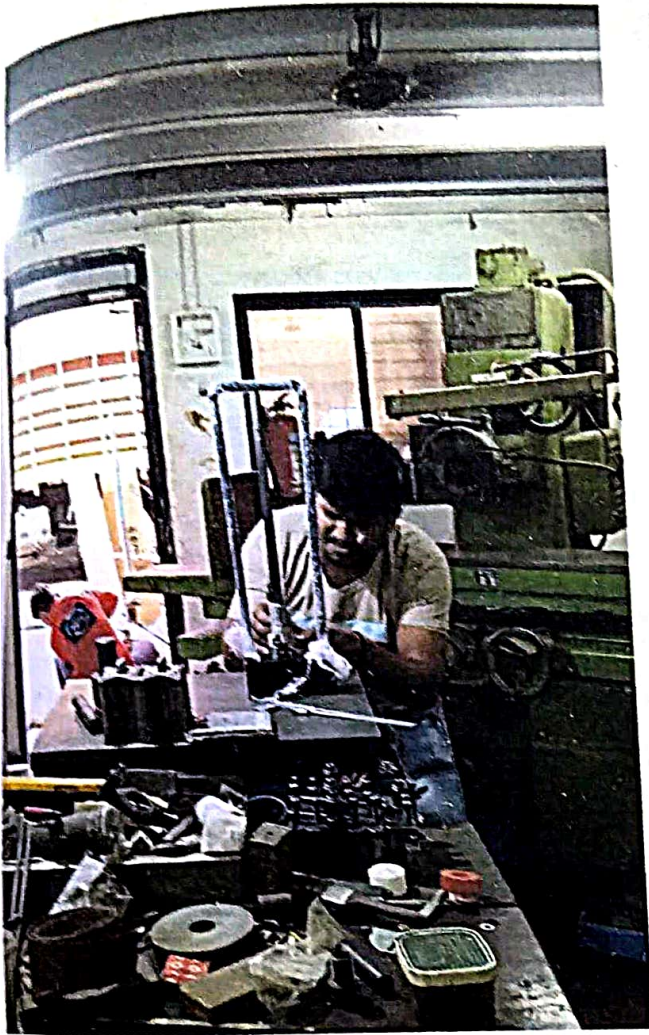


For G M INDUSTRIES  
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*[Signature]*  
Authorized Signatory



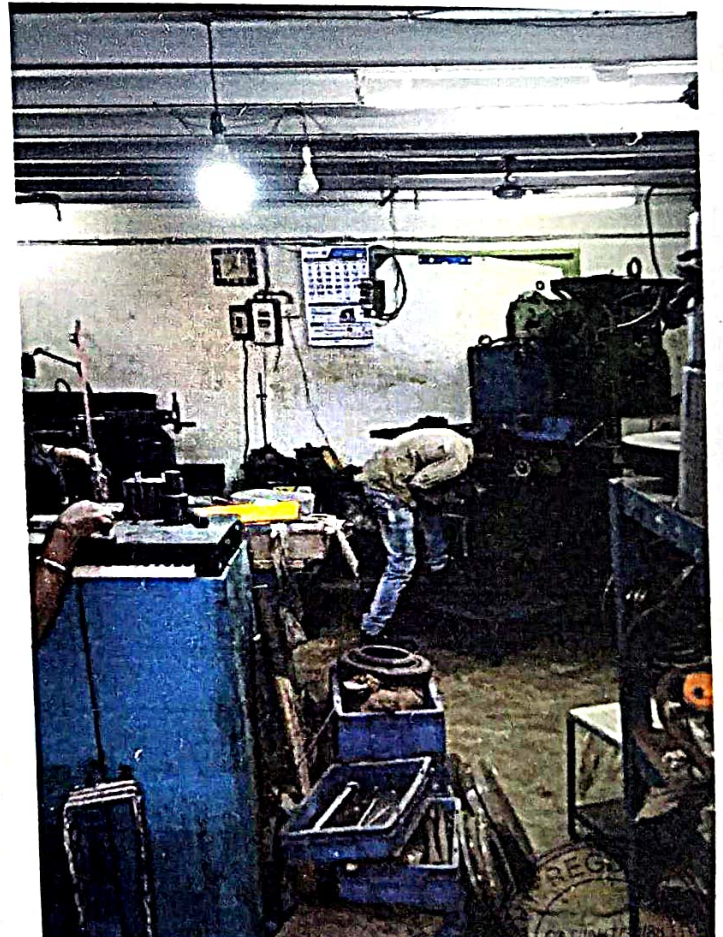
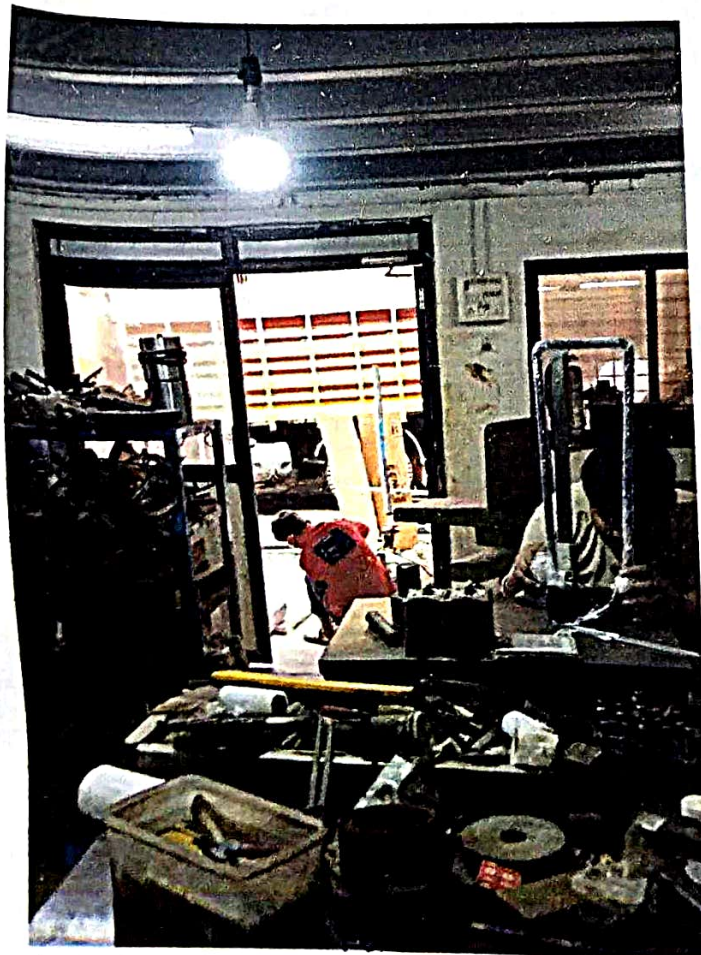
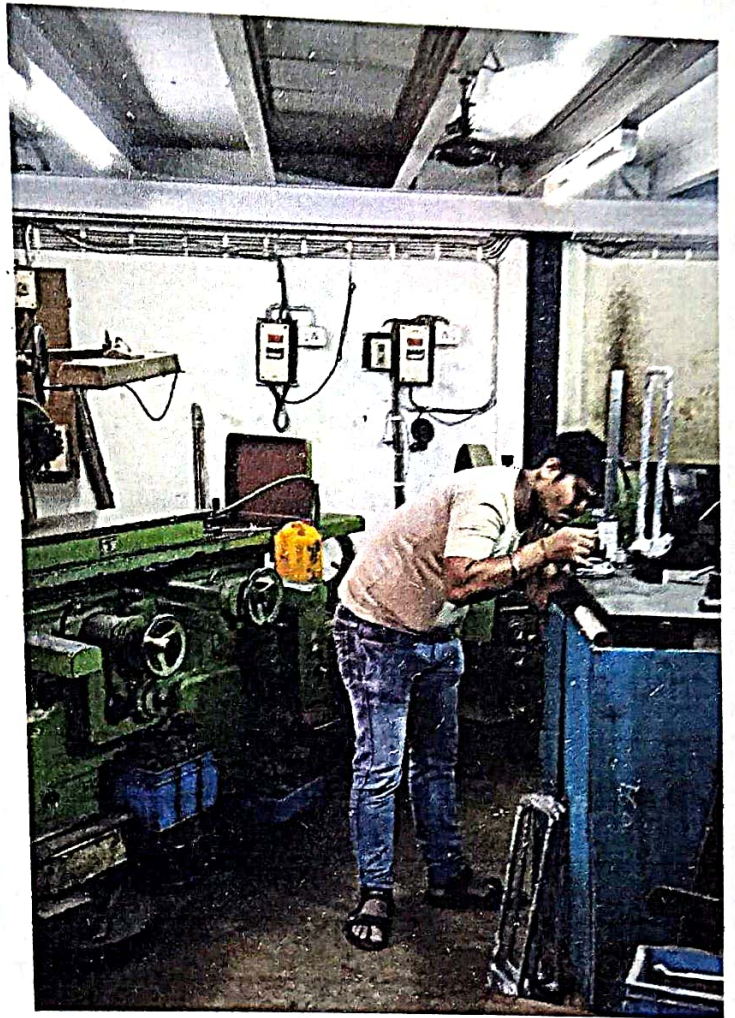
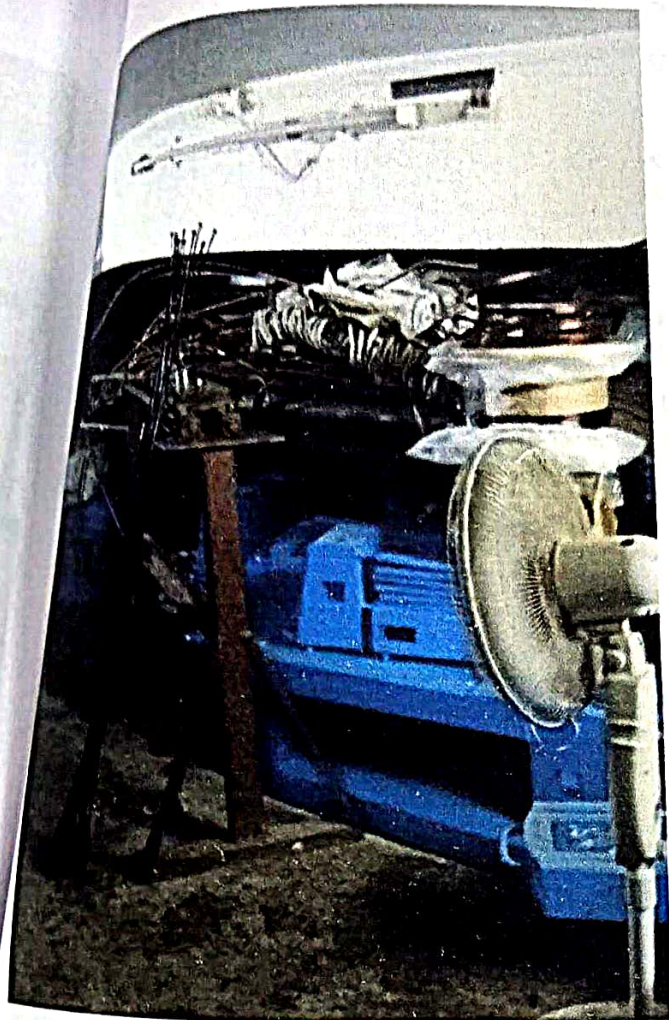




For C...  
*Anjy*  
Proprietor / Authorised Signatory

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Proprietor / Authorized Signatory

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Google Maps  
19°25'04.17N 72°50'02.07E  
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REGD. VALUER  
11/11/2018  
MUMBAI - 44.  
T. PATIL