

## MUMBAI OFFICE :

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## SHEKHAR L. THITE

M.Tech (IIT - Bombay),  
FIV, MRICS

CEO &amp; Tech. Director

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PANEL VALUER FOR ALMOST ALL MAJOR BANKS IN INDIA

SINCE 1983

Date: 06/01/2018

Ref No: 01/MJA18-080/SPNP

To,  
The Branch Manager  
Punjab National Bank,  
Branch: Bazar Gate,  
265, Biryia House, Bazar Gate Street, Fort, Mumbai- 400 001

Sub: Revaluation Report for Fair Market Value of property for old Loan account.

Client Name : Mr. Kirtikumar Dhudalal Shah &amp; Mrs. Sharmista Kirtikumar Shah

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Description of the property : Flat No.11-B, Eleventh Floor along with Garage No.G-12  
"Abhilasha" Co-operative Housing Society Limited  
(Soc. Reg. No.BOM/W-D/HSG/TC/5864/93), Near Nana  
Chowk & Near Shreepati Arcade Tower, August Kranti  
Marg, Gowalia Tank Road, C.S. No.530(Part) of Malabar  
& Cumbala Hill Division, Grant Road (West),  
Mumbai - 400 036.

Fair Market Value of property as on date : ₹ 6,70,00,000/-  
(Rupees Six Crore Seventy Lakh(s) Only)

Realisable Sale Value as on date : ₹ 6,03,00,000/-

Forced/ Distress Sale Value : ₹ 5,70,00,000/-

This report contains 31 sheets (Including Photographs + location map + annexures)

Kindly acknowledge.

Thanking you,

Yours faithfully,

  
(L. M. SARVAIYA)  
(CHIEF ENGINEER)



  
(S. L. THITE)  
PANEL VALUER  
PUNJAB NATIONAL BANK

**VALUATION REPORT**

We inspected the property below on 01/01/2018, so as to assess the value of the immovable assets present there.

**A) INTRODUCTION**

- a. Name of Valuer
- b. Date of Valuation
- c. Purpose of Valuation

Thite Valuers and Engineering Pvt Ltd

01/01/2018

To ascertain the Fair Market Value as on date of property for old Loan account

- d. Name of Property Owner/s

The property is Jointly owned by:  
Mr. Kirtikumar Dhudalal Shah &  
Mrs. Sharmista Kirtikumar Shah

- e. Name of Bank

Punjab National Bank

- f. Name of developer of the property (in case developer built properties)

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**B) PHYSICAL CHARACTERISTICS OF THE PROPERTY**

- I. Location of the property in the city

C.S. No.530(Part) of Malabar & Cumbala Hill Division

- II. Municipal Ward No.

--

- III. Postal address of the property

Flat No.11-B, Eleventh Floor along with Garage No.G-12, "Abhilasha" Co-op. Hsg. Soc. Ltd., Near Nana Chowk & Shreepati Arcade Tower, August Kranti Marg, Gowalia Tank Road, Grant Road (West), Mumbai - 400 036.

- IV. Area of the plot/land(supported by a plan)

Valuation is for 3 BHK flat only.

- V. Layout plan of the layout in which the property is located

Enclosed

- VI. Details of Roads abutting the property

August Kranti Marg, Gowalia Tank Road

- VII. Demarcation of the property under valuation on a neighbourhood layout map

Location map of property is enclosed along with report.

- VIII. Description of Adjoining properties

Near Nana Chowk & Shreepati Arcade Tower

**Plot boundaries (Documented)**

- On or Towards East

By the property of Louis P. D'Souza





- On or Towards West and south : By the property firstly described in the Deed of Assignment and Conveyance dated 16<sup>th</sup> July 1984
- On or Towards North : By the property thirdly described in the Deed of Assignment and Conveyance dated 16<sup>th</sup> July 1984
- Longitude and latitude : Longitude : 72.811715 N & Latitude : 18.963617 E
- IX. Survey no. if any : C.S. No.530(Part) of Malabar & Cumbala Hill Division
- X. Details of the building/buildings and other improvements in terms of area,height,no.of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations : Refer Technical Annexure
- XI. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified : Area statement is as below :

Particulars	Area as per Agreement (sft)		Measured area (sft)		Area Considered for valuation (sft)***
	Carpet	Built up*	Carpet**	Built up*	
Flat	951	1141	1033	1240	1141 sft
*Adding 20% for Built Up Area (As per guidelines provided by Govt. Of Maharashtra in the Ready Reckoner for stamp duty purpose)					
** Measured Carpet Area as per the Provision of Development Control Regulations for Greater Mumbai, 1991					
***All the above areas are within +/- 10% of the Agreement area. The above calculations and detail measurements taken by us prove that the Agreement area is not exorbitantly inflated. Hence, valuation is based on the Agreement area.					

XII. Any other aspect : --

C) **TOWN PLANNING**  
**PARAMETERS**

- a) Master plan provisions related to the property in terms of land use :  
 b) Planning area/zone :  
 c) Development controls, :  
 d) Zoning regulations, :  
 e) FAR/FSI permitted and consumed, :  
 As per D. C. Rules of Local Competent Authority.



- f) Ground coverage, : --
- g) Transferability of development rights if any, Building bye-law provisions as applicable to the property viz setbacks, height restrictions, etc. : --
- h) Comment on surrounding land uses and adjoining properties in terms of usage. : --
- i) Comment on unauthorized constructions if any : --

Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.

- j) Comment on demolition proceedings if any : --
- k) Comment on compounding/regularization proceedings : --
- l) Comment on whether OC has been issued or not : --
- m Any other aspect : Nothing Specific.

D) **LEGAL ASPECTS OF THE PROPERTY**

Description of legal aspects to include

- a. Ownership documents, :  
b. Names of Owner/s, :  
c. Title verification, :  
d. Details of leases if any, :  
e. Ordinary status of freehold or leasehold including restrictions on transfer, :  
f. Agreements of easements if any, :  
g. Notification for acquisition if any, :  
h. Notification for road widening if any, :  
i. Heritage restrictions if any, :  
j. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be :
- } Refer Legal Opinion
- It is ownership type of tenement on freehold Land
- Detail not known
- The area falls under limits of Municipal Corporation of Greater Mumbai
- Not Applicable
- It is not Heritage building.
- Refer Sr. no. D (o)





enclosed with the report.

- k. Comment on transferability of the property ownership : Refer Sr. no. D (o)
- l. Comment on existing mortgages/ charges/ encumbrances on the property if any. : --
- m. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : Details not given for our perusal.
- n. Building plan sanction, illegal constructions if any done without plan sanction/violations. : Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.
- o. Any other aspect : --
- E) ECONOMIC ASPECTS OF THE PROPERTY**
- i. Reasonable letting value : Notional Rent ₹ 1,00,000/- to ₹ 1,50,000/- per month
- ii. Details of ground rent payable : --
- iii. Details of monthly rents being received if any including status of tenancy rights : Detail not known
- iv. Taxes and other outgoings : Detail not known
- v. Property insurance : Detail not known
- vi. Monthly maintenance charges : Detail not known
- vii. Security charges, etc. : Detail not known
- viii. Any other aspect : Nothing Specific.
- F) SOCIO-CULTURAL ASPECTS OF THE PROPERTY**
- Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. : It is middle class residential locality
- G) FUNCTIONAL & UTILITARIAN ASPECTS OF THE PROPERTY**
- Description of functionality and utility of the property in terms of
1. Space allocation : 3 BHK flat on 11<sup>th</sup> floor



Ref No 01/MJA16-080/SPN

2. Storage spaces : Available
  3. Utility of spaces provided within the building. : Open space will be utilized for garden & parking
  4. Car parking facilities : Parking space is available.
  5. Balconies : --
  6. Any other aspects : Nothing Specific.
- H) **INFRASTRUCTURE AVAILABILITY**
- a) Description of aqua infrastructure availability in terms of
    - 1) Water supply : Water supply is available.
    - 2) Sewerage/sanitation : U/G Sewage drainage system is provided.
    - 3) Storm water drainage : Storm water drainage channel are provided.
  - b) Description of other physical infrastructure facilities viz.
    - 1) Solid waste management : U/G solid waste management is available.
    - 2) Electricity : Electric supply is available.
    - 3) Roads & Public transportation connectivity : Transportation means such as Buses, Taxis & Rickshaws are available.
    - 4) Availability of other public nearby : --
  - c) Social infrastructure in terms of
    - 1) Schools :
    - 2) Medical facilities :
    - 3) Recreation facilities in terms of parks and open spaces. :

Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available within 1 to 2 kms distance from the property.

I) **MARKETABILITY OF THE PROPERTY**

- Analysis of the market for the property in terms of
- 1) Locational attributes :
  - 2) Scarcity :
  - 3) Demand and supply of the kind of subject property :
- 4) Comparable sale prices in the locality :

There is good demand for residential premises. Hence, it has good marketability

Basis of valuation :-

The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a





particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- I. Mehta R. A. & Others Vs State of Gujrat – 1989-4 SCC 250
- II. LAO Vs Pannalal Ghosh 2004 -1 SCC – 467
- III. Prabhu Dayal Vs Union of India, A. I. R. 1984 Del. 406

Hence, while arriving at the Value – opinion we followed following procedure –

- a. Genuine and Comparable transactions were obtained from Govt. Offices.
- b. Appropriately, hedonic factors were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- c. The market enquiry was conducted.

#### COMPARABLE SALE INSTANCE

(Details of Sale transaction of a nearby property)

Name of the purchaser	:	S. S. Zaveri and K S Zavari
Name of the vendor	:	Daulat J Advani
Location of the property	:	Flat No. 31B, 3 <sup>rd</sup> floor, Miramar Building, 3, L. Jagmohandas Marg. Mumbai -400 036 (CTS No. 601)
Area	:	113.75 sqm i.e. 1224 sft
Sale consideration	:	₹ 6,75,00,000/-
Rate per sft	:	₹ 55,147/- per sft
Documents referred	:	Index II dated 21/09/2017, registered at sub-registrar's Mumbai City 2 having Sr. No. 12398-2017

#### COMPARABLE SALE INSTANCE

(Details of Sale transaction of a nearby property)

Name of the purchaser	:	Dipti S Sanghavi and S J Shah
Name of the vendor	:	Perin P Charna



Ref No: 01/MJA18-080/SPN

Location of the property

Flat No. 14/A, 1<sup>st</sup> floor, New Surya Kiran Co-operative Housing Society Limited, Pan Galli, August Kranti Marg, Mumbai- 400 026 (CTS No. 1/551)

Area

443 sft

Sale consideration

₹ 2,52,00,000/-

Rate per sft

₹ 56,885/- per sft

Documents referred

Index II dated 21/09/2017, registered at sub-registrar's Mumbai City 2 having Sr. No. 7808-2017

The average rate between the above two sale instance property is ₹ 56,016/- per sft

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be ₹ 57,000/- per sft

J) ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

Description of engineering and technology aspects to include :

- 1) Type of construction : RCC framed structure
- 2) Materials and technology used : Traditional / Modern technology.
- 3) Specifications : Medium type of Specifications
- 4) Maintenance charges : Taxes are as per the standard norms of Municipal Corporation of Greater Mumbai
- 5) Age of the building : The building is reportedly 30 years old. (This is based on oral information. No documentary proof was given by the owner to show the exact year of Construction)
- 6) Total life of the building : Total Life of the Building is assumed to be about 75 years. The future life of the building is about 45 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
- 7) Extent deterioration : No deterioration observed
- 8) Structural safety : }
- 9) Protection against natural disasters viz. earthquakes : } Adequacy of structural design may be obtained from Independent Licensed Structural Engineers.
- 10) Visible damage in the building if any : No visible damage is observed





11) Common facilities viz. lift, water pump, lights, security systems, etc. : Yes

12) System of air-conditioning : --

13) Provision for fire fighting : --

Copies of plans and elevations of the building to be included : Detail not made available

K) ENVIRONMENTAL FACTORS

1) Use of environment friendly building materials, Green building techniques if any

2) Provision for rain water harvesting

3) Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.

It is RCC framed structure and to that extent it is traditional and hence, considered as not environment friendly building materials

L) ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

Descriptive account on whether the building is modern, old fashioned, etc plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.

Normal plain looking building

M) VALUATION (FAIR MARKET VALUE OF PROPERTY AS ON DATE)

Built up Area of the flat = 1141 sq ft

Factors Considered: The Location, Internal condition of the flat & amenities & facilities available, grade & age of building, current demand & supply etc,

(Prevailing Market Rates for Flat having similar amenities & loading factor are in the Range of ₹ 55,000/- to ₹ 60,000/- per sq ft)

For the same premises rates on Carpet area basis are highest, on **Super Built Up Area** basis they are lowest & on Built Up Area basis they are in-between.

Note : About the Per Sft Rate Adopted Vis-à-vis the Saleable Area

Regarding area, there are different terminologies in vogue in the real estate

market e.g. Carpet Area, Built Up Area (BUA), Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built Up Area (BUA) or Super Built Up Area (SBUA) etc. are 'Calculated Area'. Using a factor called 'Loading Factor' (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'

In view of this, when we are giving opinion to the bank regarding Value of the Security, for us the Intrinsic value of the property is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Market Rate Adopted = ₹ 57,000/- per sft and  
Lump sum Value of car parking space  
₹ 20,00,000/-

(Supporting documents in the form of sale advt. obtained from reputed websites are enclosed.)

Hence, Fair Market Value of premises  
= (Built Up Area x Market Rate Adopted) +  
Lump Sum value of Car parking space  
= (1141 sft x ₹ 57,000/-) + ₹ 20,00,000/-  
= ₹ 6,50,37,000/- + ₹ 20,00,000/-  
= ₹ 6,70,37,000/-  
Say ~ ₹ 6,70,00,000/-





Ref No: 01/MJA18-080/SPN

**N) Fair Market Value of property as on date**

The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are -

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

= ₹ 6,70,00,000/-

**(Rupees Six Crore Seventy Lakh(s) Only)**

**O) Realisable Value of property as on date (RV)**

The value realisable by the bank is generally less than the Market value because of various facts such as mode of payment ( strictly by cheque ), limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between RV and MV depends on various factors such as urban or rural property, user & location of the property etc. In our opinion, Considering characteristics of the 'subject property' under valuation we considered reduction factor of 10% will be appropriate. We are therefore, discounting 10 % in this case.

Hence Realisable value as on date

= Fair Market Value as on date x 0.90

= ₹ 6,70,00,000/- x 0.90

= ₹ 6,03,00,000/-

**(Rupees Six Crore Three Lakh(s) only)**

**P) Forced / Distress value of property as on date**

It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller

suffers from. Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or some times even more) below the market value. In our opinion, considering the characteristics of assets under valuation and present market trends, the reduction factor of 15% will be appropriate. We are discounting the above market value by 15%.

Hence, Forced / Distress Sale value as on date  
 = Fair Market Value as on date x 0.85  
 = ₹ 6,70,00,000/- x 0.85  
 = ₹ 5,69,50,000/-  
 Say ~ ₹ 5,70,00,000/-  
 (Rupees Five Crore Seventy Lakh(s) only)

Q) Replacement cost of construction :  
 for insurance purpose

Built Up Area of the premises = 1141 sft  
 Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ₹ 3,500/- per sft is adopted.

Hence, Replacement Cost for insurance purpose.  
 = Built Up Area x Replacement Rate  
 = 1141 sft x ₹ 3,500/-  
 = ₹ 39,93,500/-  
 Say ~ ₹ 39,94,000/-

R) Guideline rate obtained from the :  
 Registrar's Office (an evidence thereof to be enclosed)

Govt value for 2017-2018 is as below :-

Description	Code	Type	%	Amount in ₹	Unit
Govt. Ready Reckoner Rate	A	Residential		5,20,100/-	sqm
	B	Open land		2,88,600/-	sqm
Difference (A-B)	C			2,31,500/-	sqm
Depreciation for 30 years age of building	D		30%	1,62,050/-	sqm
Rate adopted	B+D			4,50,650/-	sqm
				41,866/-	sft
Built Up area x Govt Rate = 1141 sft x ₹ 41,866/- = ₹ 4,77,69,106/-					

Declaration:

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief
- The analysis and conclusions are limited by the reported assumptions and conditions.





- I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the property valued.
- I/my authorized representative has inspected the subject property on 01/01/2018. The property was inspected in the presence of the representative of the property.
- I am a valuer as per the provisions of the above referred Handbook and fulfill the education, experience and other criteria laid out therein.
- I abide by the Code of Conduct as provided by the above referred Handbook.
- Name of Valuer Association of which I am a bonafide member in good standing Institution of Valuer.  
Membership number : F-3626 (Institution of Valuer)

**Remarks**

- A) The valuation is based on the site visit & the information given by the party/bank.
- B) Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumption are made.
- C) The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc.
- D) Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and not on the area or title verification of the property.
- E) This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- F) Past Performance of Real Estate Market need not necessarily indicate the future trends.
- G) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- H) The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- I) Encumbrances of Loan, Govt or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- J) The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings have some limitations.



Date: 06/01/2018

Ref No. 01/MJA18-080/SPN

- K) Photo copy of following document is provided to us & this valuation report should be read along with it:
- ☐ Articles of agreement dated 12<sup>th</sup> March 1987 between M/s. Chetan Associates (The Party of the One Part) and Mr. Devendrakumar Darooka, Mrs. Shashi D. Darooka & Mr. Surendrakumar D. Agarwal (Darooka) (the Party of the Other Part)
  - ☐ Electricity Bill for month of November 2017
  - ☐ Society Bill No. 252 dated 25/01/2017
  - ☐ Agreement for Sale Deed dated 06/09/2004 between Mr. Devendrakumar Darooka, Mrs. Shashi D. Darooka & Mr. Surendrakumar D. Agarwal (Darooka) (The Transferor) and Mr. Kirtikumar Dhudalal Shah & Mrs. Sharmishta Kirtikumar Shah (The Transferee), registered at The Sub-Registrar's Office, Mumbai City-1 (Fort) having Sr. No. BBI-1-07461-2004.
  - ☐ (Agreement Price ₹1,08,99,999/- & Govt. Market Value ₹1,07,92,813/- in the year 2004)
  - ☐ Registration Receipt No. 7640 dated 06/09/2004.
  - ☐ Extract of Index I & II dated 06/09/2004.
  - ☐ Society Share Certificate No. 066 dated having shares from 315 to 320 on the name of Mr. Devendrakumar Darooka & Mrs. Shashi D. Darooka & Mr. Surendrakumar B. Agarwal (Darooka) Transferred on the name of Mr. Kirtikumar Dhudalal Shah & Mr. Sharmishta K. Shah dated 04/10/2004.
  - ☐ Our old valuation report No. 04/MNV11-459/PGM® dated 29/11/2011 (FMV ₹5,51,00,000/- )

- In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows:-

Fair Market Value as on date	₹6,70,00,000/-
(Rupees Six Crore Seventy Lakh(s) only)	
Realisable Sale Value as on date	₹6,03,00,000/-
Forced/ Distress Sale Value	₹5,70,00,000/-

Date : 06/01/2018  
Place : Dadar (West), Mumbai

Visited by : Mr. Sameer Nawale  
(Sr. Engineer)  
Verified by : Mr. L. M. Sarvaiya  
(Chief Engineer)  
Entered by : Mr. Santosh Ambetkar



(S. L. THITE)  
PANEL VALUER  
PUNJAB NATIONAL BANK

For: Mr. Kirtikumar Dhudalal Shah &  
Mrs. Sharmishta Kirtikumar Shah dated 06/01/2018



TECHNICAL ANNEXURE

a) Type of Construction	: RCC framed structure
b) Completion Status	: Completed
c) No. Of Stories	: Stilt + 18 Upper floors
d) Type of Foundation	: RCC foundation.
e) Superstructure Walls	: Masonry Walls.
f) Internal Finish	: Cement mortar plaster.
g) External Finish	: Cement mortar plaster.
h) Type of Flooring	: Vitrified Ceramic tiles flooring
i) Type of Roof	: R.C.C. Slab.
j) Type of Paint	: Plastic Emulsion Paint Internally.
k) Electrification	: Concealed Wiring with standard quality electrical fittings.
l) Plumbing	: Concealed Plumbing with standard quality sanitary fixtures.
m) Bathroom details	: Ceramic tiles flooring with glazed tiles dado upto full height.
n) Door Details	: Wooden frame with solid core flush doors with additional safety door at main entrance
o) Window Details	: Anodized Aluminum frame glazed sliding windows.
p) Overall Appearance	: Good
q) Architectural Quality	: Good as per visual inspection.
r) Other details	: The flat is having internal height of 9'-6" approx. & it is provided with granite kitchen platform with glazed tiles dado upto 4ft height. The flat is provided with decorative P.O.P. false ceiling with decorative spot lights. Also the building is bounded by 5 ft masonry Compound wall.
s) Special amenities	: The Building / Complex is with amenities such as high speed lifts, Ample Parking Space, fire fighting system, CCTV camera, garden, children play area, security services, intercom, decorative entrance lobby etc



Date: 06/01/2018

Ref No: 01/MJA18-080/SPN

**ANNEXURE -1**

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any

- 1) Copy of Index - II of Sale Agreement
- 2) Copy of Registration Receipt
- 3) Copy of Schedule of agreement
- 4) Copy of Typical Floor plan enclosed in the sale agreement

**AGREEMENT**

ARTICLES OF AGREEMENT made at Bombay this 12<sup>th</sup> day of March, One Thousand Nine Hundred and Eighty Seven  
BETWEEN MESSRS. CHETAN ASSOCIATES, a partnership firm carrying on business at 20, Raja Bahadur Munshi, 14, Harnani Street, Fort, Bombay-400 023, hereinafter called, "THE PARTY OF THE ONE PART" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include partners or partner or persons or person from time to time constituting the said firm of Messrs. CHETAN ASSOCIATES and their respective heirs, executors, administrators and assigns) of the ONE PART, AND MR. JEEVARAJ HUMOR B. JARWAL, SGT. SHASHI J. JARWAL & MR. SURINDERKUMAR B. JARWAL (Jr.) of Bombay Indian Inhabitants carrying on business/residing at No 3, Jeevaraj, 4th Floor, Chhatrapati Shivaji Maharaj, hereinafter called, "THE PARTY OF THE OTHER PART" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART;





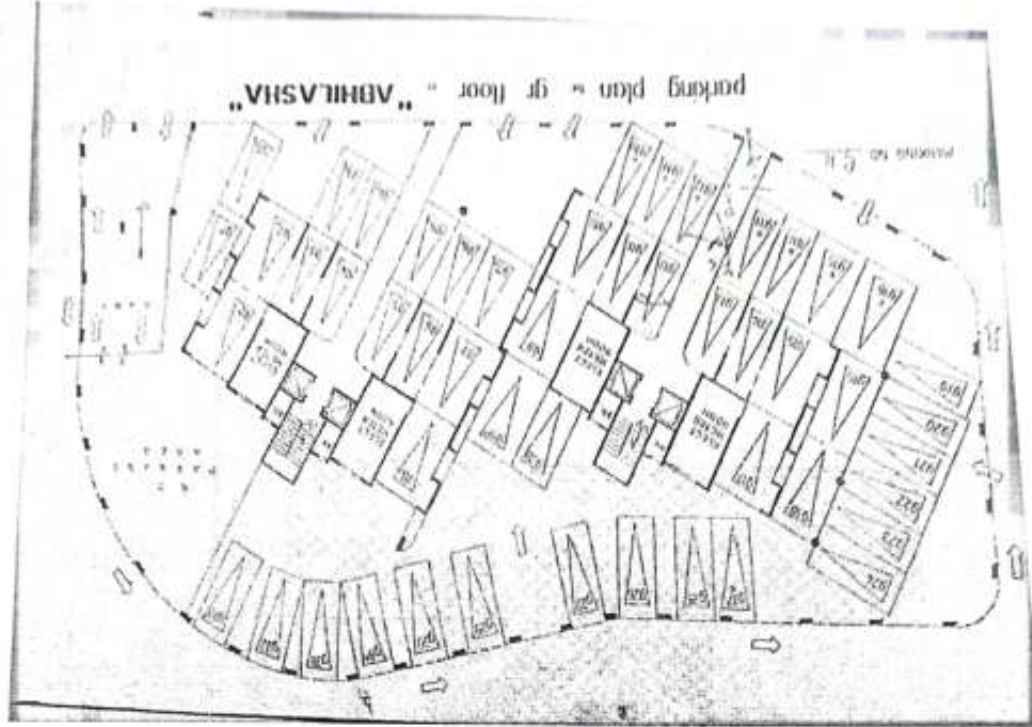








Date: 06/01/2018



2. The expenses of maintaining such entrances, passages, foot-ways, staircases, compounds and terraces etc. of the building.
3. The insurance premium payable to safeguard the loss resulting from leakage of terrace of wing A & B.
4. The cost of cleaning and lighting the passages, landings, stair-cases and other parts of the building, as enjoyed or used by the Purchasers in common with others.
5. The cost of decorating the exterior of the building.
6. The salaries of clerks, bill collectors, watchmen and sweepers etc.
7. The cost of operating and maintaining lifts, lights and other services.
8. Municipal and other Government taxes.
9. Maintenance of common access.
10. Maintenance of the garden and all infrastructure.
11. Such other expenses as are necessary or incidental to the main-tenance and up-keep of the buildings.

SIGNED SEALED AND DELIVERED  
by the undersigned party of the  
One Part MESSRS. CHETAN  
ASSOCIATES, in the presence of

SIGNED SEALED AND DELIVERED  
by the undersigned party of the  
Other Part SHRI/SMT. KENJI/EVERSHED &  
JAGMOHAN SMT. SHALINI J. CHANDRA &  
SMT. SURENDRA & ANAND (Jointly) & J. C. Aggarwal  
in the presence of



Date: 06/01/2018

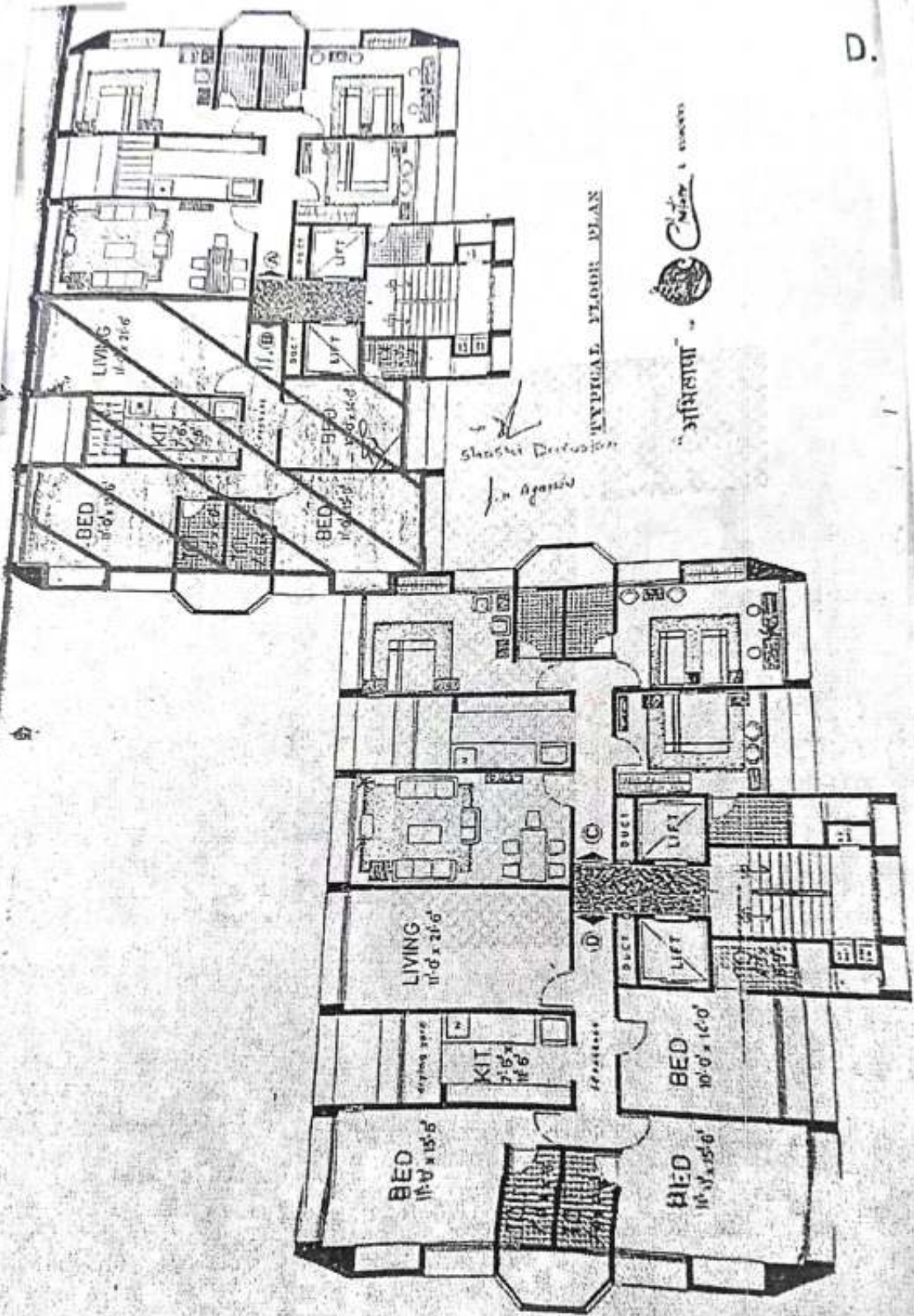
[illegible]

THE ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.  
(Incorporated under Section 13 of the Companies Act, 1947, and registered office at 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837,





Date: 06/01/2018



TYPICAL FLOOR PLAN

affinity - *Chaitanya & Associates*

D.



Govt rate



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
Year 20172018 ▼	Annual Statement of Rates		
Selected District मुंबई(मेन) ▼			
Select Village मलबार व डबाला हिल डिल्हीवन ▼			
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Enter Survey No 530	Search		
<p>उपविभाग 7/64A-रस्ता : ऑगस्ट क्रांती रोड (नाना चौकापासून ते फॉरवर्ड रोड बॅकगन पर्यंत)</p> <p>मुक्ती मिचारी कुंभार कुमारे बेवोरिक (रस्ता) 282800 520100 5754-00 682200 520100</p> <p>एक एकरी १००० मीटर</p>			





MUMBAI

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SERVICE APARTMENTS

Mumbai / Ready Apartments / 2 BHK / 2 BHK Grant Road West / 2 BHK Ready to move in Grant Road West / 2 BHK

## 2 BHK Flat for sale

Grant Road West, Mumbai

Landmark: Nandikurni

₹ 6.6 Crore

₹ 44,000 / Sq Feet

Ready

Ready To Occupy

Property age: 3-5 years

1500 Sq Ft  
Super Built-up1500 Sq Ft  
Built-up850 Sq Ft  
Carpet

Semi furnished

1 Open parking

1 Open parking

## Contact Broker

Name

+91

Mobile

Email id

VIEW CONTACT

Rahul G Thakur

Preferred contact time: Anytime

Posted on: Dec 03, 2017  
Sponsored Ad

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PROPERTY ALERTS

REPORT

## Property overview

High Rise Apartment	2	Bathrooms	0	Balconies	22	Floor No	29	Total Floor
Sub Type	Yes	Yes	Yes	Boundary wall constructed	Yes	East	Ceramic Tiles	Flooring
Corner plots	Yes	Gated community	Yes	Direction Facing	VIEW MORE			

## Furnishing information



Geyzers



Fans



Lights



Chimney



Wardrobes



Modular kitchen

## Amenities



Gym



Security



Corporation water



Drainage facility



24\*7 power backup



Lifts

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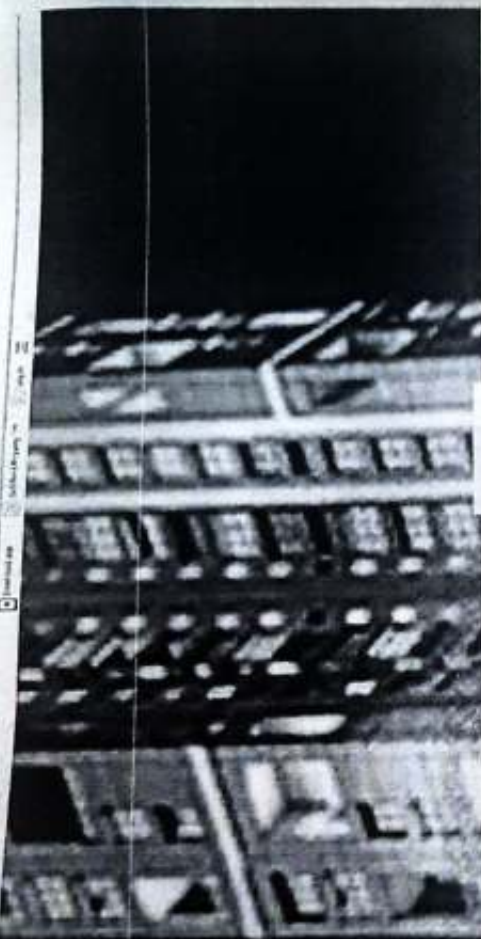


Date: 06/01/2018

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**0** **See first part**

1000



## 4 BHK Apartment - 4,705 sq ft. 04

29.4

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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

1

**Outstanding**

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Journal of Interpersonal Violence 26(12)

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Source: *Author's calculations*.

**Keywords:** child sexual abuse; disclosure; social support

Sale advertisement



Date: 06/01/2018



Mumbai / Resale Apartments / 2 BHK / 2 BHK Nana Chowk / 2 BHK Residential Flat in Nana Chowk for sale

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## 2 BHK Flat for sale

Orbit Heights in Nana Chowk, Mumbai

Landmark: Tardeo road


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[COMPARE](#)

₹ 6.5 Crore

₹ 50,000 / Sq Feet

[Resale](#)
[Ready To Occupy](#)
[Property age 5-10 years](#)

1300 Sq Ft

Super Built-up

REQUEST INFO

900 Sq Ft

Carpet



Fully furnished



1 Open parking

### Contact Broker

Name

Email id

+91 Mobile

Amar Jadhav

Preferred contact time: 10 AM-6 PM

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Sponsored Ad

### Property overview

Apartments / Flats

2

Bathrooms

0

Balconies

21

Floor No

30

Total Floor

West

Direction Facing

Marble

Flooring

REQUEST INFO

Bedroom 1

Dimensions

REQUEST INFO

Bedroom 2

Dimensions

### Furnishing Information



Geyser



AC



Furn



Lights



Chimney



Modular Kitchen

### Amenities



Gym



Security



24x7 Water Supply



Lift

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Sale advertisement



Ref No: 01/MJA18-080/SPN

Date: 06/01/2018



Location map



Date: 06/01/2018

# Location map

