

VALUATION REPORT

For
Punjab National Bank MCC Andheri (East)
Branch

Of
Flat

OWNED BY

Lotus Ornaments Pvt. Ltd.

Situated at
Flat No. 3A, 3rd Floor, Building Name "Seksaria
House", Plot No. 70, Survey No. 326 of Village
Kondivita, J. B. Nagar, Behind Subhash Hotel,
Andheri East - 400059.

CONDUCTED BY

M-TECH SERVICES LLP

Head Office:- Office No 501, 5th floor, Commercial Complex, "Srishti Square",
Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400078.

E mail:- mtech0610@gmail.com Mobile No 9 8 1 9 1 2 0 8 0 7

**Valuation * Lender's Engineer *TEV Study * Financial Advisory *Certification/Inspection/Audit*

M-TECH

We Deliver Value

VALUATION REPORT OF FLAT		
Sr. No.	Particulars	Content
I.	GENERAL	
1.	Name & address of the Valuer	: M-Tech Services LLP
2.	Purpose for which the valuation is made	: To ascertain the Fair Market Value of the Property.
3.	a. Date of Inspection	: 02.02.2021
	b. Date of Valuation	: 02.02.2021
4.	List of documents produced for perusal	
	i) Sale Agreement	: Previous Valuation Report of Yardi Prabhu Consultants & Valuers Pvt. Ltd. Dated 13.01.2018
	ii) Sanction Plan	: Plan Approved From Municipal Corporation of Greater Mumbai vide Letter No. CE/8220/WS/AK Dated 04.01.2008
	iii) Occupancy Certificate	Occupancy Certificate Not Provided
5.	Name of the 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	: Lotus Ornaments Pvt. Ltd.
6.	Brief description of the property	: It is a three Bedroom, Hall, Kitchen (3 BHK) with attached toilet and bath.
7.	Location of the property	:
	a. Plot No./Survey No.	: Plot No. 70, Survey No. 326 of Village Kondivita
	b. Door No.	: Flat No. 3A, 3rd Floor
	c. T.S.No./Village	: Village Kondivita
	d. Ward/Taluka	: Andheri
	e. Mandal/District	: Mumbai
	f. Date of issue and validity of layout of approved map/plan	: Plan Approved From Municipal Corporation of Greater Mumbai vide Letter No. CE/8220/WS/AK Dated 04.01.2008

M-TECH SERVICES LLP



Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Audits

HO: Office No. 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West) Mumbai - 400 078 • ☎ : 98191 20807 • Email : mtech0610@gmail.com

	g. Approved map/plan issuing authority	:	Yes, Approved From Municipal Corporation of Greater Mumbai
	h. Whether genuineness or authenticity of approved map/plan is verified	:	No, we have relied upon documents provided by Bank
	i. Any other comments by our empanelled valuers on authentic of approved plan	:	-
8.	Postal Address of the property	:	Flat No. 3A, 3rd Floor, Building Name "Seksaria House", Plot No. 70, Survey No. 326 of Village Kondivita, J. B. Nagar, Behind Subhash Hotel, Andheri East - 400059.
9.	City/Town	:	J. B. Nagar, Andheri
	Residential Area	:	Residential Area
	Commercial Area	:	it is a commercial area
	Industrial Area	:	it is not an Industrial area
10.	Classification of the area	:	Middle Class
		:	Urban
11.	Coming under Corporation limit/Village Panchayat/Municipality	:	within limits of Municipal Corporation of Greater Mumbai
12.	Whether covered under any State/Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area cantonment area	:	As per available information plot is not covered under any of the enactments mentioned herein.
13.	Boundaries of the property	:	
	North	:	Internal Road & Sneh Sadan Building
	South	:	Triveni Seksaria Enclave
	East	:	Madhu Kunj Building
	West	:	Akash Shrishti Building
14.	Dimensions of the site / flat	:	As Per Deed
a.	North	:	NA
	South	:	NA
	East	:	NA
	West	:	NA
	Dimensions of the site / flat	:	As Per Actuals
b.	North	:	Internal Road & Sneh Sadan Building
	South	:	Triveni Seksaria Enclave
	East	:	Madhu Kunj Building
	West	:	Akash Shrishti Building
15.	Extent of the site	:	
15.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude: 19°06'35.4"N Longitude: 72°52'04.7"E


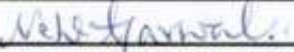



16.0	Extent of the site considered for valuation (least of 13 A & 13 B)		14B
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?		Subject Property is Vacant on the date of inspection.
II. APARTMENT BUILDING:			
1.	Name of the Apartment	:	Seksaria House
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3.	Year of Construction	:	Approx 1 Year Old
4.	Number of Floors		Basement + Ground + 5 Upper Floors
5.	Type of Structure		RCC super structure with RCC footings, columns, beams and slabs, internal and external walls are made up of bricks and coated with cement plaster, External & Internal Walls are painted with good quality paint, Vitrified tiles flooring, granite kitchen platform, wooden flush door, powder coated aluminium silding windows, etc.
6.	Number of Dwelling units in the building		Two flats on each floor
7.	Quality of Construction		good
8.	Appearance of the Building		good
9.	Maintenance of the building	:	good
10.	Facilities available	:	
	Lift	:	There are two lifts facility in this building.
	Protected water supply	:	Provided
	Underground Sewerage	:	Provided
	Car Parking - Open/ Covered	:	Not Provided
	Is Compound wall existing?	:	Provided
	Is pavement laid around the Building	:	Provided
III. Flat			
1.	The floor on which the flat is situated	:	3rd Floor
2.	Door No. of the flat	:	Flat No. 3A, 3rd Floor
3.	Specifications of the flat	:	
	Roof	:	RCC Framed
	Flooring	:	Vitrified Tiles
	Doors	:	Wooden Flush Door
	Windows	:	Powder coated Aluminium sliding windows
	Fittings	:	good quality Fittings



	Finishing	:	good quality Finishing
4.	House Tax	:	Owner to provide details as and when required.
	Assessment No.	:	-
	Tax amount	:	-
	Tax paid in the name of	:	-
5.	Electricity service connection number	:	Owner to provide details as and when required.
	Meter Card is in the name of	:	-
6.	How is the maintenance of the flat?	:	it is Satisfactory Maintained Flat.
7.	Sale Deed executed in the name of	:	Lotus Ornaments Pvt. Ltd.
8.	What is the undivided area of land as per sale deed?	:	Proportionate to area of flat with respect to area of plot
9.	What is the plinth area of the flat	:	Documented Built Up Area 1537 Sq. Ft.
10.	What is the floor space index (Approx)?	:	As per D.C. rules
11.	What is the area of the Flat?	:	Documented Built Up Area 1537 Sq. Ft.
12.	Is it Posh/Class/Medium/Ordinary	:	Medium
13.	Is it being used for residential or commercial?	:	For Residential use of premises
14.	Is it Owner-occupied or let out?	:	Subject Property is Vacant on the date of inspection.
15.	If rented, what is the monthly rent?	:	NA
IV	MARKETABILITY		
1.	How is the marketability	:	good
2.	What are the factors favouring for an extra potential value?	:	Nil.
3.	Any negative factors observed which affect the market value in general		Nil.
V	Rate		
1.	After analysing 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. 22,000/- Per Sq. Ft. (on Built Up Area)
2.	Assuming it is a new construction, what is the adopted basic composite rate of the bungalow under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)		Rs. 22,000/- Per Sq. Ft. (on Built Up Area)



3.	BREAK UP FOR THE RATE	:	
	i) Building + Services	:	Rs. 3,500/- Per Sq. Ft.
	ii) Land + others	:	Rs. 18,500/- Per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION:		
a.	Depreciated Building Rate	:	
	Replacement cost of Flat with Services v(3)i)	:	1537 Sq. ft. X 3500/- Rs. Per Sq. Ft. = INR 53,79,500/-
	Age of the building	:	Approx 1 Year old
	Future Life of the building estimated	:	Approx 60 years provided periodical maintenance is done
	Depreciation percentage		Nil.
	Depreciated Ratio of the building		Nil.
b.	Total Composite rate arrived for valuation	:	
	Depreciated Building rate VI(a)		Rs. 3,500/- Per Sq. Ft.
	Rate for Land & other V(3) ii		Rs. 18,500/- Per Sq. Ft.
	Total Composite Rate		Rs. 22,000/- Per Sq. Ft. (on Built Up Area)
VII	Individual Apartment / Flats		
1	Built Up Area		Documented Built Up Area 1537 Sq. Ft.
2	Recommended Rates		Rs. 22,000/- Per Sq. Ft. (on Built Up Area)
3	Basis for Recommendation		See Annexure
4	Fair Market Value		1537 Sq. Ft. X 22,000 Rs Per Sq. Ft. = Rs. 3,38,14,000/- Or Say INR 3,38,00,000/-
5	Realizable Value & Rounded		INR 3,04,00,000/-
6	Distress Value & Rounded		INR 2,70,00,000/-
7	Reconstruction/Insurance Cost		1537 Sq. ft. X 3500/- Rs. Per Sq. Ft. = INR 53,79,500/-
8	Govt Rate/ Stamp Duty Rate		15,725.56/- Rs. Per Sq. Ft. So Total Govt. Value is 15,725.56/- Rs. Per Sq. Ft. X 1537 Sq. Ft. = INR 2,41,70,185.72/-
For M-TECH SERVICES LLP			
 			
Er. Neha Agarwal			
			
Partner			
B.E., MIE, CE., MIV, AIIV			

As a result of may appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is INR 3,38,00,000/- (Rupees Three Crore Thirty Eight Lacs Only).

i. Date of purchase of immovable property : 01.04.2014

ii. Purchase price of immovable property : Not available

iii. Fair Market value of immovable property : Rs. 3,38,00,000/-

iv. Realizable value of immovable property : Rs 3,04,00,000/-

v. Distress sale value of immovable property : Rs 2,70,00,000/-

vi. Guideline value (value as per Circle Rate), if applicable, in the area where immovable property is situated. INR 2,41,70,185.72/-

DECLARATION FROM VALUERS - Appendix V

I hereby declare that-

1. The information furnished in my valuation report dated 02.02.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

2. We have no direct or indirect interest in the property valued;

3. I have personally inspected the property on 02.02.2021 The work is not sub-contracted to any other valuer and carried out by myself.

4. We have valued the right property the photos of which are enclosed with the report.

5. I have not been convicted of any offence and sentenced to a term of Imprisonment;

6. I have not been found guilty of misconduct in my professional capacity.

7. I have read the Handbook on Policy, Standards and procedure for Real Estate for valuation in the Part-B of the above handbook to the best of my ability.

8. 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 Stanards" as applicable.

9. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

10. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

11. I am the partner of the firm, who is competent to sign this valuation report.

12. Further, I hereby provide the following information:-

Sr. No	Particulars	Valuer Comments
1	Background information of the asset being valued	RCC super structure building.
2	purpose of valuation and appointing authority	To determined the fair market price for the purpose of loan. Appointing authority- Punjab National Bank – MCC Andheri East Branch



3	Identity of the valuer and any other experts involved in the valuation;	M-Tech Services LLP
4	disclosure of valuer interest or conflict, if any;	Not applicable, Valuer doesn't have any conflict of interest.
5	date of appointment, valuation date and date of report	Visit Date : 02.02.2021 Report Date : 02.02.2021
6	inspections and/or investigations undertaken;	Yes. Physically Inspected the property.
7	nature and sources of the information used or relied upon;	Details from documents provided and market enquiry.
8	procedures adopted in carrying out the valuation and valuation standards followed;	We adopted Market Rate approach for valuation by taking into account the quality of Construction and amenities provided in the building
9	restrictions on use of the report, if any	For PNB Only.
10	major factors that were taken into account during the valuation	Area of premises, location, accessibility.
11	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	It is assumed that documents provided are genuine.

Date : 02.02.2021

Place : Mumbai

Signature

M-Tech Services LLP

Neha Agarwal

Neha Agarwal

Partner

B.E., MIE, CE., MIV, AIIV

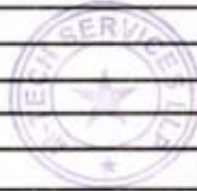


APPENDIX VI
MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}
All valuers empanelled with bank shall strictly adhere to the following code of conduct:
Integrity and Fairness
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.
Professional Competence and Due Care
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.
Independence and Disclosure of Interest
12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.



13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or Client's needs
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.
Confidentiality
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.
Information Management
21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



Gifts and hospitality:	
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.	
Explanation:- For the Purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).	
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.	
Remuneration and Costs.	
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.	
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.	
Occupation, employability and restrictions.	
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.	
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.	
Date: 02.02.2021	
Place : Mumbai	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: right;"> M-Tech Services LLP <i>Neha Agarwal</i> Neha Agarwal Partner B.E., MIE, CE., MIV, AIIV </div> </div>	

19,109831, 72.867977

19°06'35.4"N 72°52'04.7"E

19,109831, 72.867977

Directions

Save

Nearest

Send to your phone

71-70, Sheth Bhavanidas Benani Marg, Ajit Nagar, J B Nagar, Andheri East, Mumbai, Maharashtra 400059

7JFJ4V59+W5

Add a missing place

Add your business

TECH SERVICES LLP

Google Maps

19,109831, 72.867977

19°06'35.4"N 72°52'04.7"E

19,109831, 72.867977

Directions

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Map data ©2021 India Team



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 Close Feedback

Year 2020/2021
Annual Statement of Rates
Language English

Selected District मुंबई(उपनगर)
Select Village कोदीवटे (अंधेरी)
Search By Survey No Location
Enter Survey No 326 Search

उपविभाग	वासी जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Sq.L)	Attribute
42/214-मु.मग; उत्तरेकडे मधुरादास वासनजी मार्ग, पुर्वेकडे तुळशी पार्सप लाईन, दक्षिण व पश्चिमेकडे गावाची रुह.	77610	169270	187880	219300	169270	चौरस मीटर सि.टी.एस. नंबर



Journal of Management Inquiry, 18(6), 709–724. doi:10.1177/1056492609350001

[Overview](#)

₹ 1 Crore+ Govt Charges & Tax
@ 22,223 per sq.ft. (Negotiable)

Anand Prakash Suyog ChS
Kondivita, Mumbai Andhara-
Pradesh

2nd of 3 Floors

South

Printed on Oct 11, 2020 | Ready to move

₹1.9 Cr 2BHK 2Baths

Estimated EMI ₹1.51,754

REMA STATUS

REGISTERED

Registration No: RJ1500000094

Website: maharajmeharaj.com

Overview

Society

Owner Details

Recommendations

PROPERTY (1)



Area

Carpet area: 54.15 sq.m.

Price

₹1.9 Crore

₹3,50,877 per sq.m. (all inclusive)

Floor Number

2nd of 7 Floors

Overlooking

Main Road

Configuration

2 Bedrooms, 2 Bathrooms, Balcony

Address

SIV Akhand Anand
Kondhivita, Mumbai Andheri-
Dahisar

Facing

South

Property Age

0 to 1 Year Old

Properties you can trust

Properties in SIV Akhand Anand are REERA approved. Now, buy with confidence!

Contact Owner Now

Shortlist

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