



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

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

Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 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

Ref No.1485/SDD/BBC-S/VR/PRIVATE

Date: 13.01.2022

Valuation Report for Residential premises located at Flat No. B-1903, 19TH Floor, B Wing, Building Known As "BHOOMI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED", Plot No. 05 & 06, Sector 08, Village Kharghar, Opposite Little World Mall, Navi Mumbai, Tal. Panvel Dist- Raigad- 410 210.

1.	Name of the Bank	:	PRIVATE VALUATION
2.	Regarding	:	Valuation of Residential Flat
3.	Name of Applicant	:	M/S. JOBBY ENGINEERS PVT. LTD
4.	Phone No. of Applicant	:	-----
5.	Address of the Applicant	:	----
6.	Property Address	:	Flat No. B-1903, 19 TH Floor, B Wing, Building Known As "BHOOMI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED", Plot No. 05 & 06, Sector 08, Village Kharghar, Opposite Little World Mall, Navi Mumbai, Tal. Panvel Dist- Raigad- 410 210.
7.	Survey No./ Plot No.	:	Plot No. 05 & 06, Sector 08
8.	Name of the Developers/Seller	:	MR. PRAVIN ANNASO SHINDE
9.	Current possession with	:	Owner Occupied
10.	Latitude & Longitude	:	Latitude : 19.031199, Longitude : 73.068094
11.	Type of the Property	:	Residential Flat
12.	Requested by Financiers	:	PRIVATE VALUATION
13.	Date of the inspection	:	12.01.2022
14.	Survey in presence of	:	MR. Ranjit Nair-
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16.	Location:	:	Kharghar
	i) Type of locality	:	Residential
	ii) Class	:	Middle Class
	iii) Nearest Railway/Bus Stand Station	:	Kharghar Railway Station
	iv) Distance From Station	:	1 km. distance from Kharghar Railway Station
	v) Civic Amenities	:	Available nearby
	vi) Landmark	:	Opposite Little World Mall
7.	BUILDING DETAILS:		
	i) Types of Land	:	Non-Agricultural – Freehold



ii) a)	Plot Boundaries	:	East : Gofull Building West : External Road North : External Road South : Neel Siddhi Society
b)	Flat Boundaries	:	East : Lobby/Flat No. 1902 West : Open Sky North Open Sky South : Flat No. 1904
iii)	Type of occupation Ownership/ Tenanted	:	Owner Occupied
iv)	Type of Structure	:	R.C.C. Frame + Brick wall partitions
v)	No. of floors	:	Ground + 19 th upper floors
vi)	No. of lift	:	2 Nos. Lift is provided
18. Property Details:			
i)	Floor in which the property is situated	:	On 19 th Floor
ii)	Type of property	:	1 BHK Residential Flat With terrace + 2 W.C. & Bathroom
iii)	Carpet Area	:	As Per Physical measurement Carpet Area 667 Sq. Ft.
iv)	As per document carpet area /built up Area	:	As per documents Carpet area 416 sq. ft. + 300 Sq. Ft Open Terrace Area Total Carpet Area 716 Sq. Ft Built up area 799 sq. ft.
19.	Completeness of Project	:	Building 100% Completed
20.	Quality of Construction	:	Good
i)	Under Construction	:	No
ii)	Complete	:	Yes
21.	Age of the Property	:	Approx. 13 Years
22.	Residual (Future) life	:	47 Years
23.	Ind. Bldg./Complex of	:	Residential
24.	Separate Compound Wall	:	No
25.	Garden	:	----
26.	Paving around the Building/ Chequered tiles	:	-----
27.	Car Parking	:	Yes
28.	Maintenance/ First Impression	:	Good.
29.	Plans Approved By	:	CIDCO
30.	Society Registration No.	:	-----
31.	Property Tax	:	N.A
32.	Water Availability	:	Panvel Municipal Corporation



33.	Compliance to Sanctioned Plans	:	Building constructed as per approval plan Occupation Certificate No. CIDCO/BP/ATPO/168. Date. 04.03.2009
34.	Valuation Method	:	Composite Rate Method
35.	Current Fair Market Rate	:	Rs.12,500/- to Rs. 13,500/- Carpet area Per Sq. ft.
36.	Current Fair Market Value	:	716 sq. ft. x Rs. 13000/- = Rs. 93,08,000/- (Rs. Ninety Three Lakh Eight Thousand Only)
37.	Market Value in respect of work completed (100%)	:	Rs. 93,08,000/- (Rs. Ninety Three Lakh Eight Thousand Only)
38.	Realizable Sale Value	:	Rs. 93,08,000/- X 90% = Rs. 83,77,200/- (Rs. Eighty Three Lakh Seventy Seven Thousand Two Hundred Only)
39.	Distress Sale Value	:	Rs. 93,08,000/- X 80% = Rs. 74,46,400/- (Rs. Seventy Four Lakh Forty Six thousand Four hundred Only)
40.	Basic For recommended rate	:	Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	:	Rs. 15,98,000/-
42.	Government Value		Rs. 77,56,692/-
42.	Reason for deviations if any	:	Registrar's rates are for normal properties & they do not consider amenities, location, vastu-shastra compliance, Proximity to a temple, a school & college etc.
43.	Amenities / Extra fittings	:	Vitrified tiles flooring, Granite kitchen platform with full wall tiles, aluminum sliding window with secured grills, wooden door
44.	Agreement Date	:	22.01.2014
45.	Document Seen:	:	Agreement copy
i)	Registration Date	:	22.01.2014
ii)	Registration No.	:	----
iii)	Village	:	Village Kharghar
iv)	Receipt No.	:	-----
V)	Agreement between	:	Seller: MR. PRAVIN ANNASO SHINDE Purchaser: JOBBY ENGINEERS PVT. LTD
46.	Remark	:	At The Time Of Inspection we observed/ Notice that terrace area is converted to bedroom

Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is considered at, **Rs. 93,08,000/- (Rs. Ninety Three Lakh Eight Thousand Only)**





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CERTIFICATE

We certified that we have surveyed the immoveable property M/S. JOBBY ENGINEERS PVT. LTD
AS DESCRIBED BELOW

Type	:	1 BHK Residential Flat With terrace + 2 W.C. & Bathroom
Address	:	Flat No. B-1903, 19 TH Floor, B Wing, Building Known As " BHOOMI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED ", Plot No. 05 & 06, Sector 08, Village Kharghar, Opposite Little World Mall, Navi Mumbai, Tal. Panvel Dist-Raigad- 410 210.

We further certified that the fair market value of the property, described in detail in this report is as follows:-

Current Fair Market Value	:	716 sq. ft. x Rs. 13000/- = Rs. 93,08,000/- (Rs. Ninety Three Lakh Eight Thousand Only)
Market Value in respect of work completed (100%)	:	Rs. 93,08,000/- (Rs. Ninety Three Lakh Eight Thousand Only)
Realizable Sale Value	:	Rs. 93,08,000/- X 90% = Rs. 83,77,200/- (Rs. Eighty Three Lakh Seventy Seven Thousand Two Hundred Only)
Distress Sale Value	:	Rs. 93,08,000/- X 80% = Rs. 74,46,400/- (Rs. Seventy Four Lakh Forty Six thousand Four hundred Only)

This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

I hereby declare that:

- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 Our representative has personally inspected the property on Date 12.01.2022
- 4 The rates are based on the current market conditions & these may vary with time.
- 5 Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
- 6 The bank is requested to check through the advocate whether the property is free from encumbrances.
- 7 I hereby certify that we have valued the right property as per registered agreement copy dtd. 22.01.2014
- 8 Photographs attached.



Photo Gallery: M/S. JOBBY ENGINEERS PVT. LTD, Flat No. B-1903, 19TH Floor, B Wing, Building Known As "BHOOMI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED", Plot No. 05 & 06, Sector 08, Village Kharghar, Opposite Little World Mall, Navi Mumbai, Tal. Panvel Dist-Raigad- 410 210.



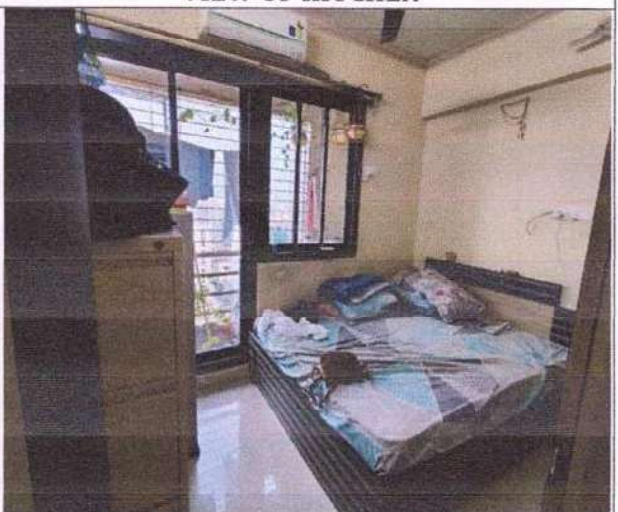
VIEW OF HALL



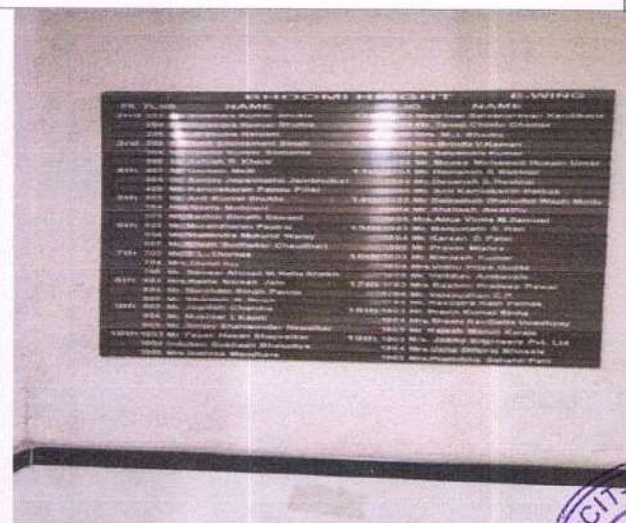
VIEW OF KITCHEN



VIEW OF BEDROOM 1



VIEW OF TERRACE (CONVERTED TO BEDROOM)

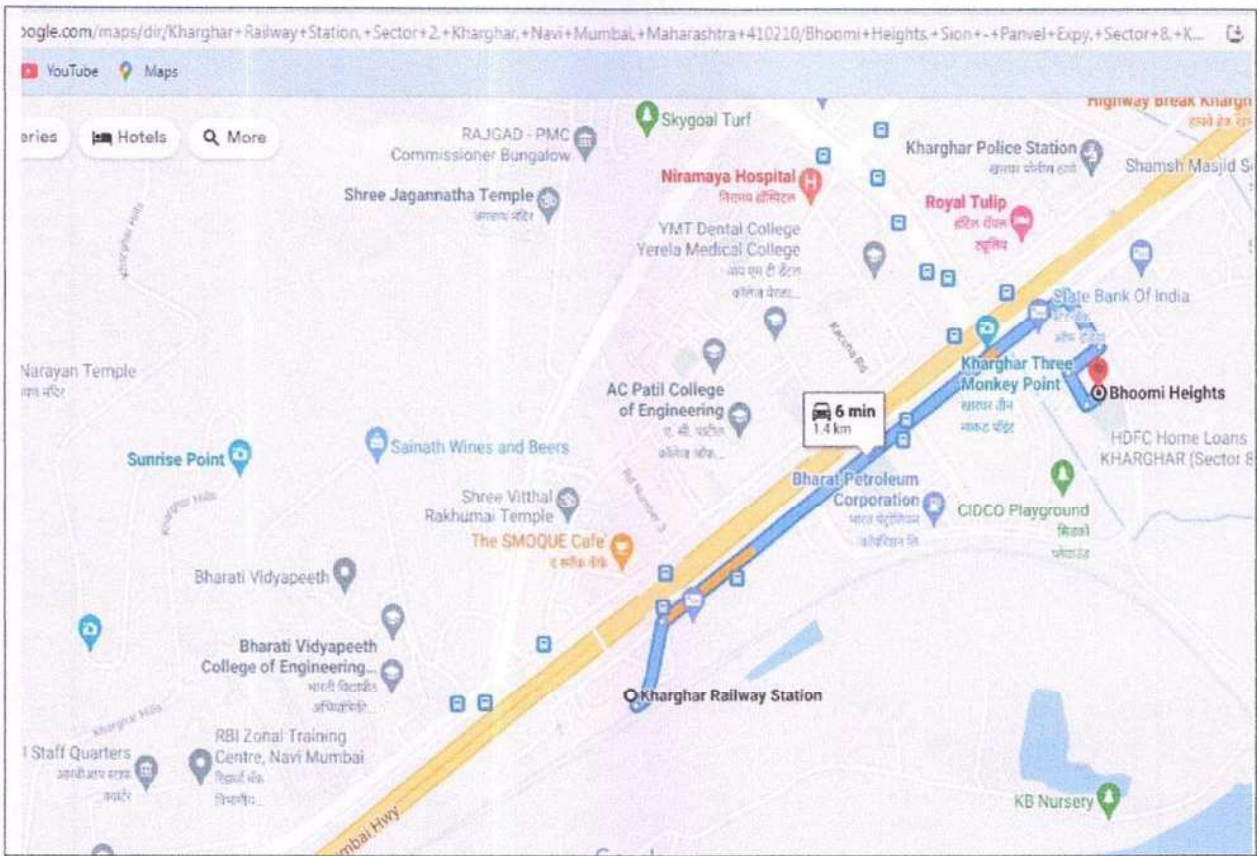


VIEW OF NAME BOARD

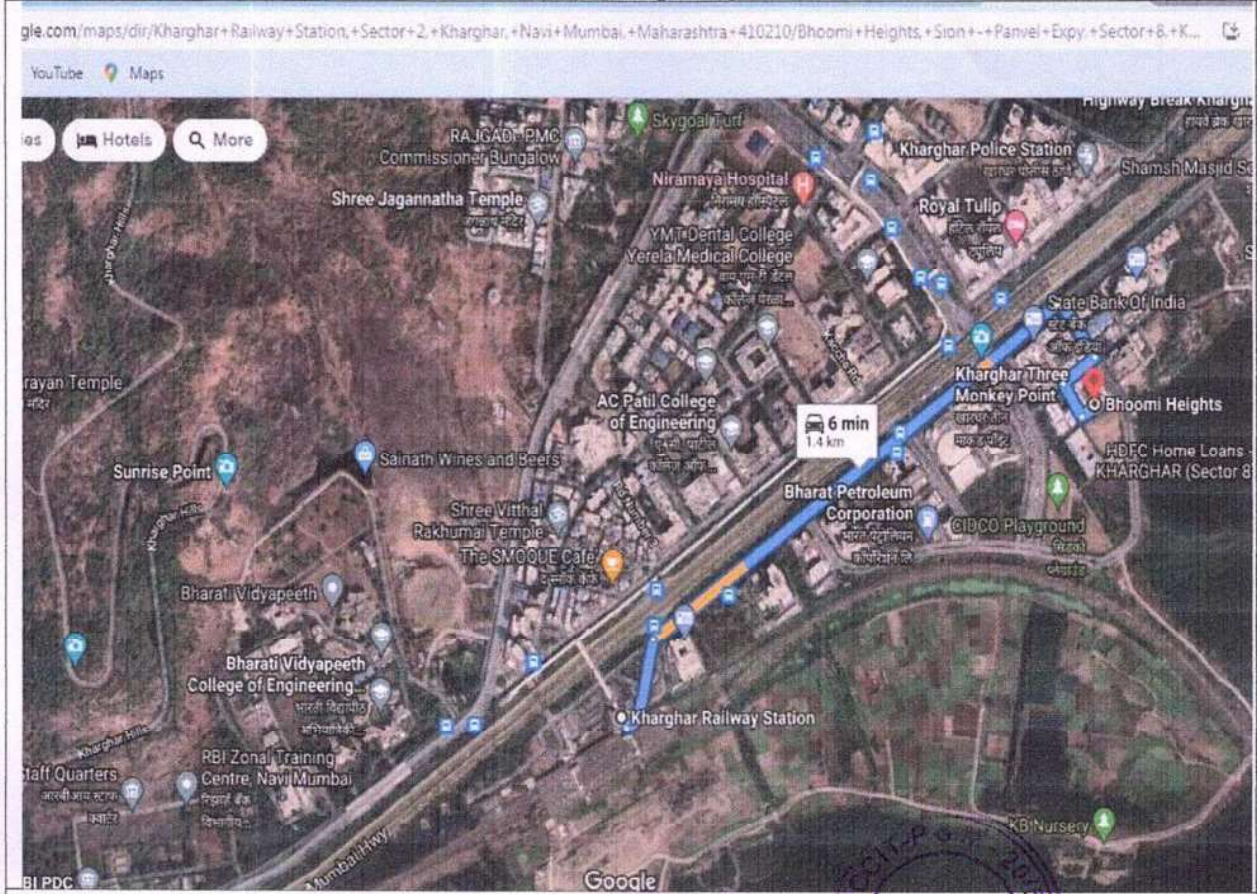


VIEW OF BUILDING





View Of Google Map



View Of Satellite

