

UMESH PRASAD

B.E. (Civil), FIV, C. Eng. (I), AMIE

Consulting Engineer, Government Registered Valuer & Chartered Engineer.

Mumbai Off: 101, 1st Floor Saraswati Sadan, Atmaram Mhatre Marg, Behind Saraswat Bank, Dahisar (West). Mumbai, 400068.

Mob: 9977002133 Email Id: valuation48@gmail.com

Pune Off: Survey No 22/1/1, Thite Vasti, Lane No. 4, Kharadi, Pune- 411014. Tel No.- 020- 65273958, Mob No- 9767117702.

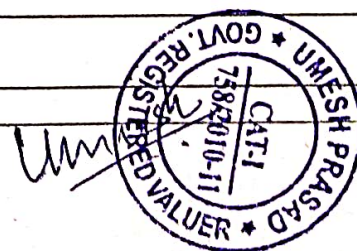
UM/UBI-347/2021-22

09/12/2021

To,
The Branch Manager,
Union Bank of India,
Bhayander (West) Branch.
Bhayander

VALUATION REPORT (IN RESPECT OF FLATS)

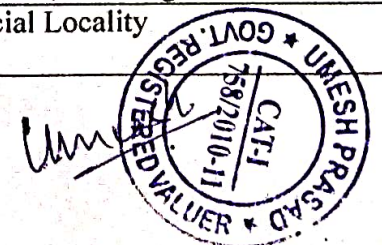
I. GENERAL		
1	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank loan purpose.
2	a) Date of inspection	: 08/12/2021
	b) Date on which the valuation is made	: 09/12/2021
3	List of documents produced for perusal	
	i) Documents	: Old Valuation Report
	ii) Other Documents	: Electricity Bill
	iii) --	: --
4	Name of the owner(s) and his/ their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Dindayal Mulchand Agarwal
5	Brief description of the property	: Valuation of Flat No.004, Ground Floor, Building No. 26, Spring Field Chsl, The building is located in well developed Residential Locality of Opp. Shanti Shopping Center, Shanti Nagar, Mira Road (East) Nearest railway station is Mira Road and is around 05 Minutes walkable distance from the building. The locality is well connected by roads with Auto, Taxi & Buses easily available from various points of the city up to the particular locality.
6	Location of property	
	a) Plot No. / Survey No.	: Old Survey No. 745 (part) & New Survey No. 133
	b) Door No.	: Flat No. 004, Ground Floor, Building No. 26
	c) C. T. S. No. / Village	: Village: Bhayander
	d) Ward / Taluka	: Taluka: Thane
	e) Mandal / District	: District: Thane
	f) Date of issue and validity of layout of approved map / plan	: Related Documents are not Provided
	g) Approved map / plan issuing authority	: Related Documents are not Provided
	h) Whether genuineness or authenticity of approved map / plan is verified	: Related Documents are not Provided
i) Any other comments by our empanelled valuers on authentic of approved plan	: None	



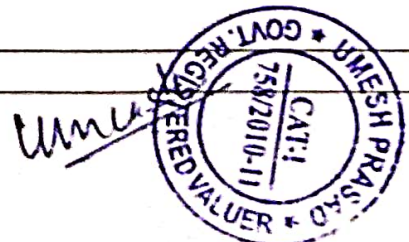
7	Postal address of the property	:	Flat No. 004, Ground Floor, Building No. 26 Spring Field II Co-Op. Hsg. Soc. Ltd Opp. Shanti Shopping Center, Shanti Nagar Mira Road (East) Taluka & District: Thane-401101 Maharashtra					
8	City / Town	:						
	Residential Area	:	Residential					
	Commercial Area	:	Commercial					
	Industrial Area	:	--					
9	Classification of the area	:						
	i) High/ Middle/ Poor	:	High					
	ii) Metro/ Urban/ Semi Urban/ Rural	:	Urban					
10	Coming under Corporation limit/ Village Panchayat/ Municipality	:	Within the limits of Mira-Bhayander Municipal Corporation					
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No.					
12	Boundaries of the property:	:						
	North	:	Internal Road					
	South	:	Ajinkya Chsl					
	East	:	Spring Field I Chsl					
	West	:	Adana Pawar System					
13	Dimensional area	:						
		:	A			B		
		:	As per the deed			Actual		
	North	:	Carpet Area: 356 sq ft			Measured Carpet Area: 361 sq ft (1BHK)		
	South	:						
	East	:						
	West	:						
14	Extent of the site.	:	Carpet Area: 356 sq ft (As per Old Valuation Report) Built Up Area: 427 sq ft					
14.1	Latitude, Longitude and Coordinates of the site	:	Latitude	19	30	82	76	N
		:	Longitude	72	85	14	6	E
15	Extent of the site considered for valuation (least of 13A & 13 B)	:	Built Up Area: 427 sq ft Which is considered for valuation					
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Owner Possession					

II. APARTMENT BUILDING

1	Nature of the Apartment	:	Residential+ Commercial					
	Location	:	Opp. Shanti Shopping Center, Shanti Nagar Mira Road (East)					
	C.T. S. No.	:	--					
2	Block No. / Survey No.	:	Old Survey No. 745 (part) & New Survey No. 133					
	Ward No.	:	--					
	Village/ Municipality / Corporation	:	Bhayander / MBMC					
	Door No., Street or Road (Pin Code)	:	Flat No. 004, Ground Floor, Building No. 26					
3	Description of the locality Residential / Commercial / Mixed	:	Residential + Commercial Locality					



4	Year of Construction	:	About 2008
5	Number of Floors	:	Ground+ 7Upper Floors
6	Type of Structure	:	R.C.C. structure
7	Number of Dwelling Flats in the building	:	04 Nos.Flat on GroundFloor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	01No.Lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking- Open/ Covered	:	Open Car Parking
	Is Compound Wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes
III. FLAT			
1	The floor on which the Flat is situated	:	GroundFloor
2	Door No. of the Flat	:	Flat No. 004, Ground Floor, Building No. 26
3	Specifications of the Flat		
	Roof	:	RCC
	Flooring	:	Wooden and Vitrified Flooring
	Door	:	WoodenDoors
	Windows	:	Aluminum Coated Windows
	Fittings	:	Concealed Wiring
4	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
	Electricity Service Connection no.	:	150584272
5	Meter Card is in the name of	:	M/s Vinamara Enterprises
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Dindayal Mulchand Agarwal
8	What is the undivided area of land as per Sale Deed?	:	--
9	What is the plinth area of the Flat?	:	Carpet Area: 356 sq ft (As per Old Valuation Report) Built Up Area: 427 sq ft
10	What is the floor space index (app.)	:	As permissible.
11	What is the Carpet Area of the Flat?	:	Measured Carpet Area: 361sq ft
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Godown
14	Is it Owner-occupied or let out?	:	Owner Possession
15	If rented, what is the monthly rent?	:	Rs.15,000/- per month
IV. MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The building is located in Well Developed Residential Locality.
3	Any negative factors are observed which affect the market value in general?	:	No.



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)	: Rs.13,000/-per sq.ftson Built Up Area
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).	: Rs.13,000/-per sq.ftson Built Up Area
3	Break - up for the rate /value	
	i) Building + Services	: Rs.2,000/- per sq.fts
	ii) Land + Others	: Rs.11,000/- per sq.fts
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs.6,949/- per sq.fts X Built Up Area:427sq.fts = Rs.29,67,223/-
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	
	Replacement cost of Flat with Services (v (3)i)	: Rs.2,000/- per sq.fts
	Age of the building	: 13 Years
	Life of the building estimated	: 47 Years (with proper maintenance & care of the building).
	Depreciation percentage assuming the salvage value as 10%	: --
	Depreciated Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.13,000/-per sq.ftson Built Up Area
	Depreciated building rate VI (a)	: --
	Rate for Land & other V (3)ii	: --
	Total Composite Rate	: Rs.13,000/-per sq.ftson Built Up Area

DETAILS OF VALUATION:

Sr. No	Description	Built Up Area	Rate per Flat Rs.	Estimated Value Rs.
1	Present value of the Flat	427Sq.fts	Rs.13,000/-	Rs.55,51,000/-
2	Wardrobes			--
3	Showcases			--
4	Kitchen Arrangements			--
5	Superfine Finish			--
6	Interior Decorations			--
7	Electricity deposits / electrical fittings, etc			--
8	Extra collapsible gates / grill works etc			--
9	Potential value, if any			
10	Others			

Date: 09/12/2021

Place: Mumbai.

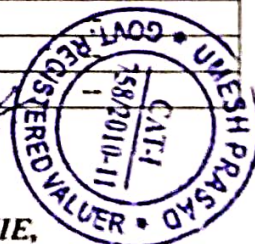
Umesh Prasad

B. E. (Civil), AMIE,

Govt. Regd. Valuer

CAT - 1/758 of 2010/11

(Approved Valuers for Union Bank of India)



(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.55,51,000/- (Rupees Fifty Five Lakhs Fifty One Thousand Only)**.

Net Realisable Value is **Rs.49,95,900/- (Rupees Forty Nine Lakhs Ninety Five Thousand Nine Hundred Only)**

The distress value **Rs.47,18,350/- (Rupees Forty Seven Lakhs Eighteen Thousand Three Hundred Fifty Only)**.


Insurance Value: **Rs.8,54,000/-**

Rent per Month: **Rs.15,000/-**

Govt. Value: **Rs.29,67,223/-**

Date: 09/12/2021

Place: Mumbai.

Umesh

Umesh Prasad
B. E. (Civil), AMIE
Govt. Regd. Valuer
CAT - 1/758 of 2010/11

(Approved Valuers for Union Bank of India)

The undersigned has inspected the property detailed in the Valuation Report dated on 09-12-2021. We are satisfied that the fair and reasonable market value of the property is Rs. 55,51,000 (Rupees Fifty five lacs fifty one thousand)

Date: 13-12-2021


 (Name of the Branch Manager with office Seal)

Encl:

- 1) Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
- 2) Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Class Feedback

Year: 2021-2022

Annual Statement of Rates

Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मौजे (गाव) भाईदर

Search By: Survey No Location

Enter Survey No: 133 Search

उपविभाग	खुली बपीन	निवासी सदनिका	औद्योगिक दुकाने	औद्योगिक	एकक (K.A.)	आठवडा
113-जे भु-विभाग हदी मौजे भाईदर गांवातील रेल्वे लाईनच्या पुर्वकडील सर्व मिळकती संके क्र	35830	74800	90200	117700	90200	चौ. मीटर तऱ्हे नंबर

