

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.

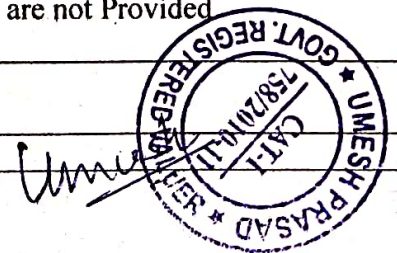
UM/UBI-345/2021-22

09/12/2021

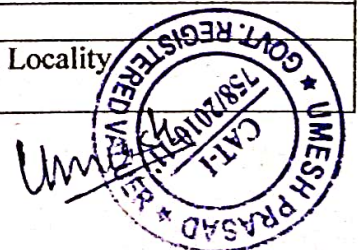
To,
The Branch Manager,
Union Bank of India,
Bhayander (West) Branch.
Bhayander

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 & Maintenance Copy
	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. Lalit Dindayal Agarwal
5	Brief description of the property	: Valuation of Flat No.101, 1 st Floor, Shree Agarwal Bhawan Chsl, The building is located in well developed Residential Locality of Maharaja Agrasen Marg, Modi Patel Road, Bhayander(West) Nearest railway station is Bhayander 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.
	Location of property	
	a) Plot No. / Survey No.	: Plot No. 10, Old Survey No. 18, New Survey No. 353
	b) Door No.	: Flat No. 101, 1 st Floor
	c) C. T. S. No. / Village	: Village: Bhayander
6	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. 101, 1 st Floor, Shree Agarwal Bhawan Co-Op. Hsg. Soc. Ltd Modi Patel Road, Bhayander (West), 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	:	Baldev Smruti Chsl					
	South	:	Modi Patel Road					
	East	:	Shree Paresh Chsl					
	West	:	Dev Darshan Chsl					
13	Dimensional area	:						
		:	A			B		
		:	As per the deed			Actual		
	North	:	Built Up Area: 663 sq ft			Measured Carpet Area: 599 sq ft (2BHK)		
	South	:						
	East	:						
	West	:						
14	Extent of the site.	:	Built Up Area: 663 sq ft (As per Old Valuation Report)					
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: 663 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.	:	Tenant Occupied					
II. APARTMENT BUILDING								
1	Nature of the Apartment	:	Residential+ Commercial					
	Location	:	Modi Patel Road, Bhayander (West),					
	C.T. S. No.	:	--					
2	Block No. / Survey No.	:	Plot No. 10, Old Survey No. 18, New Survey No. 353					
	Ward No.	:	--					
	Village/ Municipality / Corporation	:	Bhayander / MBMC					
	Door No., Street or Road (Pin Code)	:	Flat No. 101, 1 st Floor					
3	Description of the locality Residential / Commercial / Mixed	:	Residential + Commercial Locality					



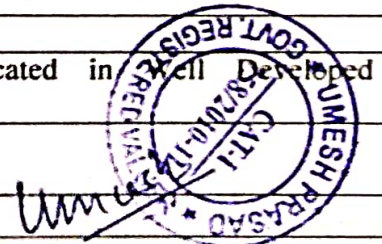
4	Year of Construction	:	About 1982
5	Number of Floors	:	Ground + 4 Upper Floors
6	Type of Structure	:	R.C.C. structure
7	Number of Dwelling Flats in the building	:	04 Nos. Flat on 1 st Floor
8	Quality of Construction	:	Satisfactory
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	No. 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	:	1 st Floor
2	Door No. of the Flat	:	Flat No. 101, 1 st Floor
3	Specifications of the Flat		
	Roof	:	RCC
	Flooring	:	Wooden and Vitrified Flooring
	Door	:	Wooden Doors
	Windows	:	Aluminum Coated Windows
	Fittings	:	Concealed Wiring
	Finishing	:	Distempered
4	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5	Electricity Service Connection no.	:	101656824
	Meter Card is in the name of	:	Mulchand Agarwal
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Lalit Dindayal Agarwal
8	What is the undivided area of land as per Sale Deed?	:	--
9	What is the plinth area of the Flat?	:	Built Up Area: 663 sq ft (As per Old Valuation Report)
10	What is the floor space index (app.)	:	As permissible.
11	What is the Carpet Area of the Flat?	:	Measured Carpet Area: 599 sq ft
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	Rs.18,000/- 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.11,000/-per sq.ft.s on 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.11,000/-per sq.ft.s on Built Up Area
Break - up for the rate /value			
3	i) Building + Services	:	Rs.1,500/- per sq.ft.s
	ii) Land + Others	:	Rs.9,500/- per sq.ft.s
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.5,658/- per sq.ft.s X Built Up Area:663sq.ft.s = Rs.37,51,254/-
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate		
	Replacement cost of Flat with Services (v (3)i)	:	Rs.1,500/- per sq.ft.s
	Age of the building	:	39 Years
	Life of the building estimated	:	21 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.11,000/-per sq.ft.s on Built Up Area
	Depreciated building rate VI (a)	:	--
	Rate for Land & other V (3)ii	:	--
	Total Composite Rate	:	Rs.11,000/-per sq.ft.s on Built Up Area

DETAILS OF VALUATION:

Sr. No	Description	Built UpArea	Rate per Flat Rs.	Estimated Value Rs.
1	Present value of the Flat	663Sq.ft.s	Rs.11,000/-	Rs.72,93,000/-
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.72,93,000/- (Rupees Seventy Two Lakhs Ninety Three Thousand Only)**.

Net Realisable Value is **Rs.65,63,700/- (Rupees Sixty Five Lakhs Sixty Three Thousand Seven Hundred Only)**

The distress value **Rs.58,34,400/- (Rupees Fifty Eight Lakhs Thirty Four Thousand Four Hundred Only)**.

Insurance Value: **Rs.9,94,500/-**

Rent per Month: **Rs.18,000/-**

Govt. Value: **Rs.37,51,254/-**

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)

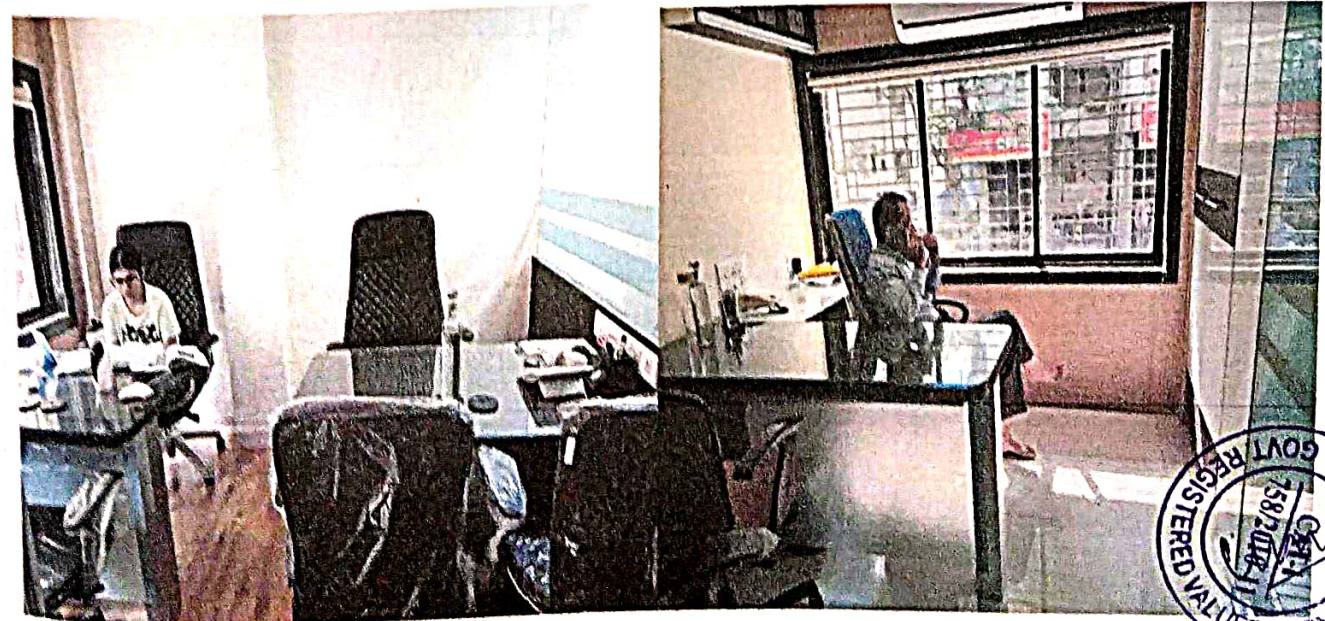
The undersigned has inspected the property detailed in the Valuation Report dated on 09-12-2021. We are satisfied that the fair and reason able market value of the property is Rs. 72,93,000/- (Rupees Seventy two lacs ninty three thousand)

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).





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

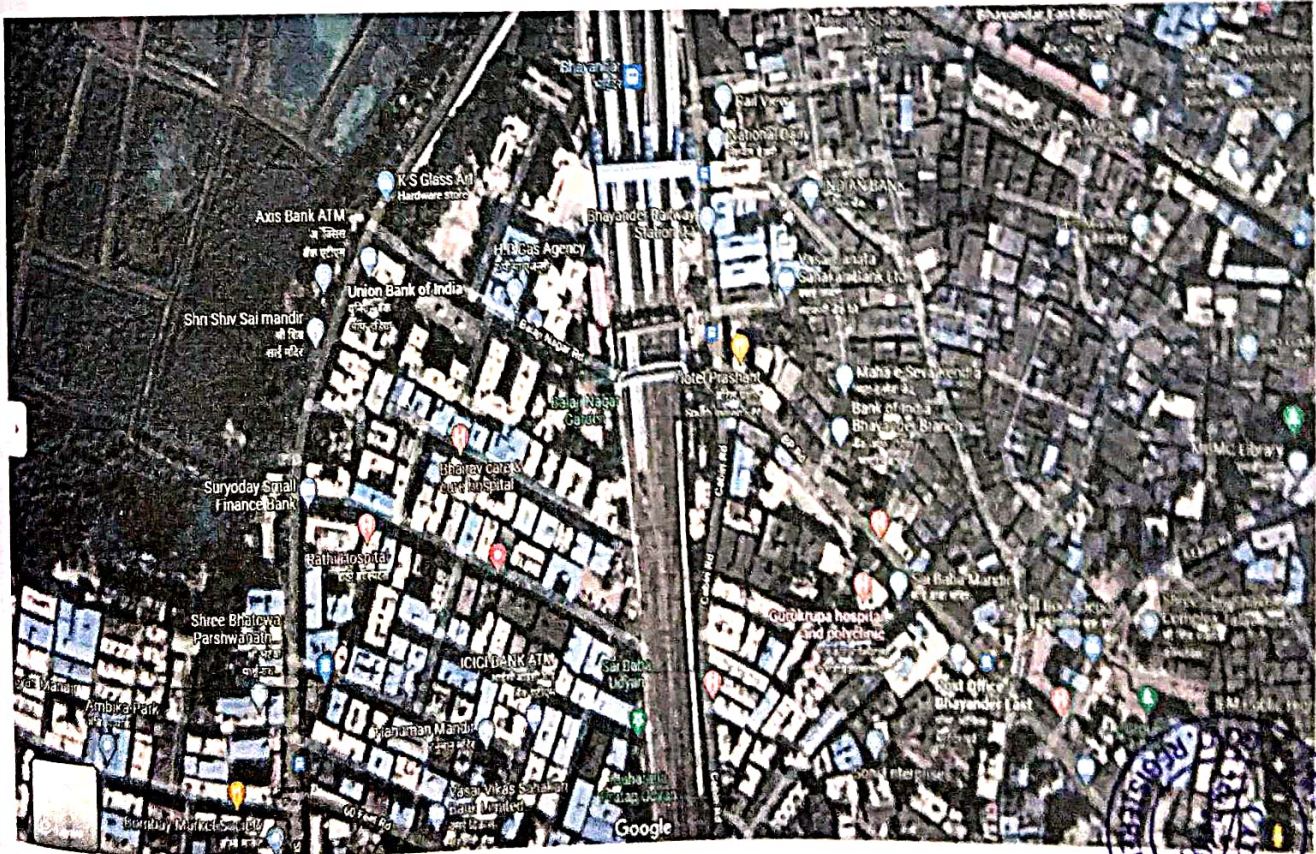
संज्ञानुसंगीत कर पत्रिका

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Year: 2021/2022 Language: English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: मोक [गाव] भाईदर
 Search By: Survey No Location
 Enter Survey No: 18 Search

वर्गीकरण	सुरती मूल्य	सिवाही मूल्य	संपत्ती मूल्य	संगणकीय मूल्य (₹)	सुलभता	
18-जी विका मकर 18 भूभाग - भाईदर गावठीत - बी - भागतीत मिळकती जायला उर्वरित किटी सर्व झालेला मिळकती (किटोसर्व इदीवरीत) उर्वरितमिळकती सर्व मिळकती	18200	80900	88000	85300	88000	₹ सिटी रक ₹



Handwritten signature and a circular official stamp of the Department of Registration & Stamps, Maharashtra.