

VALUATION REPORT

OF

Mrs. Triveni Sudhir Walkar & Mr. Sudhir Madan Walkar
At

**Flat No. 102, 1st floor, J - wing, Building No. 05, Shree Sai
Complex CHSL, Sayani Road, Prabhadevi (W), Mumbai
400025.**

For,

SBI -RACPC Chinchpokhli Branch

BY

SUBHASH N. SHAH

Proprietor for subhash shah and associates

Govt. Approved Valuer

**Office Address: Fort Office - 118/120, Lunat Mansion, Mint Back Road,
Fort, Mumbai - 400 001 Contact No. 022- 22616020 / 22610744
/66595781 / 66314190**

VALUATION REPORT

Ref No. SBI/20-22 73

Date: 14/07/2022

1	GENERAL	
2	Purpose for which the valuation is made	For Bank Loan
3	a) Date of inspection	13/07/2022
	b) Date at which the valuation is made	14/07/2022
4	List of documents produced for perusal	
	Agreement for sale Index I	Sale Agreement With WD 9296/2014 Registered Via Mumba 2 (Worli) Registrar Office Dtd: 13.11.2014 in between W/s. Shylock Build (The Builder) AND Mrs. Triveni Sudhir Walakar & Mr. Sudhir Wañan Walakar (The Purchaser).
	REIG	Not Provided
	Commitment Certificate	Not Provided
	Approved Plan	Not Provided
	Occupancy Certificate	WCGW Approved D.C. With No. EB/5572/GN/A Date - Not Legible For Building No.5
	Share Certificate Property Tax	Share Certificate No. 2 Date - 10/09/2005 in the Name Of Mrs. Triveni Sudhir Walakar & Mr. Sudhir Wañan Walakar
	Other Documents	Not Provided
	Name of the owner(s) and his/her address(es) with share no. (details of share of each owner if case of joint ownership)	Owner: Mrs. Triveni Sudhir Walakar & Mr. Sudhir Wañan Walakar Ownership: Joint Ownership
5	Brief Description of the property	Address: Flat No. 102, 1st floor, 7 - wing Building, Vt. 15, Street Sa. Lomdeo CHSL, Savan Road, Prabhadevi, M7, Mumba 400025. Landmark: Near Pare S.T. Depot. Distance from Prabhadevi Railway Station: 1.2 km

			Building Details: Stilt + 7th Upper Floor Flat Details: 2 BHK + 1 Toilet + Bath (1 BHK) Converted Into 2 BHK) Stage Of Construction : 100%
6	Location of the property		
	a)	Plot No./ Survey No.	: F.P. No.588, T.P.S.No. IV, CTS No.1132 of Lower Parel
	b)	Door No.	: Flat No.102, 1st Floor, J Wing
	c)	T.S.No. / Village	: F.P. No.588, T.P.S.No. IV, CTS No.1132 of Lower Parel
	d)	Ward / Taluka	: Tal. Mumbai
	e)	Mandal/ District	: Dist. Mumbai
	f)	Date of issue and validity of layout of approval map/plan	Not Provided
	g)	Approval map/ Plan issuing authority	Not Provided
	h)	Whether genuineness or authenticity of approved map/plan is verified	Not Provided
	i)	Any other comments by our empanelment valuer on authentic of approved plan	Not Provided
7	Postal address of the property		: Flat No. 102, 1st floor, J - wing, Building No. 05, Shree Sai Complex CHSL, Sayani Road, Prabhadevi (W), Mumbai 400025.
8	City/ Town		: Mumbai 400025.
	Residential Area		: Yes
	Commercial Area		: Yes
	Industrial Area		: No
9	Classification of the Area		
	i)	High/ Middle/ Poor	: Middle Class
	ii)	Urban / Semi Urban/ Rural	: Urban
10	Coming under Corporation limit/ Village Panchayat Municipality		: Yes, MCGM
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.		: Details not Available in provided documents
12	Boundaries of the Property		: As per site with respect to Building
	North		: Lodha Grandeur

	South	:	Bldg. No. 04								
	East	:	I - wing, Bldg. No. 05								
	West	:	Lodha Grandeur								
	Boundaries of the Property	:	As per Agreement								
	North	:	Details not Available in provided document								
	South	:	Details not Available in provided document								
	East	:	Details not Available in provided document								
	West	:	Details not Available in provided document								
13	Dimensions of the site / Area of Flat	:									
			<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed (AS per Sale Agreement / Approved Plan)</td> <td>Actual (As per measurement)</td> </tr> <tr> <td>Carpet Area as per Agreement - 519 sq.ft.</td> <td>Carpet Area as Measurement 494 sq.ft.</td> </tr> <tr> <td>Carpet Area As per Approved Plan: Not Provided</td> <td></td> </tr> </tbody> </table>	A	B	As per the Deed (AS per Sale Agreement / Approved Plan)	Actual (As per measurement)	Carpet Area as per Agreement - 519 sq.ft.	Carpet Area as Measurement 494 sq.ft.	Carpet Area As per Approved Plan: Not Provided	
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As per the Deed (AS per Sale Agreement / Approved Plan)	Actual (As per measurement)										
Carpet Area as per Agreement - 519 sq.ft.	Carpet Area as Measurement 494 sq.ft.										
Carpet Area As per Approved Plan: Not Provided											
14	Extent of the site / area of Flat		Carpet Area as per Agreement - 519 sq.ft. Carpet Area as per Measurement :494 sq.ft. Carpet Area As per Approved Plan: Not Provided								
14.1	Latitude, Longitude & Co-ordinates of flat		Latitude & Longitude- 19°00'39.1"N 72°49'56.7"E								
15	Extent of the site considered for valuation (least of 13A & 13B)		Carpet Area as per Agreement - 519 sq.ft.								
16	Whether occupied by owner/tenant? If occupied by tenant, since how long? Rent received per month		Occupancy Status: Self Occupied Name of Occupant : Mr. Sudhir Walekar								
	Remark										
II	APARTMENT BUILDING										
1.	Nature of the Apartment										
2.	Location	:	Flat								
	T. S. No.	:	Sayani Road, Prabhadevi (W), Mumbai 400 0								
	Flat No.	:	F.P. No.588, T.P.S.No. IV, CTS No.1132 of Low								
	Ward No.	:	Parel								
	Village/Municipality/Corporation	:	Flat No.102, 1st Floor, J - Wing								
	Door No., Street or Road (Pin Code)	:	MCGM								
		:	MCGM								

3.	Description of the locality Residential/ Commercial/ Mixed	: Prime Residential
4.	Year of Construction	: 2002
5.	Number of Floors	: Stilt + 7th Upper Floor
6.	Type of Structure	: RCC Frame Structure
7.	Number of dwelling units in the Building	: Floors: Stilt + 7th Upper Floor No. of Flats on Each floor - 02
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	: Good
	Lift	: 1 Lift (s)
	Protect Water Supply	: Municipal
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: 01
	Does Compound Wall exist?	: Yes
	Is pavement laid around the Building	: Yes
III	Flat	: 2 BHK + 1 Toilet + Bath (1 BHK Converted Into 2 BHK)
1	The Floor on Which flat is situated	: 1st Floor, J Wing
2.	Door No. of the flat	: Flat No.102
3	Specification of flat	
	Roof	: RCC Slab
	Flooring	: Vitrified Flooring
	Doors	: Wooden Door
	Windows	: Aluminium Sliding
	Fitting	: Concealed Plumbing and Concealed Electrical Fittings
	Finishing	: Good
4	House Tax	: Details Not provided
	Assessment No.	: Details Not Provided
	Tax paid in the name of	: Details Not provided
	Tax amount	: Details Not provided
5	Electricity Service Connection No.	: Details Not provided
	Meter Card in the name of	: Details Not provided
6	How is the maintenance of the flat?	: Good

7	Sale Deed executed in the name of	:	Sale Agreement Vide NO.9196/2004 Registered Via Mumbai 2 (World) Registrar Office Dtd: 19.11.2004 In between M/s. Skylark Build (The Bullder) AND Mrs. Triveni Sudhir Walkar & Mr. Sudhir Madan Walkar (The Purchaser).	
8	What is the undivided area of land as per Sale Deed?	:	Details Not Available in provided documents	
9	What is the Plinth area/ Area of the flat	:	Carpet Area (A)	Built up Area Considered For Valuation
			Area Considered for Valuation: 519 sq.ft. + Balcony: 0 (In sq.ft.)	Built Up Area : 623 sq.ft. (Carpet Area As per (A) + 20% Loading + Balcony area if any)
10	What is the floor space index (app.)	:	As it is a Flat/ shop Not applicable however the same is As per local norms	
11	What is the Carpet Area of the Flat	:	Carpet Area as per Agreement - 519 sq.ft. Carpet Area as per Measurement: 494 sq.ft. Carpet Area As per Approved Plan: Not Provided	
12	Is it Posh/ 1 Class/ Medium / Ordinary	:	Prime Residential	
13	Is it being used for residential or Commercial	:	Residential	
14	Is it Owner occupied or Let out?	:	Occupancy Status: Self Occupied Name of Occupant : Mr. Sudhir Walekar	
15	If rented, what is the monthly rent?	:	Not Applicable	
IV	MARKETABILITY			
1	How is the marketability?	:	Very Good	
2	What are the factors favouring for an extra potential value	:	All civic amenities are available nearby and within easy reach of 1-2 Kms	
3	Any negative factors are observed which affect the market value is general.	:	No	
V	Rate			

1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)		Rs. 29000-30000/- per sq.ft. on BUA
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 29000-30000/- per sq.ft. on BUA Rate Considered: Rs. 29000/- per sq.ft. on BUA
3	Break - up for the rate		
	i) Building + Services	:	Rs.2000/- per sq.ft on BUA
	ii) Land + Others	:	Rs. 27600/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		Rs. 22447/- per sq.ft. on BUA
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated Building Rate		
	Replacement cost of Flat with Services(v (3)i)	:	Rs.2000/- per sq.ft. on BUA
	Age of the building	:	20 (Years - 2002) Stage of Construction :100% Recommended Stage : 100%
	Life of the building estimated	:	40 Years (Subject to periodic Maintenance & Repairs)
	Depreciation percentage assuming the salvage value as	:	10%
	Depreciated Ratio of the building	:	0.3
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 1400/- per sq.ft.onBUA
	Rate for Land & other V (3)ii	:	Rs. 27600/- per sq.ft.
	Total Composite Rate	:	Rs. 29000/- per sq.ft. on BUA
V	List of Documents Provided		Copy of : Sale Agreement, O.C.

Share Certificate No. 2

Member's Regn. No. 2 No. of Shares 5

FLAT NO. 102 Share Certificate

SHREE SAI COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.
'J' WING

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 3500/- Divided into 70 Shares of Rs. 50/- each
Registration No. MUM/WAN/CTC/8557/2005 Date 10/09/2005

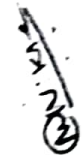
This is to certify that Shri/ Smt. /M/s. **TRIYENI S WALKAR / SUDHIR**
MADAN WALKAR is the Registered Holder of 5 fully paid up shares
of Rs. FIFTY each numbered from 6 to 10 both inclusive, in

SHREE SAI COMPLEX CO-OPERATIVE HSG. SOCIETY LTD., **'J' WING**
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at **MUMBAI**
this 10TH day of **SEPTEMBER** 2005



R. J. Sonavane
Authorised
M.C. Member


Secretary


Chairman