

To,
STATE BANK OF INDIA
SME ANDHERI
MUMBAI

Date : 26-02-2021

VALUATION REPORT
Ref: ADI/SBI/SME/AND/SA/NP/2021/02-01

I. GENERAL		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	24-02-2021
	b) Date on which the valuation is made	26-02-2021
3	List of documents produced for perusal	Release Deed Regd. No. BDR-1/7902/2016 Between Mr. Yogendra Singh, Mr. Devendra Singh, Mrs. Sangeeta Singh, Mrs. Chetna Singh (The Releasor) And Mr. Narendra Singh (The Releasee) Dated 18-07-2016
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)	Society Regd. No. BOM/W-KE/GNL/(O)/719/2001-2002 M/s. Singh Intelligence Security Pvt. Ltd.
5	Brief description of the property	Office Premises No. 301 & 301A, 3rd Floor, "Twin Complex Phase 1 Premises CHSL", S. No. 70/6, 70/8, 70/5/2, City S. No. 633, 634 & 635, Village Marol, Marol Maroshi Road, Marol Naka, Andheri (E), Tal. Andheri, Mumbai 400 059.
6	Location of property	
	a) Plot No. / Survey No.	S. No. 70/6, 70/8, 70/5/2, City S. No. 633, 634 & 635
	b) Door No.	Office Premises No. 301 & 301A
	c) T. S. No. / Village	Village Marol
	d) Ward / Taluka	Tal. Andheri
	e) Mandal / District	Dist. Mumbai
	f) Date of issue and validity of layout of approved map / plan	Approved plan not given
	g) Approved map / plan issuing authority	MCGM
	h) Whether genuineness or authenticity of approved map / plan is verified	Approved plan not given
	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.
7	Postal address of the property	Andheri
8	City / Town	

	Residential Area	Residential Area
	Commercial Area	
	Industrial Area	
9	Classification of the area	
	(i) High Middle Poor	Middle class
	(ii) Urban / Semi Urban / Rural	
10	Coming under Corporation limit / Village Panchayat / Municipality	MCGM
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	Marol Maroshi Road
	South	Smart Works
	East	Hotel Silver Inn
	West	Andheri Kurla Road
13	Dimensions of the site	
		A
		As per the Deed
		B
		Actuals
	North	-
	South	-
	East	-
	West	-
		Marol Maroshi Road
		Smart Works
		Hotel Silver Inn
		Andheri Kurla Road
14	Extent of the site	N.A.
15	Latitude, Longitude & Co-ordinates of Office	Latitude: 19.1097661, Longitude: 72.8784055
16	Extent of the site considered for valuation (least of 13 A & 13 B)	N.A.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied
II. APARTMENT BUILDING		
1	Nature of the Apartment	Commercial Apartment
2	Location	
	T. S. No.	S. No. 70/6, 70/8, 70/5/2, City S. No. 633, 634 & 635
	Block No.	
	Ward No.	-
	Village/ Municipality / Corporation	MCGM
	Door No., Street or Road (Pin Code)	Village Marol, Marol Maroshi Road, Marol Naka, Andheri (E), Tal. Andheri, Mumbai 400 059.
3	Description of the locality Residential / Commercial / Mixed	Mixed
4	Year of Construction	Year 2000 (As per information)
5	Number of Floors	Ground + 5 Floors
6	Type of Structure	RCC
7	Number of Dwelling units in the building	-
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good

11	Facilities Available			
	Lift	Yes		
	Protected Water Supply	Yes		
	Underground Sewerage	Yes		
	Car Parking - Open/ Covered	No		
	Is Compound wall existing?	Yes		
	Is pavement laid around the Building	Yes, Cement concrete paving		
III Office				
1	The floor on which the Office is situated	3rd Floor		
2	Door No. of the Office	Office Premises No. 301 & 301A		
3	Specifications of the Office			
	Roof	RCC		
	Flooring	Marbonite Tiles Flooring		
	Doors	Wooden Flush Doors		
	Windows	Powder Coated Aluminium Sliding Windows		
	Fittings	Good		
	Finishing	Good		
4	House Tax	N.A.		
	Assessment No.	N.A.		
	Tax paid in the name of	N.A.		
	Tax amount	-		
5	Electricity Service Connection no.	Not Given		
	Meter Card is in the name of	N.A.		
6	How is the maintenance of the flat?	Good		
7	Sale Deed executed in the name of	M/s. Singh Intelligence Security Pvt. Ltd.		
8	What is the undivided area of land as per Sale Deed?	N.A.		
9	What is the plinth area of the flat?	660 Sq.Ft. Built Up Area (10% loading on Index II)		
10	What is the floor space index (app.)	Not Known		
11	What is the Carpet Area of the flat?	550 Sq. Ft.	(As per Index II)	
		518 Sq. Ft.	(As per Measurement)	
12	Is it Posh/ I class / Medium / Ordinary?	Medium		
13	Is it being used for Residential or Commercial purpose?	Is it used for Commercial purpose		
14	Is it Owner-occupied or let out?	Owner Occupied		
15	If rented, what is the monthly rent?	N.A.		
IV MARKETABILITY				
1	How is the marketability?	Marketability is good		
2	What are the factors favouring for an extra Potential Value?	Property is situated about 3.5 km away from Andheri Railway Station		
3	Any negative factors are observed which affect the market value in general?	N.A.		
V Rate				
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office 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)			
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).			

3	Break - up for the rate	
	i) Building + Services	Rs. 2,500/-
	ii) Land + Others	Rs. 25,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 17,744/- on Sq. Ft. Carpet Area
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	Rs. 500
	Replacement cost of Office with Services {V (3) i}	Rs. 2,500/-
	Age of the building	20 Years (As per Information)
	Life of the building estimated	40 Years (Subject to proper maintenance)
	Depreciation percentage assuming the salvage value as 10%	0%
	Depreciated Ratio of the building	Nil
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 2,000/-
	Rate for Land & other V (3) ii	Rs. 25,000/-
	Total Composite Rate	Rs. 27,000/-

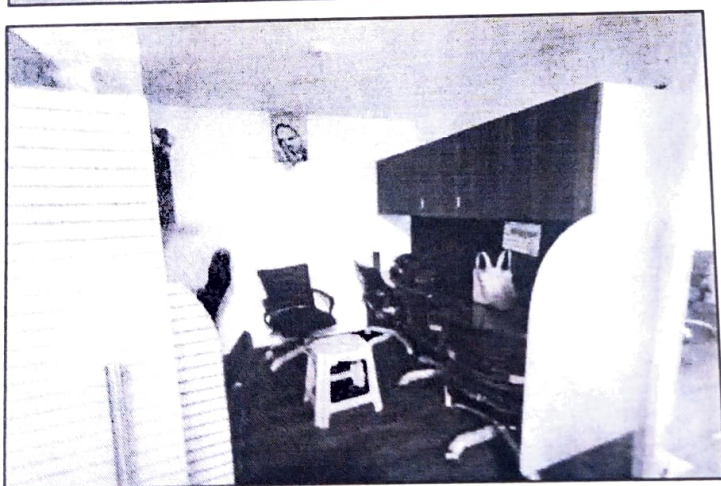
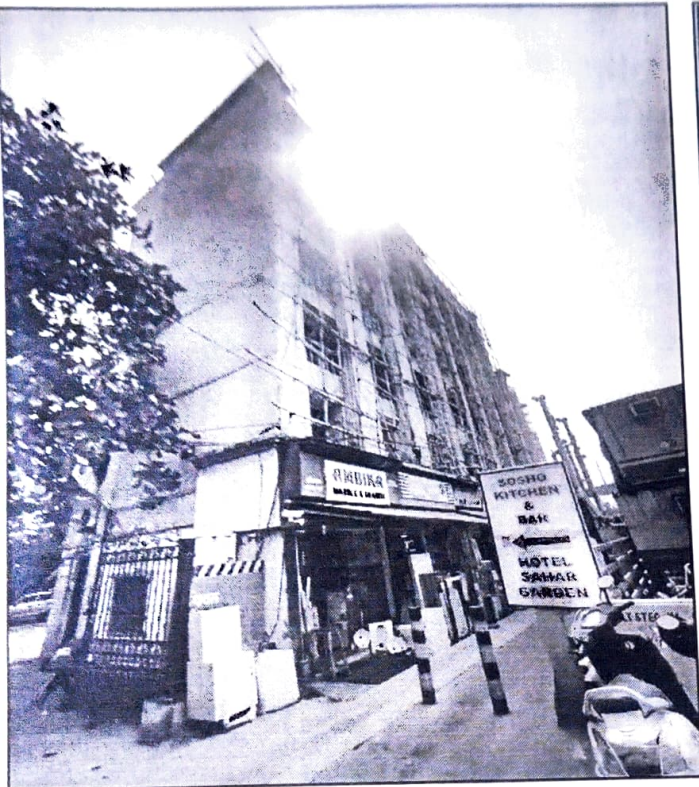
Details of Valuation:				
Sr. No.	Description	Qty. (Sq.Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the Office	550.00	27,000.00	14,850,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			14,850,000.00
	Total			14,850,000.00

The Government Value = Rs. 97,59,200/- (Rs. Ninety Seven Lakh Fifty Nine Thousand and Two Hundred Only)

Rental Value = Rs. 30,938/- (Rs. Thirty Thousand Nine Hundred and Thirty Eight Only)

Insurance Value = Rs. 13,20,000/- (Rs. Thirteen Lakh and Twenty Thousand Only)

Photographs



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. 1,48,50,000/-**.

(Rupees One Crore Forty Eight Lakh and Fifty Thousand Only).

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. 1,33,65,000/-**. **(Rupees**

One Crore Thirty Three Lakh Sixty and Five Thousand Only).

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. 1,18,80,000/-**.

(Rupees One Crore Eighteen Lakh Eighty Thousand Only).

Place : Thane

Date : 26-02-2021

**Signature of the Valuer
Dinesh P. Warade**

The undersigned has not inspected the property detailed in the Valuation Report dated _____.
We are satisfied that the fair and reasonable market value of the property is **Rs. _____/-**
(Rupees _____ Only).

**Signature
(Name of the Branch Manager with
Official seal)**

y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. UMS LOS) only

z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued,	The asset under valuation for Office and located in prominent locality
2	Purpose of valuation and appointing authority	To determine the Fair market value of the property
3	Identity of the valuer and any other experts involved in the valuation;	Ar. Dinesh Warade, Prop. M/s. archinova design inc. No other expert involved for this valuation.
4	Disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets valued
5	Date of appointment, valuation date and date of report;	Date of Appointment -24-03-2021 Date of Valuation - 24-02-2021 Date of Report - 26-02-2021
6	Inspections and/or investigations undertaken;	By Sairaj Khandagale
7	Nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/ material content.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	Restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	Major factors that were not taken into account during the valuation;	Legal Aspects
12	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.	

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Date: 26-02-2021
Place: Thane

Signature
Name Ar. Dinesh Warade
Address : 1,Gr. Floor, New Bhushan
Apt, Teen Hath Naka, Survewadi, M.S
Road, Thane (W) - 400 604.

SDRR

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Language English

Year 20202021

Selected District मुंबई (उपनगर)

Select Village दहिसाही - कुर्ता

Search By Survey No Location

Enter Survey No 4 Search

उपविभाग	पूती कमीस	निवासी पसविस्तार	बांधीस	एकरे	बाँतोनिम	एकर (रि./)	Attribute
112/532 -भुभाग: उत्तरेस गावाची सीमा, पुर्वेस लाल ब्रह्मादूर शास्त्री मार्ग, दक्षिणेस आदि शंकराचार्य मार्ग व पश्चिमेस गावाची सीमा.	77660	152890	169460	186720	152630	बोरस मीटर	सि.टी.एस नेबर
112/536 -भुभाग: उत्तरेस आदि शंकराचार्य मार्ग, पुर्वेस लाल ब्रह्मादूर शास्त्री मार्ग दक्षिणेस व पश्चिमेस गाव सीमा.	23650	58810	65400	82600	56520	बोरस मीटर	सि.टी.एस नेबर
112/538-रस्ता लाल ब्रह्मादूर शास्त्री मार्ग.	84640	153740	170690	236100	153740	बोरस मीटर	सि.टी.एस नेबर