

NEWHL

BOTH APPLICANTS ARE IN-LAWS (SISTER)

DONE

SBI HLST

NEWHL

LOS/RLMS-Ref: 25344646

Saving A/c No. ① 35974336342
② 41698932824

CIF NO.: ① 89176361089
② 91144845966

PAL Take-Over/New Resale/Topup/Lap

CRM/YONO REF NO.

Tie up no :
(If applicable)

Applicant Name : Mrs. DEEPA PRADEEP AMARJAR

Co Applicant Name : Mrs. SARNA JAYPRAKASH SARKE

Contact No. Mobile 9004100248

Loan Amount 1.38 Lacs Tenure 30YRS

Interest Rate EMI

SBI LIFE YES / NO Rs

Loan Type TERM LOAN

Property Location KAWAN (SHAMAD)

Property Cost AT PER VALUATION

Name of Developer / Vendor M/S PARADISE GROUP

RBC

Contact Person

HLST / MPST / BM / FS / ALONG WITH Mob No. ANIL H JIMORI - 7045450326

Name of RACPC Co-ordinator along with Mob No. PF 1 D - 8324891

	Vendor	Send on	Recd. Date
SEARCH - 1	Raistighani		02/03
SEARCH - 2	Megha Mahajan	02/03 ← e-att	
VALUATION - 1	Jagtap	02/03	
VALUATION - 2	Deshpande	02/03	

Doc	02/03	Done	By Date
RESIDENCE VERIFICATION			
OFFICE VERIFICATION			
SITE INPECTION		HLST	

Co-ordination SARKE : 02/03/2023

Processing NEWHL : 14/02/2023

Sanction

Control

Documentation

A/c Opening

Disbursement

SIGN	
A/C NO	
DOC EXECUTIVE NO	
NOI DONE BY	
EM DONE	
NACH / SI	
TDV	

CERSAI NO. ASSET ID :

SI ID :

FILE NO. COMPACTOR NO

BRANCH (KUTADAR BADA 11159)

	Extent of the site	:	N.A
1	Latitude, Longitude & Co-ordinates of flat	:	Latitude: 19.2096, Longitude: 72.9879
	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A
	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Developer
	APARTMENT BUILDING		
	Nature of the Apartment	:	Residential
	Location	:	Ulhasnagar (Shahad)
	T. S. No.	:	-----
	Block No.	:	-----
	Ward No.	:	-----
	Village/ Municipality / Corporation	:	KDMC
	Door No., Street or Road (Pin Code)	:	Pin Code: 421 001.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential area
4.	Year of Construction	:	Building is in under construction. At present slab work is completed. Terrace work is in progress
5.	Number of Floors	:	2 Podium + Ground + 34 th Upper Floors
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	Per Floor 6 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	Yes, All Facilities are available in this project
	Lift	:	4 nos. Lift is Provided
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Basement + Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Not known
III	FLAT	:	
1	The floor on which the flat is situated	:	On 6 th Floor
2	Door No. of the flat	:	Flat No. 604
3	Specifications of the flat	:	3 BHK with 3 WC, Bath
	Roof	:	RCC
	Flooring	:	Work is in Progress



(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).

i) Sale ability 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 realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,75,59,700/- Rupees One Crore Seventy Five Lakh Fifty Nine Thousand Seven Hundred Only).

JUSTIFICATION:

Sub: Valuation Report of MRS. DEEPA PRADEEP AMASAR, MRS. SAPNA SARKE Flat No. 604, 6TH Floor, Building No. 2, BELISTA Tower, SAI WORLD LEGEND Project, Kalyan Murbad Road, Near Shahad Railway Station, Village Ulhasnagar (Shahad), Tal. Kalyan, Dist. Thane, Maharashtra 421 001

As per your request for clarification regarding variation in the valuation proposed by the Valuer and the Guideline value provided in the State Government notification or Income Tax Gazette.

We would like to clarify as follow:

1. As against our primary survey at the site and as local enquiry in the vicinity a prevailing rate of Rs. 11000 to 12,000/- per sq. ft. On Carpet Area.
2. As per the Government Ready Reckoner Rate of Rs. 4312/- Per Sq. ft. On Built up Area

The on going market rate varies from depending on his business stability, retaining financial capacity, provision of amenities like infrastructure, Garden, etc. Thus the rate are highly fluctuating, beyond our comprehension, hence as a result of our appraisal and analysis it is our considered opinion the present market Rate of Rs. 11700/- per sq. ft. adopted for the above property in the prevailing condition with aforesaid specification is just and fair.

Place: Mumbai

Date 08.03.2023.



S. D. DESHPANDE

Wealth Tax Registration No.(N) CCTT/P&M-20/59/06-07

Approved Valuer-FIV-16367, Competent Person-D-036

The undersigned has inspected the property detailed in the Valuation Report dated 08.03.2023. We are satisfied that the fair and reasonable market value of the property is Rs. 1,75,59,700/- Rupees One Crore Seventy Five Lakh Fifty Nine Thousand Seven Hundred Only).

Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Value Rs. 74,60,128/- as per Index II
Insurance Value	:	Built up area 1730 sq. ft. X Rs. 2200/- = Rs. 38,06,000/-
COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
Depreciated building rate	:	Composite Rate adopted Rs. Rs. 11,500/- to 12,000/-per Sq. ft. On Carpet Area
Replacement cost of flat with Services (V (3)i)	:	NA
Age of the building	:	Building is in under construction
Life of the building estimated	:	60 Years after completion (If Proper Care & Regular Maintenance)
Depreciation percentage assuming the salvage value as 10%	:	NA
Depreciated Ratio of the building	:	Rs. 11,700/-
Total composite rate arrived for valuation	:	Composite rate Arrived Rs. 11,700/- per Sq. ft. (on Carpet area)
Depreciated building rate VI (a)	:	NA, We have given valuation the property on the basis of Composite Rate method.
Rate for Land & other V (3)ii	:	NA
Total Composite Rate	:	Rs. 11,700/-

Details of Valuation:

Description	Qty.	Rate per sq. ft. Rs.	Estimated Value Rs.
value of the flat after 100% completed on carpet area 1 no. car parking	1441 sq. ft.	11,700/-	1,68,59,700/- 7,00,000/-
Wardrobes	N/A		
Showcases	N/A		
Kitchen Arrangements	N/A		
Superfine Finish	N/A		
Interior Decorations	N/A		
Electricity deposits / electrical fittings, etc.,	N/A		
Extra collapsible gates / grill works etc.,	N/A		
Potential value, if any	N/A		
Other	N/A		
Total			1,75,59,700/-



	Doors	:	Work is in Progress
	Windows	:	Work is in Progress
	Fittings	:	Work is in Progress
	Finishing	:	Work is in Progress
	Remarks	:	Nil
	House Tax	:	Applicants to furnish
	Assessment No.	:	Applicants to furnish
	Tax paid in the name of	:	Applicants to furnish
	Tax amount	:	Applicants to furnish
	Electricity Service Connection no.	:	Applicants to furnish
	Meter Card is in the name of	:	Applicants to furnish
	How is the maintenance of the flat?	:	Good
	Sale Deed executed in the name of	:	MRS. DEEPA PRADEEP AMASAR, MRS. SAPNA SARKE
	What is the undivided area of land as per Sale Deed?	:	Not provided
	What is the plinth area of the flat?	:	Built up area 1730 sq. ft.
0	What is the floor space index (app.)	:	Not applicable
11	What is the Carpet Area of the flat?	:	As per Documents Carpet area 1441 Sq. ft. Including Usable area
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Developer
15	If rented, what is the monthly rent?	:	Rental Value Rs.- 55,000/-
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The subject locality is good demanded for Residential and commercial
3	Any negative factors are observed which affect the market value in general?	:	Not observed, at the time of our visit
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 at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Total life of Building is taken as 60 years. We have worked out this valuation on the basis of Composite Rate method. Rate considered for subject flat as per Prevailing market rate as per market enquiry. Prevailing Market Rate for Residential Premises in this locality is Rs. 11,000/- to 12,000/- per sq. ft. on Carpet 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. 11,500/- to 12,000/- per Sq. ft. On Carpet Area Depending Upon Amenities Provided.
	Break - up for the rate	:	Rs. 11700/-
3	i) Building + Services	:	NA
	ii) Land + Others	:	NA





S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

■ Chartered Engineer ■ Govt. Approved Valuer ■ Competent Person ■ Arbitrator

Office : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)
Office : Flat No 6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)
Office : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)
Contact : +91 94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475
Website : www.sddeshpande.com • Email : sanjaydeshpande63@gmail.com, balkrishna chikhalkar@gmail.com info@sddeshpande.com

State Bank of India
RACPC Kalyan

FORMAT "B"
VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled in by the Approved Valuer)

Rep. Ref. No.2337/SDD/BBC-P/SBI-RACPC KALYAN /2022-23

Date: 08.03.2023

I. GENERAL		
1.	Purpose for which the valuation is made	To determine the Fair market value of the Property
2.	a) Date of inspection	: 08.03.2023
	b) Date on which the valuation is made	: 08.03.2023
3.	List of documents produced for perusal	
	i) Agreement copy	: Agreement dated 15.02.2023 For Rs. 1,47,00,000/- in between M/S. PARADISE LIFESTYLES PRIVATE LIMITED AND MRS. DEEPA PRADEEP AMASAR MRS. SAPNA SARKE
	ii) Index - II	: Index II: 612/2023 Dated: 15.02.2023
	iii) Stamp Duty Receipt	: 892/2023
4.	Name of the owner(s) and his/their address(es) with Phone No. (detail of share of each owner in case of joint ownership)	: MRS. DEEPA PRADEEP AMASAR, MRS. SAPNA SARKE
5.	Brief description of the property	: Flat No. 604, 6TH Floor, Building No. 2, BELIST Tower, SAI WORLD LEGEND Project, Kalyan, Murbad Road, Near Shahad Railway Station, Villa Ulhasnagar (Shahad), Tal. Kalyan, Dist. Thane Maharashtra 421 001
6.	Location of property	
	a) Plot No. / Survey No.	: City Survey No. 1618,1619/A,1625,1626/A
	b) Door No.	: Flat No. 604, 6TH Floor
	c) T. S. No. / Village	: Shahad



Customer Copy

Cost Sheet



**PARADISE[®]
GROUP**

Your World. Our Vision.
ISO 9001:2015 Certified Organization

Sai World Legend Belista 604	
MRS. DEEPA PRADEEP AMASAR MRS. SAPNA SARKE 106.69 Sq. Mtrs. Carpet Area, 3 BHK	
COST SHEET	
Particulars	Total
Agreement Value	14700000
Development Charges	900000
Clubmembership Charges	675000
GST	735000
Other Charges	
Stamp Duty	882000
Registration Charges	40000
	17932000

[Handwritten Signature]
[Circular Stamp]



15/02/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्ता क्रमांक : 612/2023

नोंदणी :

Regn 63m

गावाचे नाव : उल्हासनगर (शहाड)

(1) वित्तेबाचा प्रकार	कारनामा
(2) मोबदला	14700000
(3) बाजारभाब(भाडेपट्टबाब्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे)	7460127.99
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग ई 1/5 मोजे उल्हासनगर (शहाड),उल्हासनगर पोस्ट क्र. 1,वेधील सि.टी.एस नं 1610,1619/अ,1625,1626/ अ प्लॉट नं 6 पैकी,7 व 8,शीट नं. 92,93 व 94 वरील साई वलई लेजंड प्रोजेक्ट,विल्डिंग नं. 2,बेसीस्टा टॉवर,सदनिका नं. 604,सहाबा मजला,क्षेत्र 106.69 चौ मी कार्पेट + 19.97 चौ.मी. बाल्कनी + 7.25 चौ.मी सर्व्हिस एरिया(1441.407 चौ.फु. (133.91 चौ.मी.)एकूण वापरण्यायोग्य जागा)(रिटा क्र. पी51700025002)((C.T.S. Number : 1618, 1619/अ, 1625, 1626/ अ ;))
(5) क्षेत्रफळ	1) 133.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पं.राडाईज साईकस्टाईल प्रा. लि. तर्फे डायरेक्टर अमित मधु भठीजा यांच्यावतीने कबुली जबाब करिता कु.मु.म्हणून राजकुमार बलानी - बय:-41; पत्ता:-प्लॉट नं: 19, 20, माळा नं: -, इमारतीचे नाव: मजा प्लाझा, ब्लॉक नं: 1701, रोड नं: संपटर 19 वी बारी नबी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AALCA9152F
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिया प्रदीप अमानर बय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रोझ कोवार्क रेसिडेन्सी, ब्लॉक नं: 301, रोड नं: शहाड स्टेशन जवळ, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-BCJPA8211P 2): नाव:-सपना सरने - बय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रोझ कोवार्क रेसिडेन्सी, ब्लॉक नं: 301, रोड नं: शहाड स्टेशन जवळ, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-EQEPS2409M
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2023
(10)दस्ता नोंदणी केल्याचा दिनांक	15/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	61/2/2023
(12)बाजारभाबाप्रमाणे मुद्रांक शुल्क	882000
(13)बाजारभाबाप्रमाणे नोंदणी शुल्क	30000
(14)जेरा	

मुल्यानासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-३
उल्हासनगर क्र. १,